

T.55N., R.99W.

LOT 42N

S 89°46'33" E 2648.15'

(S 89°50'11" E 2648.16')

T.54N., R.99W.

LOT 45C

LOT 42O

S 89°46'33" E 1324.07'

(S 89°50'11" E 1324.08')

LOT A
8.72 ACRES

LOT 45B

S 89°46'33" E 759.07'

500.62'

500.62'

N 00°05'35" E 2642.89'

(N 00°02'02" E 2642.94')

W.C. 15' NORTH

LOT 45G
71.59 ACRES +/-

EXCEPTED PARCEL
NOT INCLUDED IN THIS SUBDIVISION

(S 89°52'26" E 1323.93')

S 89°48'39" E 1323.93'

LOT 45O

80' R-O-W
LANE 13

LOT 42P

LOT 45A

LOT 45H

S 00°05'47" W 2642.08'

(S 00°02'13" W 2642.08')

LOT 45I

LOT 45P

Scale 1" = 200'

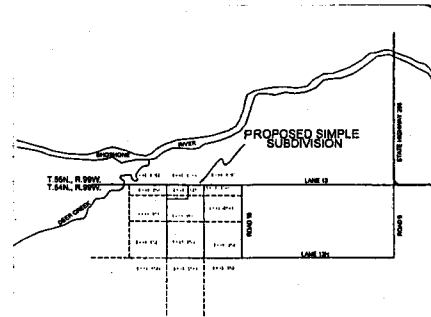
LEGEND

- = Found Aluminum Cap
- = Set 2" Alum. Cap on #5x24" Rebar
- = Property Line
- () = Record Information



Subdivision Platting Conditions

- RIGHT-OF-WAY.** The right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on, and through any and all other roads and their use is hereafter established.
- COUNTY, STATE AND OTHER REGULATIONS.** To the extent that applicable county or other governmental regulations, rules, or laws are more restrictive than the paragraphs herein contained, such applicable regulations shall supersede and govern at all times.
- RESTRICTIONS RUN WITH THE LAND.** The restrictions herein set forth are binding upon all owners and successive successors-in-interest and run with the land.
- REVISION AND/OR AMENDMENT.** The conditions, restrictions, stipulations, agreements, and covenants herein shall not be revised, abandoned, terminated, or amended except by unanimous written consent of the property owners, and consent of the Board of County Commissioners.
- FORCE MAJEURE.** In case of any violation of the provisions herein, the Board of County Commissioners may, in addition to other remedies at law, including an action for damages, have such violations enjoined or, in the case of the violation or maintenance of any building, structure, or utility, in violation of any of the provisions herein, may cause both building, structure, or utility removed by proper legal processes. Action by the Board of County Commissioners to perfect and enforce their rights shall not be deemed a waiver of the right of enforcement of same, even though such action may be at late date.
- VACATION.** This subdivision may be vacated or partially vacated pursuant to applicable State law or County rules and regulations.
- FUTURE SUBDIVISION.** No further subdivision of Lot A will be permitted.
- ROAD CONSTRUCTION AND ACCEPTANCE.** The County shall not accept the maintenance of any road and bridge within the boundaries of CLIFTON SS-30 SUBDIVISION until and unless the need to bridge meets all County road and bridge specifications and all requirements of the Statutes of the State of Wyoming in effect at the time a petition for acceptance is filed with the Park Board of County Commissioners. The Board of County Commissioners shall have sole authority to determine whether or not to accept maintenance, having that requires the Board of County Commissioners to assume maintenance.
- RENEWABILITY.** Maintenance of any of these restrictions or covenants by judgment or court order shall in no way affect any of the other provisions herein, which shall remain in full force and effect.



VICINITY MAP

NOT TO SCALE

CERTIFICATE OF SURVEY

Certificate of Dedication

Know all persons by these presents: That Linda V. Murray is the owner of the land described as follows: Lots 45-B, 45-C, 45-O, Resurvey T.55N., R.99W., on file in the Office of the County Clerk, Park County, Wyoming, as described in Document No. 2003-3553 located in Park County, Wyoming. Under the name and title of CLIFTON SS-30 SUBDIVISION have laid out, platted, and subdivided same as shown on this plat, and by these presents do hereby dedicate to the County of Park, State of Wyoming for the use of the public, the right-of-ways shown hereon for use as such and hereby dedicate all easements of record in the Park County Clerk and Recorder's Office or that may be apparent on the ground to the County of Park for the use by utility and irrigation companies in the installation and maintenance of utility lines and facilities. It is understood that dedication of public right-of-way for streets and roads does not necessarily result in acceptance of roads constructed thereon for maintenance by the County of Park, in witness whereof, the said owner Linda V. Murray has caused her name to hereon to be subscribed this ___ day of _____, 2004.

Linda V. Murray

Linda V. Murray

DATE: Jan 6, 2004

STATE OF WYOMING } SS

COUNTY OF PARK }

The foregoing approval was acknowledged before me by Linda V. Murray on this 6th day of JANUARY, 2004.

Witness my hand and official seal this _____ day of _____, 2004.



Scott A. Goyne
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-18-07

AGREEMENT AND APPROVAL

In consideration of the Park County Board of County Commissioners' determination of this subdivision of land as "undeveloped" and "undeveloped land" as noted hereon:

We hereby agree to submit to the Park County Board of County Commissioners for their review and approval all plans and/or property which may be covered by such determination, and we hereby agree to hold harmless, indemnify, and defend Park County in any action which may arise in connection with any and all other, conditions, or stipulations in this land survey plat and/or other information which we have submitted in connection with this request.

We hereby further acknowledge and state under oath that we are the legal owners of the property described hereon.

We hereby further agree that this plat shall be recorded in the Office of the Park County Clerk and Recorder within the next 90 days of the date of this agreement.

We hereby agree to abide by the conditions and stipulations contained herein.

In witness whereof, the said owner - Linda V. Murray has caused her name to hereon to be subscribed this 6th day of JANUARY, 2004.

Linda V. Murray

Linda V. Murray

STATE OF WYOMING } SS

COUNTY OF PARK }

The foregoing approval was acknowledged before me by Linda V. Murray on this 6th day of JANUARY, 2004.

Witness my hand and official seal this _____ day of _____, 2004.

MY COMMISSION EXPIRES: 11-18-06



Scott A. Goyne
NOTARY PUBLIC

I, Paul R. Campbell of Cody, Wyoming hereby certify that this map of CLIFTON SS-30 SUBDIVISION was made from notes taken during an actual survey performed under my direct supervision between August, 2003 and January, 2004 and correctly represents record and field survey information along lot boundaries located within the Lots 45B, 45C and 45I, Resurvey T.54N., R.99W., 6th P.M., Park County, Wyoming.



PAUL R. CAMPBELL
WYOMING REGISTRATION NO. 2571 L.S.

STATE OF WYOMING } SS
COUNTY OF PARK }

The foregoing certificate was acknowledged before me by Paul R. Campbell on this 6th day of JANUARY, 2004.



Scott A. Goyne
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-19-06

NO PUBLIC MAINTENANCE OF STREETS OR ROADS
NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED
NO PROPOSED DOMESTIC WATER SOURCE

RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Park County Clerk and Recorder on this 6th day of JANUARY, 2004, and filed for record at 2:28 o'clock P.M. under document number 2004-154 in Plat cabinet 52 at page 101.

Karen Carter
Park County Clerk and Recorder
BY: Chris Eck
Deputy County Clerk

Final Plat

SHOWING
CLIFTON SS-30 SUBDIVISION
A ONE-LOT SUBDIVISION

within
Lot 45B, Lot 45C and Lot 45I
Resurvey T.55N., R.99W., 6th P.M.,
Park County, Wyoming

CAMPBELL & ASSOCIATES
CODY, WYOMING
LAND SURVEYING
JANUARY, 2004
WO 0376, V-1, BK-A263, PG-43

PLANNING COMMISSION RECOMMENDATION

The Park County Planning and Zoning Commission received no objections or has heard all objections to the proposed subdivision and hereby recommends this plat for approval.

CHAIRMAN: Alan K. Joffe

TEST: Karen Carter

Acting Park County Planning and Zoning Commission Secretary

DATE: January 6, 2004

Board of County Commissioners
Approval & Subdivision Permit

This plat is hereby approved and the subdivision permit granted by the Board of County Commissioners of Park County, Wyoming this 6th day of JANUARY, 2004 A.D. In witness whereof, I have hereunto set my hand this 6th day of JANUARY, 2004.

Amanda Miller
Chairman, Board of County Commissioners

ATTEST: Karen Carter Date: January 6, 2004
Park County Clerk