

T. 55 N. R. 99 W. 6TH P.M.

S0°05'50"W - 2838.12'
(SOUTH - 2840.00')

ROAD 8

20' WIDE IRRIGATION
EASEMENT PER 2005-8127

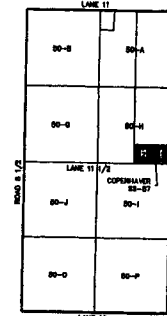
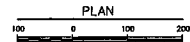
EXEMPT
PARCEL B-1
35.21± AC. 1

LOT 50-A

LOT 50-H

LOT 1
2.00± AC.

LOT 2
2.00± AC.



VICINITY MAP

SCALE 1" = 100'

NO PUBLIC SEWAGE
DISPOSAL SYSTEM
PROPOSED.

NO PUBLIC MAINTENANCE
OF STREETS OR ROADS.

NO DOMESTIC WATER
SOURCE PROPOSED.

LEGEND

COPEHAVER OWNED LANDS	_____
BOUNDARY OF COPEHAVER SS-87	_____
RIGHT-OF-WAY LINE	_____
EASEMENT LINE	_____
LOT LINES	_____
FOUND BRASS CAP	⊙
FOUND ALUMINUM CAP	●
SET 1/2" x 24" REBAR WITH 2" ALUMINUM CAP	○
MEASURED DATA	S0°05'50"W - 2838.12'
RECORD DATA	(SOUTH - 2840.00')

NOTES

1. BASIS OF BEARINGS ESTABLISHED FROM GPS OBSERVATION.
2. THIS PROPERTY IS LOCATED IN AN AREA IDENTIFIED BY THE PARK COUNTY PLANNING AND ZONING DEPARTMENT AS AN "AGRICULTURAL OVERLAY." FUTURE PROPERTY OWNERS SHOULD BE AWARE THAT AGRICULTURAL ACTIVITIES AND THE IMPACTS OF THESE ACTIVITIES ARE PRESENT IN THIS AREA.

PLANNING COMMISSION RECOMMENDATION

THE PARK COUNTY PLANNING AND ZONING COMMISSION RECEIVED NO OBJECTIONS OR HEARD ALL OBJECTIONS TO THE PROPOSED SUBDIVISION AND HEREBY RECOMMENDS THIS PLAN FOR APPROVAL.

Dr. E. H. ...
CHAIRMAN
ATTEST: *Steph ...*
PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY
DATE: 3/24/08

CERTIFICATE OF SURVEYOR

I, RICHARD T. MUSCO, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAN AND SURVEY OF SIMPLE SUBDIVISION COPEHAVER SS-87 WAS MADE BY ME, OR UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND COUNTY STATUTORY PROVISIONS AND REGULATIONS.



DATED THIS ___ DAY OF ___, 2008.
Wyoming Registration No. PLS 6827

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 24th DAY OF MARCH, 2008, AND FILED FOR RECORD AT 11:22 A.M. UNDER DOCUMENT NUMBER 2008-2281 IN PLAT CACKET # 2, AT PAGE 124.

KAROL CARTER
PARK COUNTY CLERK AND RECORDER
BY: *A. ...*
DEPUTY

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT TRACY J. COPEHAVER, TRUSTEE OF THE TRACY J. COPEHAVER 1999 TRUST DATED JUNE 24, 1999, BEING THE OWNER(S) OF THE LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 50-H, OF LOT 50, RESURVEY, T.55N., R.99W., 6TH P.M., PARK COUNTY, WYOMING; THENCE N.89°05'50"W, ALONG THE SOUTHERLY LINE OF SAID LOT 50-H, 647.18 FEET; THENCE N.03°05'50"E, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 50-H, 289.22 FEET; THENCE S.89°05'50"E, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 50-H, 647.18 FEET, TO A POINT ON SAID EASTERLY LINE OF LOT 50-H; THENCE S.0°05'50"W, ALONG SAID EASTERLY LINE, 289.22 FEET, TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS, UNDER THE NAME AND STYLE OF SIMPLE SUBDIVISION COPEHAVER SS-87 HAVE Laid OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE COUNTY OF PARK, STATE OF WYOMING, FOR THE USE BY THE PUBLIC, THE RIGHT-OF-WAY AS SHOWN HEREON FOR USE AS SUCH. IT IS UNDERSTOOD THAT DEDICATION OF PUBLIC RIGHTS-OF-WAY FOR ROADS DOES NOT NECESSARILY RESULT IN ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF PARK.

IN WITNESS WHEREOF, THE SAID OWNER(S) TRACY J. COPEHAVER WITH FREE CONSENT HAS CAUSED HIS/HER NAME HEREON TO BE SUBSCRIBED THIS 22 DAY OF MARCH, 2008.

Tracy J. Copehaver
TRACY J. COPEHAVER, TRUSTEE

ACKNOWLEDGMENT:

STATE OF WYOMING, COUNTY OF PARK
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF MARCH, 2008 BY:
TRACY J. COPEHAVER, TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL:

Janet M. Cronin
JANET M. CRONIN
(PRINTED NAME OF NOTARY)
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 8, 2011

BOARD OF COUNTY COMMISSIONERS
APPROVAL AND SUBDIVISION PERMIT

THIS PLAT IS HEREBY APPROVED AND THE SUBDIVISION PERMIT GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING, THIS 21st DAY OF MARCH, 2008.

William ...
CHAIRMAN

ATTEST: *Steph ...*
PARK COUNTY CLERK

DATE: March 21, 2008

PLATTING CONDITIONS

1. 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 PRIVATE ROADS AND DRIVES NOW OR HERINAFTER ESTABLISHED.
2. 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.
3. RESTRICTIONS RUN WITH THE LAND. THE RESTRICTIONS HEREIN SET FORTH ARE BINDING UPON ALL OWNERS AND RESPECTIVE SUCCESSORS-IN-INTEREST AND RUN WITH THE LAND.
4. REVISION AND/OR AMENDMENT. THE CONDITIONS, RESTRICTIONS, STIPULATIONS, AGREEMENTS, AND COVENANTS HEREIN SHALL NOT BE WAIVED, ABANDONED, TERMINATED, NOR AMENDED EXCEPT BY UNANIMOUS WRITTEN CONSENT OF THE PROPERTY OWNERS, AND CONSENT OF THE BOARD OF COUNTY COMMISSIONERS.
5. ENFORCEMENT. IN CASE OF ANY VIOLATION OF THE PROVISIONS HEREON, 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 ERECTION OR MAINTENANCE OF ANY BUILDING, STRUCTURE, OR THING IN VIOLATION OF ANY OF THE PROVISIONS HEREOF, MAY HAVE SUCH BUILDING, STRUCTURE, OR THING REMOVED BY PROPER LEGAL PROCEDURE. INACTION 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 INACTION MAY BE OF LONG DURATION.
6. VACATION. THIS SUBDIVISION MAY BE VACATED OR PARTIALLY VACATED PURSUANT TO APPLICABLE STATE LAW OR COUNTY RULES AND REGULATIONS.
7. FUTURE SUBDIVISION. NO FURTHER SUBDIVISION OF THE SUBJECT LOTS, PARCELS, OR OTHER UNITS OF LAND WHICH WOULD INCREASE THE NUMBER OF LOTS, PARCELS, OR OTHER UNITS OF LAND WITHIN THIS SUBDIVISION WILL BE PERMITTED.
8. ROAD CONSTRUCTION AND ACCEPTANCE. THE COUNTY SHALL NOT ACCEPT THE MAINTENANCE OF ANY ROAD AND BRIDGE WITHIN THE BOUNDARIES OF "SIMPLE SUBDIVISION COPEHAVER SS-87" UNTIL AND UNLESS THE ROAD OR 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. NOTHING SHALL REQUIRE THE BOARD OF COUNTY COMMISSIONERS TO ASSUME MAINTENANCE.
9. SEVERABILITY. INVALIDATION OF ANY OF THESE RESTRICTIONS OR AGREEMENTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS HEREOF, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

AGREEMENT AND APPROVAL:
IN CONSIDERATION OF THE BOARD OF PARK COUNTY COMMISSIONERS' DETERMINATION OF THIS DIVISION OF LAND AS A "SUBDIVISION" AND "SUBDIVIDED LAND" AS NOTED HEREON:

I/WE HEREBY WAIVE ALL CLAIMS AGAINST PARK COUNTY FOR DAMAGE OR LOSS TO OUR PERSONS AND/OR PROPERTY WHICH MAY BE CAUSED BY SUCH DETERMINATION, AND WE HEREBY AGREE TO HOLD HARMLESS, INDEMNIFY, AND DEFEND PARK COUNTY IN ANY ACTION WHICH MAY ARISE IN CONNECTION WITH THIS REQUEST.

I/WE HEREBY FURTHER ACKNOWLEDGE AND STATE UNDER OATH THAT WE ARE THE LEGAL OWNERS OF THE PROPERTY DESCRIBED HEREON.

I/WE HEREBY FURTHER AGREE THAT THIS PLAT WHEN RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ESTABLISHES VESTED PROPERTY RIGHTS.

I/WE HEREBY AGREE TO ABIDE BY THE CONDITIONS AND STIPULATIONS CONTAINED HEREIN.

IN WITNESS WHEREOF, THE SAID OWNER(S) TRACY J. COPEHAVER, TRUSTEE OF THE TRACY J. COPEHAVER 1999 TRUST DATED JUNE 24, 1999, HAS CAUSED HIS/HER NAME HEREON TO BE SUBSCRIBED THIS 22 DAY OF MARCH, 2008.

Tracy J. Copehaver
TRACY J. COPEHAVER, TRUSTEE

STATE OF WYOMING, COUNTY OF PARK
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