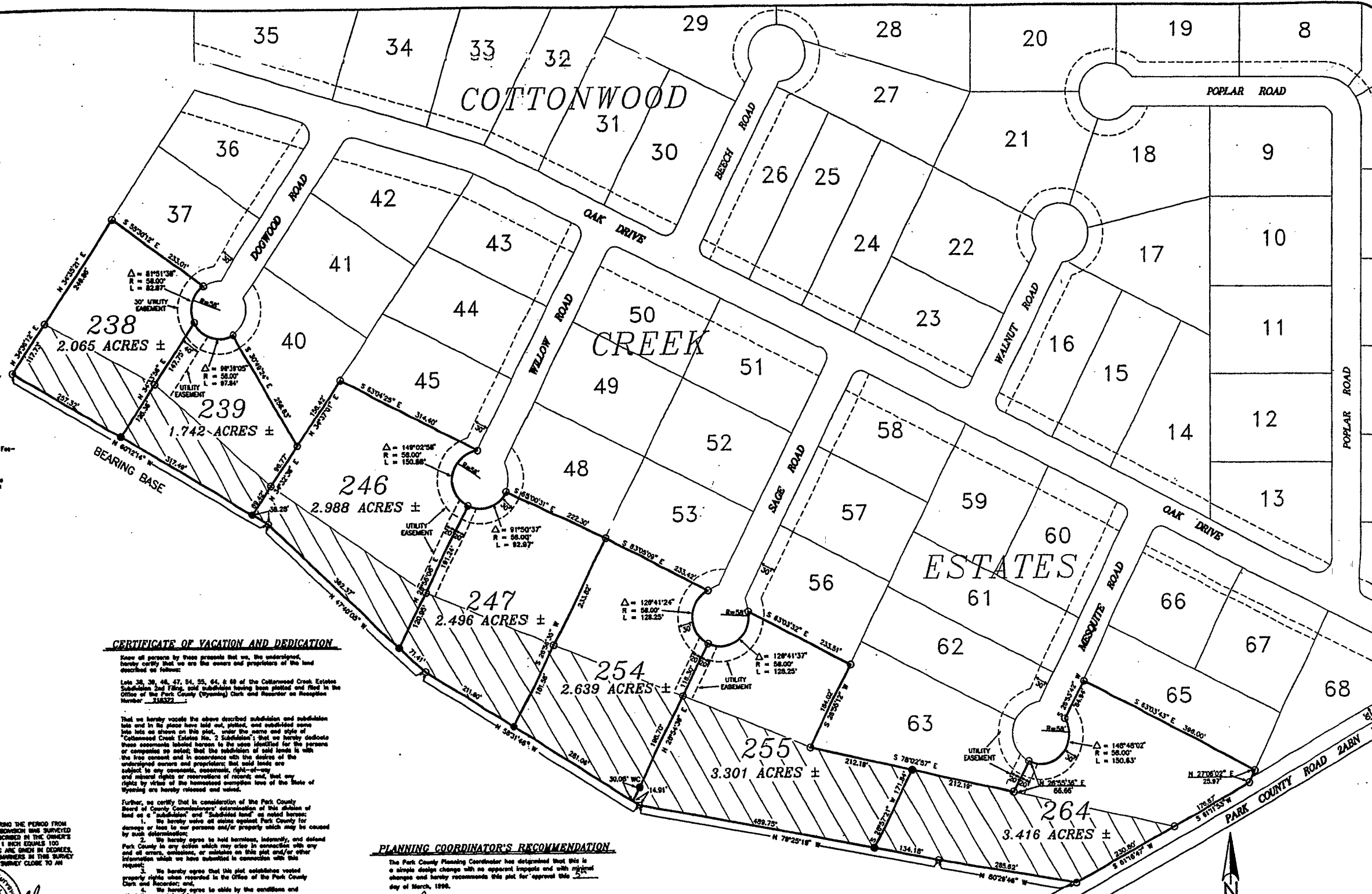


**Cottonwood Creek Estates No. 2  
Subdivision Platting Conditions**

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 public roads and drives now or hereafter established.
2. **DRIVEWAYS.** Driveway grades in excess of 10% shall be prohibited and driveways with an 8-10% average grade shall be no greater than 50 feet in length. The maximum turning radius at any point of any driveway shall be 35 feet.
3. **EROSION CONTROL.** All sites exposed by excavation or construction shall be revegetated by the end of the first full growing season following such construction including the construction of roads, driveways, and buildings to prevent soil erosion. All side slopes and banks shall be constructed to maintain a slope not steeper than 1/2/1 (one and one-half units of horizontal length to one unit of vertical length). A vegetative cover shall be maintained on the surface shall be treated by mulch or gravel to help prevent erosion. Any grading, erosion, or excavation shall be done for the lot prior to improvement within seven (7) days from the time of identification by the property owner, Park County Planning Department, or Board of Park County Commissioners, unless to eliminate soil gulches, erosion, or disintegration.
4. **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 all of them.
5. **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.
6. **REVISION AND/OR AMENDMENT.** The conditions, restrictions, covenants, easements, and provisions herein shall not be amended, altered, or waived in any way without the written consent of the property owners, and consent of the Board of County Commissioners.
7. **ENFORCEMENT.** In case of any violation of the provisions herein, the Board of County Commissioners may, in addition to other remedies available or, in the case of the violation or maintenance of any building, structure, or thing in violation of any of the provisions herein, may have such building, structure, or thing removed by proper legal procedure. Action by the Board of County Commissioners shall be deemed a waiver of the right of enforcement of same, even though such action may be of long duration.
8. **VACATION.** This subdivision may be vacated or partially vacated pursuant to applicable State law or County rules and regulations.
9. **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 the subdivision will be permitted.
10. **FEES-PAYING MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION.** Fee-paying membership in a property owners' or homeowners' association, district, or other common area shall be required of all lot purchasers. Further, there shall be provisions in the documents setting up said association, district, other entity which shall require the payment of fees in an amount which is adequate to accomplish the maintenance of common roads and facilities in a safe manner. Such association, district, or other common entity shall be empowered, authorized, and required to perform such maintenance.
11. **ROAD CONSTRUCTION AND ACCEPTANCE.** The County shall not occupy the maintenance of any road, bridge or any other facility hereunder of Cottonwood Creek Estates No. 2 Subdivision until and unless the road, bridge or any other facility all County road and bridge specifications and all requirements of the Statutes of the State of Wyoming in effect at the time of construction 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.
12. **LIABILITY.** The owner of the site after construction shall not be liable for any liability or claims which may be incurred by the Department of Environmental Quality shall be liable to reduce or eliminate any hazard to adjacent properties from dust.
13. **SEVERABILITY.** If any provision of this subdivision or any part thereof is held to be invalid, the remainder of this subdivision shall remain in full force and effect.
14. **COMMENTS.** The comments recorded in the Office of the Park County Clerk and Recorder for Cottonwood Creek Estates Second Platting shall continue to apply to Lots 238-254, Cottonwood Creek Estates No. 2.
15. **FLOODPLAIN DEVELOPMENT.** No structures shall be built or placed within the area identified as FLOODPLAIN on the face of this subdivision plat unless the property owner obtains a Floodplain Development Permit or the written consent of the Park County Planning and Zoning Department.



**CERTIFICATE OF VACATION AND DEDICATION**

Know all persons by these presents that we, the undersigned, hereby certify that we are the owners and proprietors of the land described as follows:

Lots 38, 39, 46, 47, 54, 55, 64, & 68 of the Cottonwood Creek Estates Subdivision 2nd Plat, said subdivision having been platted and filed in the Office of the Park County (Wyoming) Clerk and Recorder on Reception Number 1896-1282.

That we hereby vacate the above described subdivision and subdivision lots and in the place hereof, divided and subdivided same into lots as shown on this plat, under the name and title of "Cottonwood Creek Estates No. 2 Subdivision"; that we hereby dedicate these easements herein to the uses identified for the persons or companies as noted; that the subdivision of said lands is with the free consent and in accordance with the desire of the undersigned owners and proprietors; that said lands are subject to any covenants, easements, right-of-way and mineral rights or reservations of records; and, that any rights by virtue of the homestead exemption laws of the State of Wyoming are hereby released and waived.

Further, we certify that in consideration of the Park County Board of County Commissioners' determination of this division of land as a "subdivision" and "subdivided land" as noted herein:

1. 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;
2. We hereby agree to said determination, indemnify, and defend Park County in any action which may arise in connection with any of our claims, questions, or relations on this plat and/or other information which we have submitted in connection with this request;
3. We hereby agree that this plat constitutes vested property rights upon recorded in the Office of the Park County Clerk and Recorder; and
4. We hereby agree to abide by the conditions and stipulations contained herein.

In witness whereof, the said owners Dan A. Hunter & Michael S. Schell have caused their names to hereon to be subscribed this 27th day of February, 1996.

*Dan A. Hunter*  
Dan A. Hunter  
*Michael S. Schell*  
Michael S. Schell

Acknowledgment:

State of Wyoming, County of Park  
The foregoing Certificate of Vacation and Dedication was acknowledged before me this 27th day of February, 1996 by

*Dan A. Hunter & Michael S. Schell*

Witness my hand and official seal:  
*Suzanna L. Goulian*  
Suzanna L. Goulian  
Notary Public (not)

My commission expires: January 27, 1999  
My commission expires: January 27, 1999

**PLANNING COORDINATOR'S RECOMMENDATION**

The Park County Planning Coordinator has determined that this is a simple design change with no apparent impacts and with minimal changes and hereby recommends this plat for approval this 27th day of March, 1996.

*Barb Churchill*  
Barb Churchill  
Planning Coordinator

**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 27th day of March, 1996.

*Barb Churchill*  
Barb Churchill  
Chairman

Attest:  
*Carol A. Stepan*  
Carol A. Stepan  
Deputy Park County Clerk

DATE: 3/5/96

**RECORDERS ACCEPTANCE**

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 5th DAY OF MARCH, 1996 AND FILED FOR RECORD AT 3:57 PM UNDER RECEPTION NUMBER 1896-1282

IN PLAT Book F, PAGE 138  
*Marie Fontaine*  
Marie Fontaine  
Park County Clerk and Recorder  
*Debra Lipton, deputy*

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING } ss  
COUNTY OF PARK }

I, PAUL R. CAMPBELL, OF COOD, WYOMING HEREBY CERTIFY THAT: DURING THE PERIOD FROM JANUARY 7 TO FEBRUARY 25, 1996, COTTONWOOD CREEK ESTATES No. 2 SUBDIVISION WAS SURVEYED BY ME AND UNDER MY DIRECTION THAT SAID SUBDIVISION IS CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATE OF DEDICATION ON THIS PLAT WHICH IS DRAWN TO A SCALE OF 1 INCH EQUALS 100 FEET; DIRECTIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT, DIRECTIONS ARE GIVEN IN DEGREES, MINUTES AND SECONDS OF AN ARC; MEASUREMENTS SHOWN AND ALL CORNER MARKERS IN THIS SURVEY ARE AS DESCRIBED IN THE LEGEND SHOWN HEREON; ALL ELEVATIONS OF THE SURVEY CLOSE TO AN ACCURACY OF ONE IN FIVE THOUSAND OR BETTER.



WYOMING REGISTRATION NO. 2571 L.S. *Paul R. Campbell*  
Paul R. Campbell

STATE OF WYOMING } ss  
COUNTY OF PARK }

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY PAUL R. CAMPBELL ON THIS 27th DAY OF FEBRUARY, 1996.  
WITNESS MY HAND AND OFFICIAL SEAL.

*Suzanna L. Goulian*  
Suzanna L. Goulian  
Notary Public

MY COMMISSION EXPIRES: January 27, 1999  
My commission expires: January 27, 1999



SCALE 1" = 100'  
100 0 100 200 300 Feet

**LEGEND**

- = Set 5/8 x 24" Rebar with 2" Alum. Cap
- = Found Rebar & Cap
- = Angle Point
- = Property Line
- ▨ = Floodplain - see Park County Platting Restrictions above left

**PLAT SHOWING**

**COTTONWOOD CREEK ESTATES No. 2**  
WHICH IS A RESUBDIVISION OF LOTS 38, 39, 46, 47, 54, 55, 64, & 68 OF THE COTTONWOOD CREEK ESTATES SECOND FILING RESURVEY T.S.M., R.101B, 6th P.M. PARK COUNTY, WYOMING

CAMPBELL & ASSOCIATES LAND SURVEYORS  
CODY, WY. E.O. 9602  
FEBRUARY 27, 1996