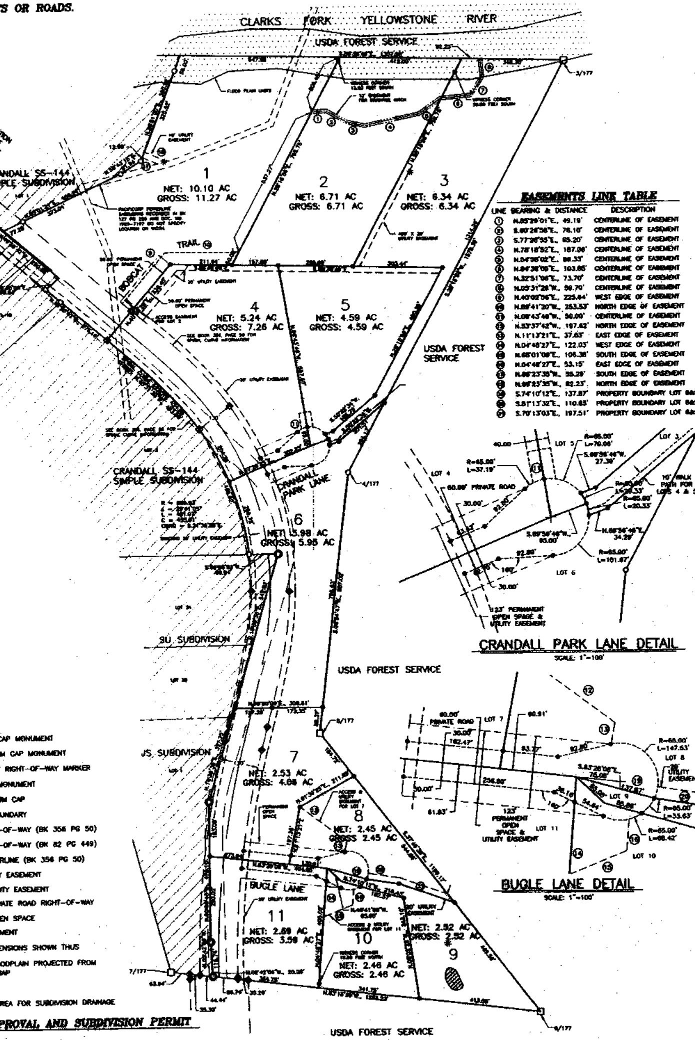
NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED.

NO PUBLIC OR CENTRAL WATER SUPPLY PROPOSED.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.



EASEMENTS LINE TABLE

LINE	BEARING & DISTANCE	DESCRIPTION
1	N.85°29'01"E., 49.19'	CENTERLINE OF EASEMENT
2	S.80°28'58"E., 76.10'	CENTERLINE OF EASEMENT
3	S.77°28'55"E., 65.20'	CENTERLINE OF EASEMENT
4	N.78°18'52"E., 187.08'	CENTERLINE OF EASEMENT
5	N.54°58'02"E., 88.33'	CENTERLINE OF EASEMENT
6	N.84°38'05"E., 103.85'	CENTERLINE OF EASEMENT
7	N.32°51'05"E., 73.70'	CENTERLINE OF EASEMENT
8	N.05°31'28"W., 59.70'	CENTERLINE OF EASEMENT
9	N.40°02'56"E., 225.84'	WEST EDGE OF EASEMENT
10	N.89°41'20"W., 253.53'	NORTH EDGE OF EASEMENT
11	N.08°43'48"W., 50.00'	CENTERLINE OF EASEMENT
12	N.53°37'42"W., 197.42'	NORTH EDGE OF EASEMENT
13	N.11°13'21"E., 37.63'	EAST EDGE OF EASEMENT
14	N.04°48'27"E., 122.03'	WEST EDGE OF EASEMENT
15	N.65°01'09"E., 106.38'	SOUTH EDGE OF EASEMENT
16	N.04°48'27"E., 53.15'	EAST EDGE OF EASEMENT
17	N.86°23'35"W., 38.29'	SOUTH EDGE OF EASEMENT
18	N.86°23'35"W., 82.23'	NORTH EDGE OF EASEMENT
19	S.74°10'12"E., 137.87'	PROPERTY BOUNDARY LOT 8&9
20	S.81°13'32"E., 110.83'	PROPERTY BOUNDARY LOT 8&9
21	S.70°13'03"E., 197.51'	PROPERTY BOUNDARY LOT 8&9

FIRE DISTRICT ACCESS TO RIVER

LOT 3 WILL PROVIDE ACCESS TO THE PARK COUNTY FIRE DISTRICT ALONG THEIR DRIVEWAY. A HAMMER HEAD TURN AROUND WILL BE LOCATED WITHIN 100 FEET OF THE RIVER'S EDGE.

ROAD ACCESS RESTRICTIONS

1. LOTS 3 THROUGH 5 MAY NOT USE THE PRIVATE ACCESS DRIVE ON LOT 1 TO ACCESS THEIR LOTS.
2. LOTS 3, 6, 7, 8, 9, 10, & 11 MAY NOT GRANT PUBLIC ACCESS ACROSS THEIR LAND.

ROAD MAINTENANCE AGREEMENTS

LOTS 1 & 2 SHALL BE MEMBERS OF THE BOBCAT TRAIL ROAD MAINTENANCE ASSOCIATION.

LOTS 3, 4, 5, & 6 SHALL BE MEMBERS OF THE CRANDALL PARK LANE ROAD MAINTENANCE ASSOCIATION.

LOTS 7, 8, 9, 10, & 11 SHALL BE MEMBERS OF THE BUGLE LANE ROAD MAINTENANCE ASSOCIATION.

DECLARATION OF RESTRICTIONS, CONDITIONS AND COVENANTS

ALL LOTS WITHIN THE CRANDALL ESTATES SUBDIVISION SHALL ABIDE BY THE DECLARATION OF RESTRICTIONS, CONDITIONS AND COVENANTS OF THE CRANDALL ESTATES SUBDIVISION.

LEGEND

FOUND BRASS CAP MONUMENT
FOUND ALUMINUM CAP MONUMENT
FOUND HIGHWAY RIGHT-OF-WAY MARKER
FOUND STONE MONUMENT
SET 2" ALUMINUM CAP
SUBDIVISION BOUNDARY
HIGHWAY RIGHT-OF-WAY (BK 356 PG 50)
HIGHWAY RIGHT-OF-WAY (BK 82 PG 449)
HIGHWAY CENTERLINE (BK 356 PG 50)
EXISTING UTILITY EASEMENT
PROPOSED UTILITY EASEMENT
PROPOSED PRIVATE ROAD RIGHT-OF-WAY
PERMANENT OPEN SPACE
DRAINAGE EASEMENT
N.00°24'15"E., 500.00' — MEASURED DIMENSIONS SHOWN THUS
100-YEAR FLOODPLAIN PROJECTED FROM FEMA FLOOD MAP
EXISTING WELL
INFILTRATION AREA FOR SUBDIVISION DRAINAGE

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 9th DAY OF November 2009

Bill Brown
CHAIRMAN

ATTEST:

Kelly Jensen DATE: 10/23/09
PARK COUNTY CLERK

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.

alan L. Siggins
CHAIRMAN

ATTEST: Ann Metzenger

DATE: 4-13-08
PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF PARK

I, DONALD J. LIVINGSTON OF ENGINEERING ASSOCIATES, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY AS FOLLOWS:

BETWEEN FEBRUARY 14, 2007 AND OCTOBER 30, 2008 THE CRANDALL ESTATES SUBDIVISION, SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION. THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATE OF DEDICATION AND THE SUBDIVISION THEREOF IS CORRECTLY SHOWN ON THIS PLAT WHICH IS DRAWN TO THE SCALE INDICATED. I AM FAMILIAR WITH THE PARK COUNTY SUBDIVISION REGULATIONS AND BELIEVE THIS SUBDIVISION COMPLIES WITH THEM IN EVERY RESPECT.

STANDARD 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 HEREINAFTER 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. EASEMENTS AND RESTRICTIONS RUN WITH THE LAND. THE EASEMENTS AND 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 OF PARK COUNTY.
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 ANY 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 WHICH WOULD INCREASE THE NUMBER OF LOTS, PARCELS, OR OTHER UNITS OF LAND WITHIN THIS SUBDIVISION WILL BE PERMITTED. THIS PARCEL WAS SUBDIVIDED USING LOT SIZE AVERAGING AND THE MAXIMUM NUMBER OF LOTS WERE CREATED. LOTS 1-11 SHALL NOT BE FURTHER DIVIDED OR SUBDIVIDED AND THE DEEDS OF CONVEYANCE SHALL CONTAIN A NOTICE OF THIS RESTRICTION. NO PARTS OF LOTS 1-11 MAY BE COMBINED WITH ANOTHER PARCEL FOR THE PURPOSE OF CALCULATING THE NUMBER OF ALLOWED LOTS IN A SUBSEQUENT DIVISION OR SUBDIVISION.
8. ROAD CONSTRUCTION AND ACCEPTANCE. THE COUNTY SHALL NOT ACCEPT THE MAINTENANCE OF ANY ROAD OR BRIDGE WITHIN THE BOUNDARIES OF THE PLATTED CRANDALL ESTATES SUBDIVISION 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 OF ACCEPTANCE IS FILED WITH THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY. 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.
10. WEED MANAGEMENT. NO OWNER SHALL ALLOW OR PERMIT ANY NOXIOUS WEEDS TO GROW OR RIPEN UPON THEIR LOT. EACH OWNER SHALL REGULARLY MOW OR OTHERWISE DESTROY WEEDS WHICH MAY OTHERWISE BECOME UNSIGHTLY.
11. UTILITIES. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PROPOSED UTILITY EASEMENTS, THE ACCESS EASEMENTS, AND THE PRIVATE DRIVE EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE FOREMENTIONED EASEMENTS. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE FOREMENTIONED EASEMENTS AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE FOREMENTIONED EASEMENTS OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE FOREMENTIONED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE FOREMENTIONED EASEMENTS.
12. FLOOD BOUNDARIES. PORTIONS OF LOT 1, 2, & 3 ARE WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN OF THE CLARKS FORK RIVER. FLOODING MAY STILL OCCUR OUTSIDE OF DESIGNATED FLOODPLAIN BOUNDARIES.
13. DRAINAGE. ALL DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO CULVERTS, DETENTION, RETENTION, FILTRATION AND/OR EVAPORATION AREAS ARE THE RESPONSIBILITY OF AND SHALL BE MAINTAINED BY THE RESPECTIVE ROAD MAINTENANCE ASSOCIATION. DRAINAGE RUNOFF FROM THE SITE AFTER CONSTRUCTION SHALL NOT EXCEED THE LEVEL OF RUNOFF WHICH OCCURRED PRIOR TO CONSTRUCTION. ANY RUNOFF IN EXCESS OF PRE-CONSTRUCTION LEVELS SHALL BE DETAINED ON-SITE AND INFILTRATED OR EVAPORATED.
14. SITE ASSESSMENT. EACH LOT OWNER SHALL HAVE A WILDLAND URBAN INTERFACE SITE ASSESSMENT COMPLETED BY PARK COUNTY FIRE PROTECTION DISTRICT NO. 2 PRIOR TO CONSTRUCTION. THE AREA IS IDENTIFIED AS A WILDLAND URBAN INTERFACE AREA. THE SITE ASSESSMENT WOULD INCLUDE A REVIEW OF THE ABILITY OF THE EMERGENCY SERVICE PERSONNEL TO PROVIDE SERVICES DUE TO THE STEEPNESS OF THE ROADS AND DRIVEWAYS ACCESSING THEIR RESIDENCES.
15. BEAR CONTAINERS. ALL EXTERIOR LIVESTOCK AND PET FOOD CONTAINERS AND GARBAGE CONTAINERS SHALL BE BEAR-RESISTANT TO HELP REDUCE HUMAN-BEAR CONFLICTS.
16. EROSION CONTROL. ALL SOILS 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 ½ : 1 (ONE AND ONE-HALF UNITS OF HORIZONTAL TO ONE UNIT OF VERTICAL LENGTH.)
17. CORRALS. LANDOWNERS MUST MAINTAIN THEIR CORRALS TO MINIMIZE EROSION AND PREVENT MANURE WASTE FROM REACHING THE RIVER.
18. NO BIRD OR SMALL ANIMAL FEEDERS ARE ALLOWED.
19. PERMANENT OPEN SPACE. CERTAIN AREAS ARE DESIGNATED AS PERMANENT OPEN SPACE BECAUSE OF THE STEEP ROAD GRADE AND ROAD EMBANKMENT. PERMANENT OPEN SPACE REQUIRES THAT THE LANDOWNER DOES NOT BUILD ANY ABOVE GROUND STRUCTURES IN THE DESIGNATED AREA.
20. NEW WELLS AND SEPTIC SYSTEMS MUST BE OFFSET 50' FROM THE PROPERTY LINE, IN ADDITION TO OTHER REQUIRED DEQ SETBACKS.
21. SURFACE WATER RIGHTS. IRRIGATION WATER RIGHTS EXIST FOR LOT 1 WITH THE HIGGINS PIPELINE NO. 2. LOT OWNERS ARE NOT ALLOWED TO USE WATER OUT OF ANY DITCH OR STREAM OR RIVER WITHOUT A WATER RIGHT FROM THE STATE OF WYOMING.
22. DUST. DUST SHALL BE MITIGATED DURING AND AFTER CONSTRUCTION. IN ALL CASES, BEST MANAGEMENT PRACTICES ESTABLISHED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY SHALL BE USED TO REDUCE OR ELIMINATE ANY IMPACT TO ADJACENT PROPERTIES FROM DUST.
23. 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. ANY ROAD OR DRIVEWAY SLOPE OVER 10% WILL PROHIBIT EMERGENCY SERVICE ACCESS. THE MINIMUM INSIDE TURNING RADIUS AT ANY POINT OF ANY DRIVEWAY SHALL BE 30 FEET.
24. ROADS & SIGNAGE. ALL SIGNAGE, BOTH CONSTRUCTION AND FINAL, SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL ROADS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE PARK COUNTY SUBDIVISION REGULATIONS AND ANY DESIGN SPECIFICATIONS INCLUDED HEREIN.
25. SALE OF LOTS OR SUBDIVISION IMPROVEMENTS AGREEMENT. NO LOTS, PARCELS, OR OTHER UNITS OF LAND SHALL BE CONVEYED UNTIL AND UNLESS: A) ALL ROADS, DRAINAGE AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED AND THE PARK COUNTY PLANNING COORDINATOR HAS AUTHORIZED SAID CONVEYANCE, OR B) A PERFORMANCE BOND, LETTER OF CREDIT OR OTHER SUFFICIENT FINANCIAL COMMITMENT HAS BEEN PROVIDED TO ASSURE THAT ALL OF THE FACILITIES PROPOSED SHALL BE IN FACT COMPLETED AS PROPOSED.
26. FEE-PAYING MEMBERSHIP IN A ROAD MAINTENANCE ASSOCIATION. FEE-PAYING MEMBERSHIP IN THE ROAD MAINTENANCE ASSOCIATION, DISTRICT, OR OTHER COMMON ENTITY SHALL BE REQUIRED OF ALL LOT PURCHASERS. FURTHER, THERE SHALL BE PROVIDED IN THE DOCUMENTS SETTING UP SAID ASSOCIATION, DISTRICT, OTHER ENTITY WHICH SHALL ASSURE 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 PERFORMANCE SUCH MAINTENANCE.

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT CRANDALL PROPERTIES, LLC, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

TOWNSHIP 56 NORTH, RANGE 106 WEST, 6TH P.M., PARK COUNTY, WYOMING, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING.

SECTION 4 AND 5: H.E. SURVEY #177 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER 1, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION FOUR BEARS NORTH TWO MINUTES EAST TWENTY AND EIGHTY-HUNDREDTHS CHAINS DISTANCE; THENCE SOUTH SIXTY-NINE DEGREES ONE MINUTE EAST EIGHTEEN AND SIXTY-ONE HUNDREDTHS CHAINS TO CORNER 2; THENCE SOUTH EIGHTY-EIGHT DEGREES THIRTY-NINE MINUTES EAST TWENTY-SEVEN AND FIFTY-TWO HUNDREDTHS CHAINS TO CORNER 3; THENCE SOUTH TWENTY-EIGHT DEGREES EIGHTEEN MINUTES WEST TWENTY-THREE AND NINETY-TWO HUNDREDTHS CHAINS TO CORNER 4; THENCE SOUTH SIX DEGREES FIFTY-FIVE MINUTES WEST THIRTEEN AND FOURTY-FOUR HUNDREDTHS CHAINS TO CORNER 5; THENCE SOUTH THIRTY-SEVEN DEGREES FORTY-FIVE MINUTES EAST EIGHTEEN AND SIXTEEN HUNDREDTHS CHAINS TO CORNER 6; THENCE NORTH EIGHTY-THREE DEGREES THIRTEEN MINUTES WEST NINETEEN AND FIFTEEN HUNDREDTHS CHAINS TO CORNER 7; THENCE NORTH FIFTEEN DEGREES THIRTY-ONE MINUTES WEST TWENTY-THREE AND FORTY-TWO HUNDREDTHS CHAINS TO CORNER 8; THENCE NORTH FORTY DEGREES EIGHTEEN MINUTES WEST TWENTY-SEVEN AND FORTY-SIX HUNDREDTHS CHAINS TO CORNER 9; THENCE NORTH FORTY DEGREES EIGHTEEN MINUTES WEST EIGHTEEN AND TWENTY-TWO HUNDREDTHS CHAINS TO CORNER 10; THENCE NORTH FIFTY-THREE DEGREES FORTY-THREE MINUTES EAST FOUR AND EIGHTY-FIVE HUNDREDTHS CHAINS TO CORNER 11; THENCE SOUTH FORTY-ONE DEGREES THIRTY-SIX MINUTES EAST SIX AND NINETY HUNDREDTHS CHAINS TO CORNER 12; THENCE SOUTH SIXTY NINE DEGREES ONE MINUTE EAST THREE AND FIFTY-SIX HUNDREDTHS CHAINS TO CORNER 1, THE PLACE OF BEGINNING.

EXCEPTING THEREFROM STRATTON SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN BOOK "E" OF PLATS, PAGE 22, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING.

AND FURTHER EXCEPTING LOTS 177-12, 177-19, 177-20, 177-23 AND 177-32 OF THE HIGGINS-TIPTON SUBDIVISION ACCORDING TO THE PLAT RECORDED IN BOOK "C" OF PLATS, PAGE 14, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING.

AND FURTHER EXCEPTING THE AMENDED PLAT OF LOT 177-11A, LOT 177-11B, LOTS 177-13 - 177-18, LOT 177-21, AND LOTS 177-23 - 177-31 OF THE HIGGINS-TIPTON SUBDIVISION ACCORDING TO THE PLAT RECORDED IN BOOK "J" OF PLATS, PAGE 31, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING.

AND FURTHER EXCEPTING THE CRANDALL SS-144 SIMPLE SUBDIVISION ACCORDING TO THE PLAT RECORDED IN THE BOOK "J" OF PLATS PAGE 56, ACCORDING TO THE RECORDS OF THE COUNTY CLERK & RECORDER OF PARK COUNTY, STATE OF WYOMING.

AND FURTHER EXCEPTING J-S SUBDIVISION ACCORDING TO THE PLAT RECORDED IN BOOK "F" OF PLATS, PAGE 33, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING.

IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF CRANDALL ESTATES SUBDIVISION HAVE LAID OUT, PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY EASEMENTS TO THE UTILITY IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES.

THE ABOVE OR FOREGOING SUBDIVISION OF CRANDALL ESTATES SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 57.19 ACRES MORE OR LESS; THE OWNERS AND PROPRIETORS HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS CRANDALL ESTATES SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE USE OF LOT OWNERS WITHIN THE SUBDIVISION FOREVER HEREAFTER THE ROADS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. THE UNDERSIGNED HEREBY WAIVES AND RELEASES ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING. THE DEDICATION OF THE ROAD OR ROADS ON THIS PLAT IN NO WAY OBLIGATES THE PARK COUNTY COMMISSIONERS TO MAINTAIN SUCH ROADS OR ACCEPT THEM AS COUNTY ROADS NOR DOES IT RELIEVE THE DEVELOPER OF THE OBLIGATION TO CONSTRUCT SUCH ROAD OR ROADS ACCORDING TO THE REQUIREMENTS OF THE PARK COUNTY SUBDIVISION REGULATIONS, WITNESS OUR HANDS AND SEALS,

THIS 8 DAY OF Sept. 2009

Mallie Zickefoose
MALLIE ZICKEFOOSE, MANAGER - CRANDALL PROPERTIES, LLC

ACKNOWLEDGMENT:

STATE OF WYOMING } SS
COUNTY OF PARK

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF September 2009 BY MALLIE ZICKEFOOSE, MANAGER, CRANDALL PROPERTIES, LLC. WITNESS MY HAND AND OFFICIAL SEAL:

Amanda Wakley
SIGNATURE

Amanda Wakley
NOTARY PUBLIC (PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES: March 20, 2012

AMANDA WAKLEY NOTARY PUBLIC COUNTY OF PARK STATE OF WYOMING MY COMMISSION EXPIRES MARCH 20, 2012

AGREEMENT AND APPROVAL

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

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 ANY AND ALL ERRORS, OMISSIONS, OR MISTAKES 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 SHEETS 1 THROUGH 1 OF THIS PLAT WHEN RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ESTABLISHES VESTED PROPERTY RIGHTS.

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

IN WITNESS WHEREOF, THE SAID OWNERS OF CRANDALL PROPERTIES, LLC HAVE CAUSED THEIR NAME TO HEREON BE SUBSCRIBED THIS DAY 30th OF Sept. 2009.

Mallie Zickefoose
MALLIE ZICKEFOOSE, MANAGER - CRANDALL PROPERTIES, LLC

ACKNOWLEDGMENT:

STATE OF WYOMING } SS
COUNTY OF PARK

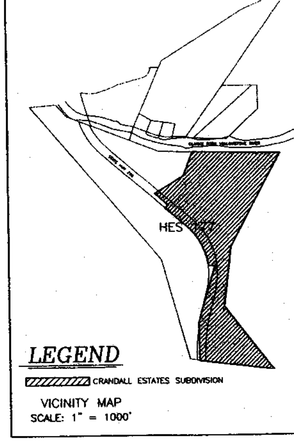
THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF September 09 BY MALLIE ZICKEFOOSE, MANAGER, CRANDALL PROPERTIES, LLC. WITNESS MY HAND AND OFFICIAL SEAL:

Brenda L. Bangert
SIGNATURE

Brenda L. Bangert
NOTARY PUBLIC (PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES:

Township 56 North Range 106 West



LEGEND

CRANDALL ESTATES SUBDIVISION

VICINITY MAP
SCALE: 1" = 1000'

STATEMENT FOR FILING OF THE PLAT IN THE OFFICE OF THE COUNTY CLERK

THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE 23 DAY OF October 2009 AT 9:16AM O'CLOCK, AND WAS DULY RECORDED IN PLAT BOOK K PAGE 28 PROTECTIVE COVENANTS ARE RECORDED IN BOOK Doc. # 2009-8796 PAGE

FEE: $

Kelly Jensen - by Sally Sanderson Deputy
COUNTY CLERK (RECORDER OF DEEDS)

OWNER OF INTEREST IN AND TO THE LAND HEREIN

Ken Stockwell DATE 10-22-09
KEN STOCKWELL, VICE PRESIDENT
BIGHORN FEDERAL SAVINGS BANK

Brit Ward
NOTARY

BURT WARD NOTARY PUBLIC COUNTY OF PARK STATE OF WYOMING MY COMMISSION EXPIRES JULY 30, 2013

NOTES - GENERAL

1. TOTAL AREA = 57.19 ACRES, MORE OR LESS.
2. BASIS OF BEARING IS GPS GRID NORTH.
3. NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNER IS RESPONSIBLE FOR WELL PERMITTING AND INSTALLATION. WATER WELLS SHALL NOT BE COMPLETED LESS THAN 30 FEET BELOW THE GROUND SURFACE. WELLS INSTALLED AFTER AUGUST 2008 MUST BE LOCATED 50' FROM PROPERTY LINES. EXISTING WELLS ARE EXEMPT FROM 50' OFFSET FROM THE PROPERTY LINE.
4. NO PROPOSED CENTRAL SEWAGE SYSTEM. LOT OWNER IS RESPONSIBLE FOR SEPTIC PERMITTING AND INSTALLATION. SEPTIC SYSTEMS MUST BE LOCATED A MINIMUM OF 50' FROM THE PROPERTY LINE AS RECOMMENDED IN THE ON-SITE SEWER & WATER REPORT PERFORMED BY PITCH ENGINEERING DATED APRIL 29, 2008, IN ADDITION TO STANDARD WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY (WDEQ) SETBACKS.
5. SEASONAL HIGH GROUND WATER LEVELS MAY BE AN ISSUE FOR LOTS 1 THROUGH 3 IF SEPTIC SYSTEMS ARE TO BE LOCATED WITHIN THE LOW LYING AREAS OF THE LOTS. WDEQ RECOMMENDATION IS TO REQUIRE ENHANCED TREATMENT SYSTEMS IN THE LOW LYING AREAS OR TO RESTRICT SEPTIC SYSTEMS TO OUTSIDE THE LOW LYING AREAS. IF ENHANCED SYSTEMS ARE USED, WDEQ MUST BE INVOLVED IN THE PERMITTING PROCESS.

FINAL PLAT OF

CRANDALL ESTATES SUBDIVISION

LOCATED IN

HOMESTEAD ENTRY SURVEY NO. 177
T.56N., R.106W., 6th P.M.,
PARK COUNTY, WYOMING

PREPARED FOR: CRANDALL PROPERTIES, LLC.
16 SUNBURST DRIVE
CODY, WYOMING 82414

ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 1900
CODY, WYOMING 82414

TSW/LJC/SJL/JBG

JOB NO. 06102.02 BOOK NO. 440 09/07/09
U:\2006\06102.04\ACAD\record drawings\FINAL-BASE+Final Plot