

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

CROOKED RIVER 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 private roads and drives now or hereinafter established.
- 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 minimum inside turning radius of any point of any driveway shall be 30 feet.
- 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 1/2:1 (one and one-half units of horizontal length to one unit of vertical length).
- COUNTY, STATE AND OTHER REGULATIONS.** To the extent that applicable county or other governmental regulations, rules, codes, ordinances or laws are more restrictive than the paragraphs herein contained, such applicable regulations shall supersede and govern at all times.
- ROADS AND 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.
- RESTRICTIONS RUN WITH THE LAND.** The restrictions herein set forth are binding upon all owners and successive owners-in-interest and run with the land.
- 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 then property owners, and consent of the then Board of County Commissioners.
- 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 hereon, 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.
- SALE OF LOTS OR SUBDIVISION IMPROVEMENTS AGREEMENT.** No lots, parcels, or other units of land shall be conveyed until and unless: a) all roads, irrigation, and other required improvements have been completed and the Park Board of County Commissioners has authorized said conveyance by recorded letter of approval to convey land within the subdivision; or b) a performance bond, letter of credit or other sufficient financial commitment to ensure that all of the facilities proposed shall be in fact completed as proposed.
- VACATION.** This subdivision may be vacated or partially vacated pursuant to applicable State law or County rules and regulations. In addition, if the improvements (roads, irrigation lines, bridges, etc.) are not completed within five(5) years as required pursuant to this subdivision approval, the Park Board of County Commissioners may vacate the subdivision provided thirty (30) days notice is given to the subdivisor of their property error. In the event of vacation, the Board shall have the option of constructing any and all required improvements at the expense of the subdivisor or that property owner.
- 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.
- FEE-PAYING MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION.** Fee-paying membership in a property owners' association, district, or other common entity 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 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.
- ROAD CONSTRUCTION AND ACCEPTANCE.** The County shall not accept the maintenance of any road and bridge within the boundaries of "Crooked River Subdivision" until and unless the road or bridge meets all County road and bridge specifications and all requirements of the Statute of the State of Wyoming in effect at the time a petition for acceptance is filed with the Park Board of County Commissioners.
- 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.
- 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.
- 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.
- USE OF THE LAND.** Lots 1, 2, 3, 4, 5, and 6 shall be used for single family residential uses pursuant to the Park County Land Use Implementation Program, December 3, 1990 edition, only.

AGREEMENT AND APPROVAL:

In consideration of the Park Board of County Commissioners' determination of this division of land as a "subdivision" and "subdivided land" as noted herein:

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 I/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 I/we have submitted in connection with this request.

I/we hereby further acknowledge and state under oath that I/we am/are the legal owner(s) of the property described hereon.

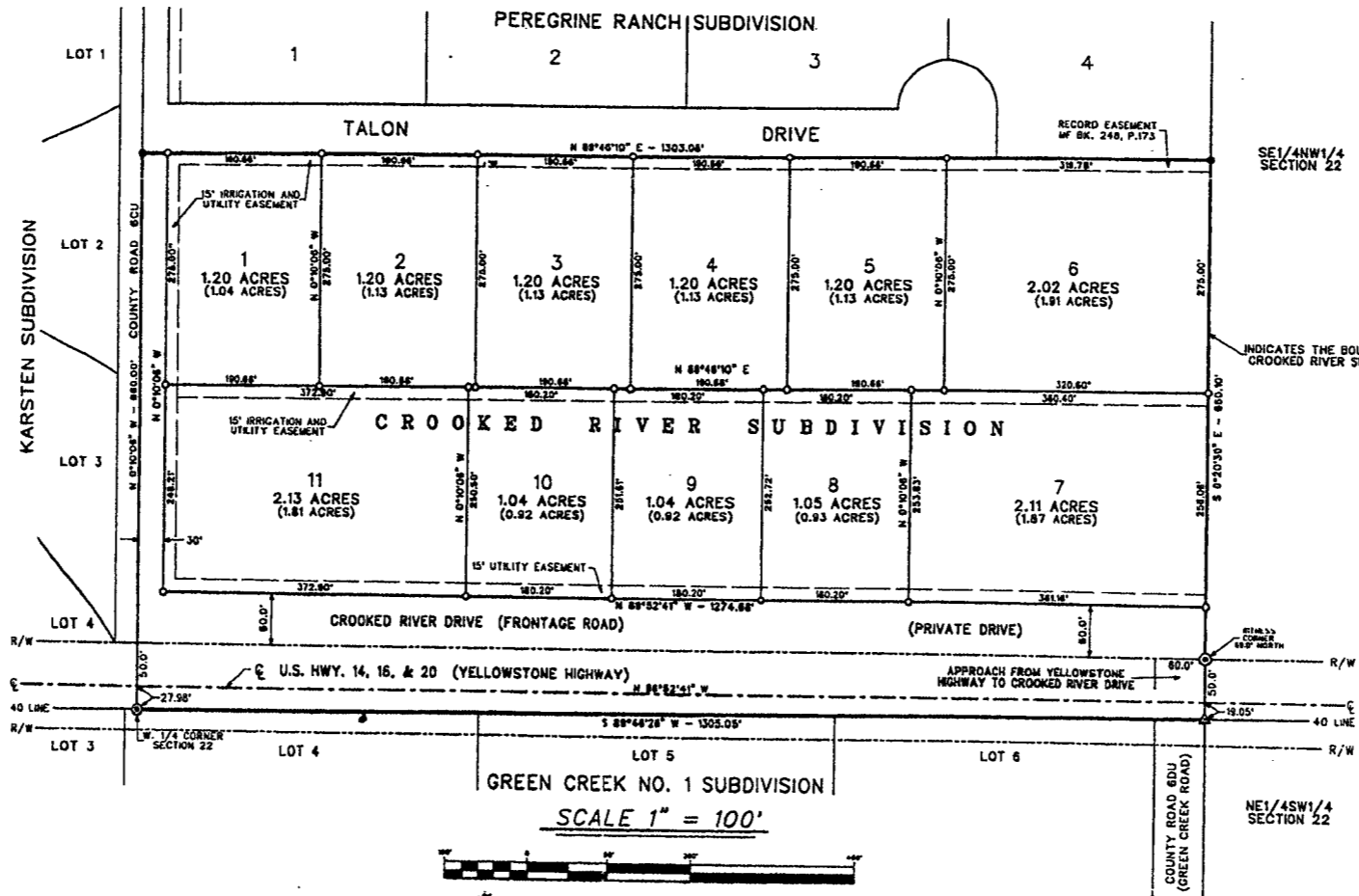
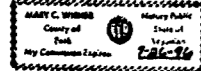
I/we hereby further agree that sheets 1 through _____ of this plat when recorded in the Office of the Park County Clerk and Recorder establish vested property rights.

I/we hereby agree to abide by the conditions and stipulations contained herein.

Paul A. Blough
Faye Hagen
 (Owner of Land)
 (Owner of Land)

The foregoing instrument was subscribed and sworn to before me by **RALPH HAZEN & FAYE HAGEN** this _____ day of _____, 1994.

Marie Fontaine
 Notary Public
 My commission expires: September 26, 1996



SCALE 1" = 100'

The purchasers/owners of any lots within Crooked River Subdivision do not have any rights to the natural flow of any stream or river within or adjacent to Crooked River Subdivision. Wyoming law does not recognize any riparian rights to the natural flow of the stream or river for persons living on the banks of the stream or river.

COUNTY COMMISSIONER'S CERTIFICATE AND SUBDIVISION PERMIT

This plat is hereby approved and a subdivision permit issued by the Board of County Commissioners of Park County, Wyoming, this 23rd day of August, 1994 A.D. for filing and recording with the Clerk of Park County, Wyoming, subject to the provision that such approval in no way obligates the County of Park for the financing, construction, or maintenance of any road or other improvement or facility within or to be made a part of Crooked River Subdivision.

DATED THIS 23rd DAY OF August, 1994 A.D.

James F. Haubold
 CHAIRMAN
 Park County Commissioners
 I/we hereby certify my hand and official seal of the County of Park this 23rd day of August, 1994 A.D.
 ATTEST: *Marie Fontaine*
 Park County Clerk

PLANNING AND ZONING COMMISSION CERTIFICATE

This plat is recommended for approval by the Board of County Commissioners, Park County, Wyoming, on this 16 day of August, 1994 A.D.

CHAIRMAN: *James F. Haubold*
 ATTEST: *Marie Fontaine*
 Secretary

CERTIFICATE OF SURVEYOR

I, Paul A. Blough, a land surveyor, registered in the State of Wyoming by Registration Number 2332 hereby certify that between the dates of February 8, 1993 and August 2, 1994 the Crooked River Subdivision shown hereon was surveyed under my direction, and certify that the land surveyed is correctly described in the owner's Certificate of Dedication and that the subdivision thereof is correctly shown on this plat, and was made from an accurate survey of said property by me or under my supervision, correctly shows the location and dimensions of the lots, easements, streets, of said subdivision in compliance with the Park County Subdivision Regulations; and last or obliterated government land corner monuments were restored as required, and the requirements of W.S. 36-11-101 through 36-11-110 were complied with, and that monuments and lot corners marking this survey were actually set and the monuments were as described hereon, and that all elements of the survey close to an accuracy of one part in five-thousand or better.

In witness whereof I have set my hand and seal this 17th day of August, 1994 A.D.
Paul A. Blough
 Paul A. Blough
 Wyoming Registration No. L.S. 2332



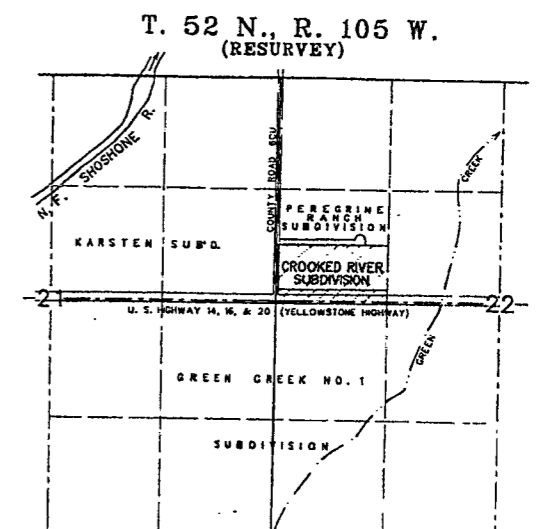
STATE OF WYOMING } SS
 County of Park }
 The foregoing certificate was acknowledged before me this 17th day of August, 1994 A.D.
 Witness my hand and official seal.

Marie C. Winters
 Notary Public
 My commission expires: September 26, 1996

COUNTY CLERK'S CERTIFICATE

This plat was filed for the public record in the Office of the Clerk, Park County, Wyoming, at _____ o'clock P.M. on the 23 day of August, 1994 A.D., and is duly recorded in Book 2, Page Number 110.

Marie Fontaine
 Park County Clerk
 BY: *William Taylor*
 Deputy



VICINITY MAP
 SCALE: 1" = 1000'

LEGEND

INDICATES 5/8" X 24" REBAR WITH 2" ALUMINUM CAP SET	○
INDICATES REBAR WITH ALUMINUM CAP FOUND	●
INDICATES BRASS CAP FOUND	⊙
INDICATES 2" ALUMINUM PIPE WITH 2" ALUMINUM CAP FOUND	⊗
INDICATES RAILROAD SPIKE FOUND	△
INDICATES EASEMENT LINES	---
INDICATES GROSS AREA OF LOTS	2.11 ACRES
INDICATES NET AREA OF LOTS	19.76 ACRES
TOTAL NUMBER OF ACRES IN CROOKED RIVER SUBDIVISION	19.76
TOTAL NUMBER OF LOTS IN CROOKED RIVER SUBDIVISION	11

CERTIFICATE OF DEDICATION

The undersigned, do hereby certify that we are the owners of the real property described as follows: S1/2 SW1/4 NW1/4 Section 22, Township 52 North, Range 105 West of the 6th P.M. Park County, Wyoming and containing 19.76 total acres of which 15.39 acres are in parcels, tracts, or lots and approximately 4.37 acres are in public or private street right of ways, easements and sites; and have 1/2 out, platted, and subdivided into lots and blocks the Crooked River Subdivision in Park County, Wyoming, with the free consent and in accordance with the desires of the undersigned owners; and do hereby grant to the Crooked River Homeowners Association for common use the right of ways shown hereon (with the exception of Crooked River Drive) and the common lands and open space shown hereon for their common use and the utility and drainage easements and irrigation rights and any other purposes as noted hereon; we hereby dedicate and grant Crooked River Drive to the Crooked River Homeowners Association, or do further state that we hereby release and relinquish all rights of homestead and this subdivision shall be subject to the covenants filed and recorded for this subdivision in the Office of the Clerk of Park County, Wyoming.

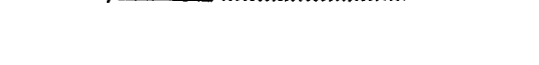
EXECUTED THIS 17th DAY OF AUGUST, 1994 A.D.

OWNER: *Paul A. Blough*
Ralph Hazen
 OWNER: *Faye Hagen*
Ralph Hazen - Mother of Ralph

STATE OF WYOMING) SS
 County of Park)
 The foregoing dedication was acknowledged before me this 17th day of August, 1994 A.D., by PAUL A. BLOUGH AND FAYE HAGEN

Witness my hand and official seal.

Marie C. Winters
 Notary Public
 My commission expires: September 26, 1996



PLAT SHOWING
CROOKED RIVER SUBDIVISION
 LOCATED IN THE S1/2 SW1/4 NW1/4 SECTION 22, T. 52 N., R. 105 W. 6th P.M. PARK COUNTY, WYOMING