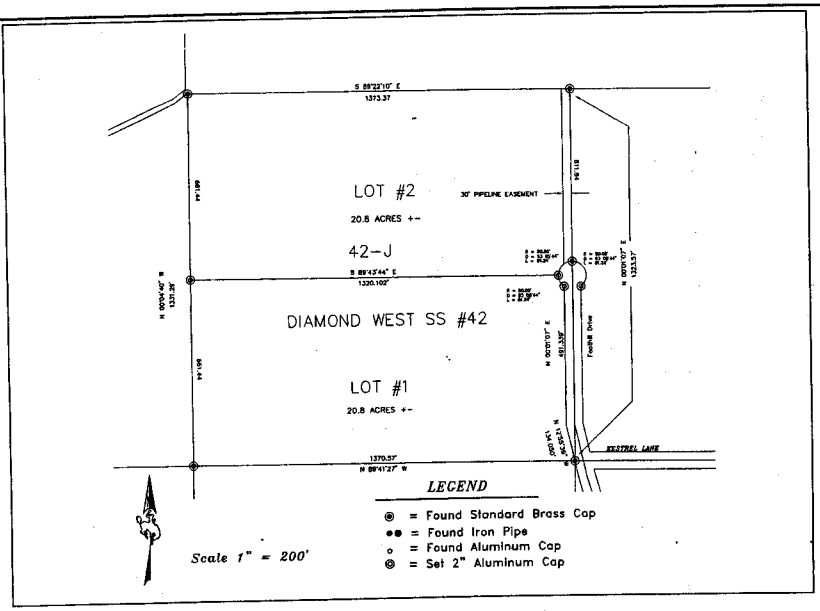
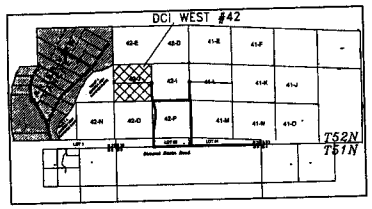
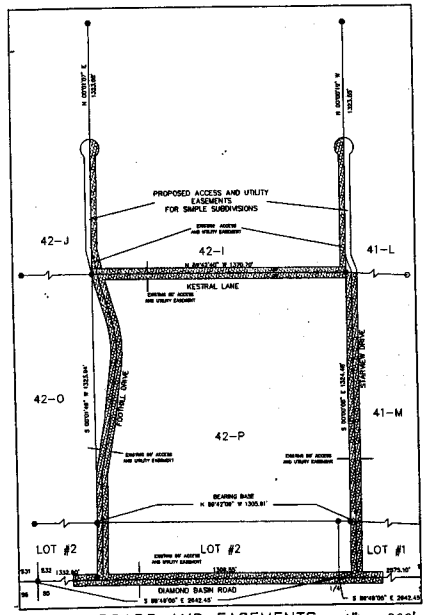
DCI West SS # 42 SUBDIVISION





VICINITY MAP
1" = 2000'



ACCESS ROADS AND EASEMENTS 1" = 300'

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 private roads and drives now or hereinafter established.

2. DRIVEWAYS. Driveway grades in excess of 10% shall be prohibited and driveways within 8-10% average grade shall be no greater than 50 feet in length. The minimum inside turning radius at any point of any driveway shall be 30 feet.

3. EROSION CONTROL. All soils exposed by excavation of 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 shall be constructed to maintain a slope no greater than 1 1/2:1 one and one-half units of horizontal length to one unit of vertical length).

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 at all times.

5. 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.

6. 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.

7. 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.

8. 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 the same, even though such inaction may be of long duration.

9. 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 county 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 assure that all of the facilities proposed shall be in fact completed as proposed.

10. VACATION. This subdivision may be vacated or partially vacated pursuant to applicable State law or County rules and regulations.

11. FUTURE SUBDIVISION. No further subdivision of Lots #1 and #2 will be permitted.

12. ROAD CONSTRUCTION AND ACCEPTANCE. The County shall not accept the maintenance of any road and bridge within the boundaries of DCI West SS-42 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 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.

13. DRAINAGE. Runoff from site after construction shall not exceed the rate of runoff which occurred prior to construction. Any runoff in excess of preconstruction levels shall be detained on site and infiltrated or evaporated.

14. 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 eliminate any impact to adjacent properties from dust.

15. 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.

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: Mont Higgins

ATTEST: Karen Carter
Acting Park County Planning and Zoning Commission Secretary

DATE: February 15, 2005

AGREEMENT AND APPROVAL

Know all persons by these presents: That Tommy L. Quick is the owner of the land described as follows: All of Lot #42-J Resurvey T.52N., R.102W., on file in the Office of the County Clerk, Park County, Wyoming, as described in Document No. 2002-5389 and having a gross area of 41.6 acres more or less, located in Park County, Wyoming. Under the name and style of DCI West SS-42 SUBDIVISION have laid out, platted, and subdivided same as shown on this plat, and by these presents do hereby dedicate the access and utility easements for use as shown hereon. Those portions of land labeled as pipeline easement are hereby dedicated to the owners of for the maintenance of a existing buried irrigation water pipeline. It is understood that dedication of public right-of-way for streets and roads does not necessarily result in acceptance of roads constructed therein for maintenance by the County of Park. In witness whereof, the said owner Tommy L. Quick has caused his name to hereon to be subscribed this 15th day of August, 2005.

Tommy L Quick
Tommy L. Quick

DATE: 8-15-05

STATE OF WYOMING } SS
COUNTY OF PARK }

The foregoing approval was acknowledged before me by Tommy L. Quick on this 15 day of AUGUST, 2005.
Witness my hand and official seal

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-1-08

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 16th day of August 2005 A.D.
In Witness whereof, I have hereunto set my hand this 16th day of August 2005.

Chairman-Park County Commissioners

ATTEST: Karen Carter
Park County Clerk

Date: August 16, 2005

STATE OF WYOMING COUNTY CLERK PARK COUNTY

0479TGC.dwg
PLAT 1

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 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 owner – Tommy L. Quick caused his name to hereon to be subscribed this 15th day of August, 2005.

Tommy L Quick
Tommy L. Quick

STATE OF WYOMING } SS
COUNTY OF PARK }

The foregoing certificate was acknowledged before me by Tommy L. Quick on the 15 day of AUGUST, 2005.
Witness my hand and official seal

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-1-08

CERTIFICATE OF SURVEYOR

I, Paul R. Campbell of Cody, Wyoming, being a registered land surveyor in the State of Wyoming, hereby certify that this plat and survey of DCI WEST SS-42 SUBDIVISION was made by me and 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.

Professional Land Surveyor PAUL R. CAMPBELL 12571 STATE OF 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 15 day of AUGUST, 2005.
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-1-08

RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Park County Clerk and Recorder on this 17th Day of August, 2005 and filed for record at 1:24 P.M. under document number 2005-5411 in Plat Cabinet A at page 444

Karen Carter
Park County Clerk and Recorder

BY: Sylvia Decker
Deputy County Clerk

FINAL PLAT

SHOWING
DCI West Simple Subdivision #42
WITHIN
Lot #42-J
WITHIN
Lot #42,
Resurvey T.52N., R.102W.,
6th P.M., Park County, Wyoming

CAMPBELL & ASSOCIATES
CODY, WYOMING

LAND SURVEYING
AUGUST, 2005

WO 0479, V-1, BK-A250, PG-01