

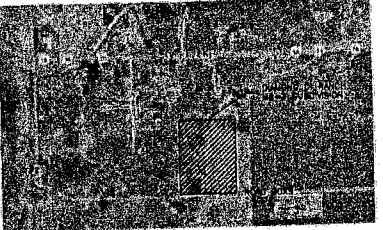
### PLATTING CONDITIONS

- 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 DRIVEWAYS OR HEREINAFTER ESTABLISHED.
- DRIVEWAYS, DRIVEWAY GRADES IN EXCESS OF 8% SHALL BE PROHIBITED AND DRIVEWAYS WITHIN 8-8% AVERAGE GRADE SHALL BE NO GREATER THAN 80 FEET IN LENGTH. THE MINIMUM INSIDE TURNING RADIUS AT 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, OTHER THAN THOSE ASSOCIATED WITH ROADS AND DRIVEWAYS SHALL BE CONSTRUCTED TO MAINTAIN A SLOPE NOT STEEPER THAN 4:1 (FIVE 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, OR LAWS ARE MORE RESTRICTIVE THAN THE DIAGRAMS 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 CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL SIGNAGE SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE PARK COUNTY ROAD AND BRIDGE STANDARDS AND ANY DESIGN SPECIFICATIONS INCLUDED HEREIN.
- RESTRICTIONS RUN WITH THE LANDS. THE RESTRICTIONS HEREIN SET FORTH ARE BINDING UPON ALL OWNERS AND RESPECTIVE SUCCESSORS-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 PROPERTY OWNERS, AND GOVERNOR OF THE BOARD OF COUNTY COMMISSIONERS.
- ENFORCEMENT: IN CASE OF ANY VIOLATION OF THE PROVISIONS HEREIN OR OF ANY CONDITION RELATED TO THE APPROVAL OF A SUBDIVISION, 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 EJECTION 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 PREVENT AND ENFORCE THEIR TERMS 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: NO LOTS, PARCELS, OR OTHER UNITS OF LAND SHALL BE CONVEYED UNITS, AND UNLESS: A) ALL ROADS, IMPROVEMENTS, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED AND THE PLANNING COORDINATOR HAS AUTHORIZED SAID CONVEYANCE OF LAND WITH THE SUBDIVISION BY: 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.
- VACATION: THIS SUBDIVISION MAY BE VACATED OR PARTIALLY VACATED PURSUANT TO APPLICABLE STATE LAW AND COUNTY RULES AND REGULATIONS.
- EXISTING 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 UNLESS PROPER ZONING AND SUBDIVISION REGULATIONS ARE FOLLOWED.
- FEES: PAYING MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION, FEE-PAYING MEMBERSHIP IN A PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION, DISTRICT, OR OTHER COMMON ENTITY SHALL BE REQUIRED OF ALL LOT PURCHASERS WHERE MAINTENANCE OF COMMON ROADS OR FACILITIES IS CONTINGENT. FURTHER, THESE SHALL BE PROVISIONS IN THE COVENANTS SETTING UP SAID ASSOCIATION, DISTRICT, OR 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 ESTABLISHED, AUTHORIZED, AND REQUIRED TO PERFORM SUCH MAINTENANCE AND SHALL NOT BE DISSOLVED WITHOUT PRIOR APPROVAL FROM THE BOARD OF COUNTY COMMISSIONERS.
- ROAD CONSTRUCTION AND ACCEPTANCE: THE COUNTY SHALL NOT ACCEPT THE MAINTENANCE OF ANY ROAD AND BRIDGE WITHIN THE BOUNDARIES OF DIAMOND D. RANCH MS-3 SUBDIVISION UNITS AND UNLESS THE ROAD OR BRIDGE MEETS ALL COUNTY ROAD AND BRIDGE SPECIFICATIONS AND ALL REQUIREMENTS OF THE STATUTES OF THE STATE OF WYOMING REGARDING ESTABLISHMENT OF A PUBLIC ROAD IN EFFECT AT THE TIME A PETITION FOR ACCEPTANCE IS FILED. THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE SOLE AUTHORITY TO DETERMINE WHETHER OR NOT TO ACCEPT MAINTENANCE. NOTHING SHALL REVERSE THE BOARD TO ASSUME MAINTENANCE.
- DRAINAGE: RUNOFF FROM THE SITE AFTER CONSTRUCTION SHALL NOT EXCEED THE LEVEL OF RUNOFF OCCURRED PRIOR TO CONSTRUCTION. ANY RUNOFF IN EXCESS OF PRE-CONSTRUCTION LEVELS SHALL BE OBTAINED ON-SITE AND IMPLANTED OR EVAPORATED. ALL DRAINAGE DETENTION, RETENTION, FILTRATION, OR EVAPORATION AREAS ARE THE RESPONSIBILITY OF, AND SHALL BE MAINTAINED BY, THE HOMEOWNER.
- 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 PRIORITIES FROM DUST.
- AGRICULTURAL NOTICE: THIS PROPERTY IS IN AN AREA OF HISTORIC AGRICULTURAL USE AND LIES WITHIN THE AGRICULTURAL OVERLAY DISTRICT. THIS USE IS PRESERVED BY THE WYOMING RIGHT TO FARM AND RANCH ACT OF 1981 (W.S. 1-11-114-11-121) THROUGH 103). HISTORIC AGRICULTURAL USE MAY RAISE HORSES, GOATS, BUST, PIGS, AND OTHER FACTORS THAT ARE CONSEQUENCES OF ACCEPTED AGRICULTURAL PRACTICES. THIS SUBDIVISION AND ITS LOTS AND IMPROVING LANDS ARE LOCATED IN AN AREA THAT HAS BEEN USED HISTORICALLY FOR FLOOD IRRIGATED CORN PRODUCTION. HISTORIC FARMING PRACTICES (INCLUDING FLOOD IRRIGATION OF CROPS AND THE USE OF DITCHES TO MOVE WATER) MAY CAUSE A SIGNIFICANT RISE IN THE WATER TABLE IN THE AREA. THE WATER TABLE IN THE AREA MAY RISE DRAINATICALLY DURING IRRIGATION SEASON. FARMERS OF SUBDIVISION LOTS SHOULD MAKE THIS FACTOR AN IMPORTANT CONSIDERATION WHEN BUILDINGS ARE CONSTRUCTED ON SUBDIVISION LOTS.
- 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.
- NOXIOUS WEED CONTROL: THE LANDS WITHIN THE SUBDIVISION ARE SUBJECT TO A LONG TERM NOXIOUS WEED MANAGEMENT PLAN.
- MINERAL ESTATE: THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO THE FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

AGREEMENT AND APPROVAL  
IN CONSIDERATION OF THE BOARD OF COUNTY COMMISSIONERS' DETERMINATION OF THE DIVISION OF LAND AS A "SUBDIVISION" AND "SUBDIVIDED LAND" AS NOTED HEREON:  
I/WE HEREBY WAIVE ALL CLAIMS AGAINST PARK COUNTY FOR DAMAGES OR LOSSES 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 11 OF THIS PLAT WHEN RECORDED IN THE OFFICE OF THE CLERK AND RECORDER ESTABLISHES VEETED PROPERTY RIGHTS.  
I/WE HEREBY AGREE TO ABIDE BY THE CONDITIONS AND STIPULATIONS CONTAINED HEREON.  
IN WITNESS WHEREOF, THE SAID OWNER(S) DARIN D. DIETZ HAS CALLED HIS NAME TO HEREOF TO BE SUBSCRIBED THIS 10<sup>th</sup> DAY OF Feb. 2010.

*Darin D. Dietz*  
DARIN D. DIETZ

ACKNOWLEDGMENT  
STATE OF WYOMING, COUNTY OF PARK  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF Feb. 2010 BY DARIN D. DIETZ. WITNESS MY HAND AND OFFICIAL SEAL.  
*John Nees*  
BY COMMISSIONER EXPIRES: Jan. 26, 2011  
NOTARY PUBLIC



#### VICINITY MAP

1:1000

#### LEGEND

PROPOSED LOT LINES	_____
BOUNDARY OF DIETZ 95-163	_____
RIGHT-OF-WAY LINE	_____
EASEMENT LINE	_____
FOUND ALUMINUM CAP	○
FOUND 3/4" SUGGER ROD	●
SET 5/8"x24" REBAR WITH 3 1/2" ALUMINUM CAP	○
MEASURED DATA	6.89°46'05"E - 1319.90'

#### 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 11<sup>th</sup> DAY OF February, 2010.

*John Nees*  
CLERK

*Kevin Jensen*  
CHAIRMAN

DATE: 2-12-10

ATTEST: *John Nees*  
CLERK

#### RECORDERS ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 11<sup>th</sup> DAY OF FEBRUARY, 2010, AND FILED FOR RECORD AS PLAT 1. A PLAT INDEX DOCUMENT NUMBER 2010-11225.

*Kevin Jensen*  
PARK COUNTY CLERK AND RECORDER

BY: *Kevin Jensen*  
DEPUTY

#### PLANNING COMMISSION RECOMMENDATION

THE PARK COUNTY PLANNING AND ZONING COMMISSION RECEIVED THE OBJECTS OF HEAR ALL OBJECTIONS TO THE PROPOSED SUBDIVISION AND HEREBY RECOMMENDS THIS PLAT FOR APPROVAL.

*John Nees*  
PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY

#### NOTES

- BASE OF BEARINGS ESTABLISHED FROM DEED OBSERVATION.
- CLERK'S OFFICE SHALL NOT EXCEED WITHIN 20 FEET OF ANY DISCONTINUOUS PLAT COMPONENTS.
- THERE SHALL BE A 50 FOOT CONSTRUCTION SET-BACK FROM SPRING TIE-INS.
- NOTICE OF HEARINGS SHALL BE GIVEN THE PERSONAL WHEN BUILDING PERMIT IS ISSUED.
- ALL DEVELOPMENT STANDARDS AND REGULATIONS CHAPTER 4, PARK COUNTY ZONING, MUST BE FOLLOWED.
- DRAINAGE FACILITIES MUST BE COMPLETED PRIOR TO THE BUILDING PERMIT BEING ISSUED BY PARK COUNTY.

#### CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT DARIN D. DIETZ BEING THE OWNER OF THE LAND DESCRIBED AS BEING ON THIS PLAT, HAS HEREBY DEDICATED SAID LAND AS SHOWN ON THIS PLAT TO THE PUBLIC AND HAS HEREBY AGREED 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.

*Darin D. Dietz*  
DARIN D. DIETZ

ACKNOWLEDGMENT  
STATE OF WYOMING, COUNTY OF PARK  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF Feb. 2010 BY DARIN D. DIETZ. WITNESS MY HAND AND OFFICIAL SEAL.  
*John Nees*  
BY COMMISSIONER EXPIRES: Jan. 26, 2011  
NOTARY PUBLIC

#### CITY OF CODY APPROVALS

CITY PLANNING AND ZONING BOARD  
RECOMMENDED FOR APPROVAL THIS 9<sup>th</sup> DAY OF Feb. 2010 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

BY CHAIRMAN *John Nees*  
CLERK

CITY CLERK  
APPROVED THIS 10<sup>th</sup> DAY OF Feb. 2010 2:04P BY THE CITY CLERK OF CODY, WYOMING.

BY MAYOR *John Nees*  
BY COMMISSIONER EXPIRES: Feb. 10, 2013

CITY CLERK/TREASURER  
*John Nees*  
CITY CLERK/TREASURER

#### CERTIFICATE OF SURVEYOR

I, NANCY J. WILSON, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF DIAMOND D. RANCH MS-3 SUBDIVISION 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.

*Nancy J. Wilson*  
NOTARY PUBLIC

DATED THIS 10<sup>th</sup> DAY OF FEB. 2010.  
Wyoming Registration No. P05-6827

#### DIAMOND D. RANCH MS-3 SUBDIVISION

LOT 1 OF DIETZ 95-163  
SW 1/4 SECTION 3, ORCHARD SURVEY  
NOW A PART OF LOT 68 RESURVEY, T88N, R101W, 6TH P.M.  
PARK COUNTY, WYOMING.  
CODY, WY 82414  
PLAT 1, 2010-11225

#### GDA ENGINEERS

CONSULTANTS AND ENGINEERS  
REPORT PREPARED & ENGINEERING  
GDA ENGINEERS  
1000 N. GARDEN ST.  
CODY, WY 82414  
Phone: (307) 577-5111 Fax: (307) 577-1332

