

LOCATION MAP  
SCALE: 1" = 100'

**SUBDIVISION PLATTING CONDITIONS**

- RIGHT-OF-WAY. THE RIGHT-OF-WAY FOR HIGHWAYS AND EXPOSED FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER ACROSS ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND DRAVES NOW OR HEREAFTER ESTABLISHED.
- EROSION CONTROL. ALL SLOES EXPOSED BY ERECTION OR CONSTRUCTION SHALL BE REVEGETATED BY THE LAND OF THE LAND OF THE COUNTY OF PARK COUNTY, WYOMING. ALL SLOES SHALL BE CONSTRUCTED TO WITHSTAND A SLOPE NOT EXCEEDING THAT FOLLOWING SUCH CONSTRUCTION INCLUDING THE CONSTRUCTION OF FRAMES, DRAINAGE, AND BRACKETS TO PREVENT SOIL EROSION. ALL SLOES SHALL BE CONSTRUCTED TO WITHSTAND A SLOPE NOT STEEPER THAN 13:1 (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, ORDINANCES, RULES OR LAWS ARE MORE RESTRICTIVE THAN THE PARAGRAPHS HEREIN CONTAINED, SUCH APPLICABLE REGULATIONS SHALL APPLY TO THIS SUBDIVISION.
- ROADS AND HIGHWAYS. ALL ROADS, BOTH CONSTRUCTION AND FINAL, SHALL BE IN ACCORDANCE WITH THE MANUAL OF 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 IN-INTEREST AND RUN WITH THE LAND. 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 THE CONDITIONS, RESTRICTIONS, AGREEMENTS, AND COVENANTS HEREIN SHALL NOT BE AMENDED, MODIFIED, REPEALED, NOR AMENDED EXCEPT BY UNANIMOUS WRITTEN CONSENT OF THE PROPERTY OWNER AND COMMISSIONER OF THE BOARD OF COUNTY COMMISSIONERS.
- ENFORCEMENT. IN CASE OF ANY VIOLATION OF THE PROVISIONS HEREIN, THE BOARD OF COUNTY COMMISSIONERS HAS THE AUTHORITY TO ENFORCE THE SAME BY ANY LEGAL MEANS, INCLUDING THE CONSTRUCTION OF A STOP ORDER OR INJUNCTION OR TO OBTAIN A COURT ORDER FOR ENFORCEMENT OF ANY VIOLATION OF ANY OF THE PROVISIONS HEREIN. THE BOARD OF COUNTY COMMISSIONERS SHALL ENFORCE THESE RESTRICTIONS BY ANY LEGAL MEANS, INCLUDING THE CONSTRUCTION OF A STOP ORDER OR INJUNCTION OR TO OBTAIN A COURT ORDER FOR ENFORCEMENT OF ANY VIOLATION OF ANY OF THE PROVISIONS HEREIN.
- SALE OF LOTS AND UNLESS OTHERWISE PROVIDED IN THE DEEDS, THE BOARD OF COUNTY COMMISSIONERS HAS THE AUTHORITY TO ENFORCE THESE RESTRICTIONS BY ANY LEGAL MEANS, INCLUDING THE CONSTRUCTION OF A STOP ORDER OR INJUNCTION OR TO OBTAIN A COURT ORDER FOR ENFORCEMENT OF ANY VIOLATION OF ANY OF THE PROVISIONS HEREIN.
- VIOLATION. THIS SUBDIVISION MAY BE VIOLATED OR PARTIALLY VIOLATED PURSUANT TO APPLICABLE STATE LAW OR COUNTY RULES AND REGULATIONS.
- FILE-PAVING MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION. FILE-PAVING MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION OR HOMEOWNERS ASSOCIATION, DISTRICT OR OTHER COMMON ENTITY SHALL BE REQUIRED OF ALL LOT PURCHASERS. FURTHER, THERE SHALL BE AN AMOUNT WHICH IS NECESSARY TO ACCUMULATE AND MAINTAIN THE COMMON ROADS AND FACILITIES IN A SAFE MANNER. SUCH ASSOCIATION, DISTRICT OR OTHER COMMON ENTITY SHALL BE ENFORCED, AUTHORIZED, AND REQUIRED TO PERFORM SUCH MAINTENANCE.
- SEWERAGE. ANY SEWERAGE WATER DRAINAGE CHANNELS SHALL BE MAINTAINED AND PRESERVED UNCONSTRUCTED. PARK COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE.
- DEED. DEED SHALL BE RECORDED DURING AND AFTER CONSTRUCTION. IN ALL CASES, BEST MAINTENANCE PRACTICES ESTABLISHED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY SHALL BE USED TO REDUCE OR ELIMINATE ANY IMPACT TO ADJACENT PROPERTY FROM DUST.
- SEVERABILITY. INVALIDATION OF ANY OF THESE RESTRICTIONS OR AGREEMENTS SHALL RETURN IN FULL FORCE AND EFFECT.
- UTILITIES. ALL NEW UTILITIES SHALL BE UNDERGROUND. EXISTING OVERHEAD UTILITIES ARE EXCEPTED.
- FUTURE SUBDIVISION. NO FURTHER SUBDIVISION OF THE SUBDIVIDED 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.
- THE RECORDED COVENANTS AND HOMEOWNER'S BYLAWS FOR THE REVISED PLAT OF LAKEVIEW ESTATES SHALL CONTINUE TO APPLY TO THIS SUBDIVISION.

**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 15th DAY OF OCTOBER, 2014.

IN WITNESS WHEREOF, I HAVE HEREunto SET MY HAND THIS 15th DAY OF OCTOBER, 2014.

*Karen Carter*  
KAREN CARTER  
PARK COUNTY CLERK AND RECORDER

*Christine Cox*  
CHRISTINE COX  
DEPUTY COUNTY CLERK

DATE: October 5, 2014

**CERTIFICATE OF DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE SAUNDERS FAMILY TRUST, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

TRACT 10 NORTH, RANGE 103 WEST, 4TH 1/4, PARK COUNTY, WYOMING, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING.

LOTS 4 & 5, BLOCK 2, REVISED PLAT OF LAKEVIEW ESTATES, ACCORDING TO THE PLAT RECORDED IN BOOK 10 OF PLAT, PAGE 27, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING, SUBDIVISION.

LOCATED IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF THE REVISED PLAT OF LAKEVIEW ESTATES SUBDIVISION, CONTAINING 8.45 ACRES OF LAND, AND HAVE BEEN PLATTED AND SUBDIVIDED SAID AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF PARK, STATE OF WYOMING, FOR THE USE OF THE PUBLIC, THE PORTIONS OF SAID LAND AND OTHER PUBLIC AREAS AS SHOWN HEREON FOR USE AS SUCH AND HEREBY DELEGATE THOSE PORTIONS OF SAID LAND TO THE COUNTY OF PARK FOR THE USE OF THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FACILITIES. IT IS UNDERSTOOD THAT DEDICATION OF PUBLIC RIGHTS BY WAY OF STREETS AND ROADS DOES NOT NECESSARILY RESULT IN ACCEPTANCE OF SAID ROADS CONSTRUCTED THEREON BY THE COUNTY OF PARK.

IN WITNESS WHEREOF, THE SAID OWNER, THE SAUNDERS FAMILY TRUST HAS CAUSED THEIR NAME HEREON TO BE SUBSCRIBED THIS 15th DAY OF OCTOBER, 2014.

ALLEN A. SAUNDERS, TRUSTEE  
STATE OF WYOMING  
COUNTY OF YONAH  
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY ALLEN A. SAUNDERS, A TRUSTEE OF THE SAUNDERS FAMILY TRUST, THIS 15th DAY OF OCTOBER, 2014, AT THE CITY OF CHEYENNE, WYOMING.

MY COMMISSION EXPIRES: 8-12-05

**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:

I HEREBY MAKE 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 UNHARMED, STATEMENT, AND DEFEND PARK COUNTY IN ANY ACTION WHICH MAY BE BROUGHT IN CONNECTION WITH ANY AND ALL ERECTIONS, IMPROVEMENTS OR UTILITIES IN THIS LAKEVIEW PLAT AND/OR OTHER INFORMATION WHICH WE HAVE SUBMITTED IN CONNECTION WITH THIS REQUEST.

I HEREBY FURTHER ACKNOWLEDGE AND STATE UNDER OATH THAT WE ARE THE LEGAL OWNERS OF THE PROPERTY DESCRIBED HEREON.

I HEREBY FURTHER AGREE THAT THIS PLAT WHEN RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ESTABLISHES THESE PROPERTY INTERESTS.

I HEREBY AGREE TO ABIDE BY THE CONDITIONS AND STIPULATIONS OFFERED HEREON.

I HEREBY AGREE THAT THE FOREGOING SUBDIVISION OF THE REVISED LAKEVIEW ESTATES SUBDIVISION AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DECISIONS OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, THE SAID OWNER, THE SAUNDERS FAMILY TRUST HAS CAUSED THEIR NAMES HEREON TO BE SUBSCRIBED THIS 15th DAY OF OCTOBER, 2014.

ALLEN A. SAUNDERS, TRUSTEE  
STATE OF WYOMING  
COUNTY OF YONAH  
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY ALLEN A. SAUNDERS, A TRUSTEE OF THE SAUNDERS FAMILY TRUST, THIS 15th DAY OF OCTOBER, 2014, AT THE CITY OF CHEYENNE, WYOMING.

MY COMMISSION EXPIRES: 8-12-05

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING ss  
COUNTY OF PARK  
I, DONALD J. HENNING, A LICENSED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF SAID SUBDIVISION WAS MADE UNDER MY SUPERVISION BETWEEN JANUARY 15TH AND SEPTEMBER 15TH, 2014, AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND COUNTY STATUTES, PROVISIONS AND REGULATIONS.

DATED THIS 15th DAY OF OCTOBER, 2014.

THE PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 15th DAY OF OCTOBER, 2014, AND FILED FOR RECORD AS HDPL UNDER DOCUMENT NUMBER 2004-7685 IN PLAT CARNET CA AT PAGE 194.

KAREN CARTER  
PARK COUNTY CLERK AND RECORDER

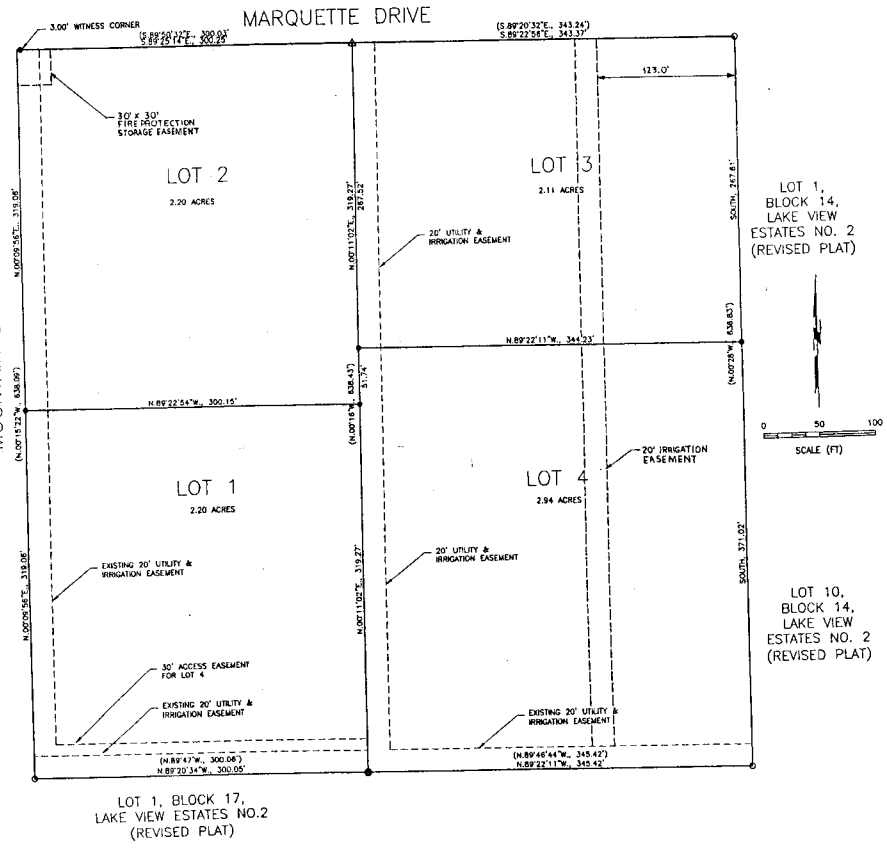
*Christine Cox*  
CHRISTINE COX  
DEPUTY COUNTY CLERK

**PLANNING COMMISSION RECOMMENDATION**

THE PARK COUNTY PLANNING AND ZONING COMMISSION RECEIVED NO OBJECTIONS OR HEARD NO OBJECTIONS TO THE PROPOSED SUBDIVISION AND HEREBY RECOMMENDS THIS PLAT FOR APPROVAL.

*Alan Seigler*  
ALAN SEIGLER  
COMMISSIONER

*Karen Carter*  
KAREN CARTER  
PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY



**LEGEND**

- FOUND ALUMINUM CAP MONUMENT
  - △ FOUND BRASS CAP MONUMENT
  - FOUND PIPE
  - SET 2" DIA. ALUMINUM CAP MONUMENT
  - SUBDIVISION BOUNDARY
  - COUNTY ROAD R.O.W.
  - EASEMENTS
- (N02°24'15"E) RECORD DIMENSIONS SHOWN THUS

**NOTES**

- TOTAL AREA = 9.45 ACRES
- BASES OF BEARING TO SOUTH ON THE EAST LINE OF THE SUBDIVISION.

**DUFF SUBDIVISION**  
- REPEAT OF -  
LOTS 4 & 5, BLOCK 2  
REVISED PLAT OF LAKEVIEW ESTATES

- LOCATED IN -  
LOTS 44-14 & 44-15  
RESURVEY T.52N., R.103W., 6TH P.M.,  
PARK COUNTY, WYOMING

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

JOB NO. 04025000 F.B. NO. 421  
08/29/04 04026(04026-04)

SHEET 1 OF 1

