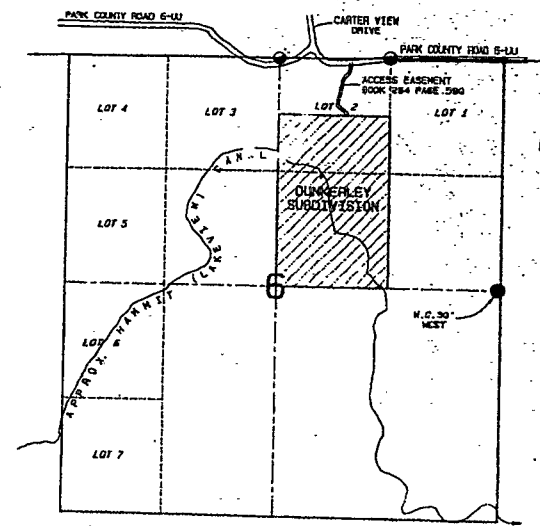


NO PUBLIC SEWAGE DISPOSAL SYSTEM PROPOSED.
NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

T. 51 N., R. 102 W.
(RESURVEY)

PLATTING CONDITIONS FOR DUNKERLEY SUBDIVISION

- 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 within the Dunkerley Subdivision 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 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 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). A vegetative cover shall be maintained on the surface shall be treated in asphalt or gravel to help prevent erosion.
- 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.
- 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 to provide an all weather driving surface to the satisfaction of the County Engineer.
- 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.
- 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.
- 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 non-compliance 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. Injunction 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 injunction 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 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 or County rules and regulations.
- 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 without complying with the Park County Subdivision Regulations and Design Standards. Further subdividing will necessitate acquiring a 50 foot ingress, egress and utility easement across Lot 2, Section 6 between the Dunkerley Subdivision and County Road 6-W. Any additions to or relocation of the existing structures shall be reviewed for adequacy of access by the County Engineer and Fire Marshal.
- ROAD CONSTRUCTION AND ACCEPTANCE.** The County shall not accept the maintenance of any road and bridge within the boundaries of the Dunkerley 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.
- 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 judgement or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.
- UTILITIES.** All utilities are existing. Natural gas and cable TV are not available.



VICINITY MAP
SCALE 1" = 100'

CERTIFICATE OF DEDICATION

BEFORE ME, the undersigned authority, on this 21st day of August, 1998, James F. Dunkerley III, the owner of the land described in the plat hereto, acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed.

A TRACT OF LAND DESCRIBED AS THE SW 1/4 NE 1/4 AND THE SOUTH 800.00 FEET OF LOT NO. 2, SECTION 6, RESURVEY T. 51 N., R. 102 W., 6th P.M., PARK COUNTY, WYOMING.

IN WITNESS WHEREOF, the said owner, JAMES F. DUNKERLEY III, HAS CAUSED HIS NAME TO BE HEREON SUBSCRIBED THIS 21st DAY OF August, 1998.

James F. Dunkerley III
OWNER

ACKNOWLEDGMENT:
STATE OF WYOMING)
COUNTY OF PARK)

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF August, 1998 BY JAMES F. DUNKERLEY III.

WITNESS MY HAND AND OFFICIAL SEAL:
Mary C. Wiewaw
NOTARY PUBLIC

MY COMMISSION EXPIRES: SEPT. 26, 2000

SURVEYOR'S CERTIFICATE

I, PAUL A. BLOUGH, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF THE DUNKERLEY 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.

DATED THIS 25th DAY OF August, 1998

Paul A. Blough
PAUL A. BLOUGH

WYOMING REGISTRATION NO. 2332 LS



FINAL PLAT SHOWING
DUNKERLEY SUBDIVISION
IN
NE 1/4, SECTION 6, T. 51 N., R. 102 W. 6th P.M.
(RESURVEY) PARK COUNTY, WYOMING

**BOARD OF COUNTY COMMISSIONERS
APPROVAL AND SUBDIVISION PERMIT**

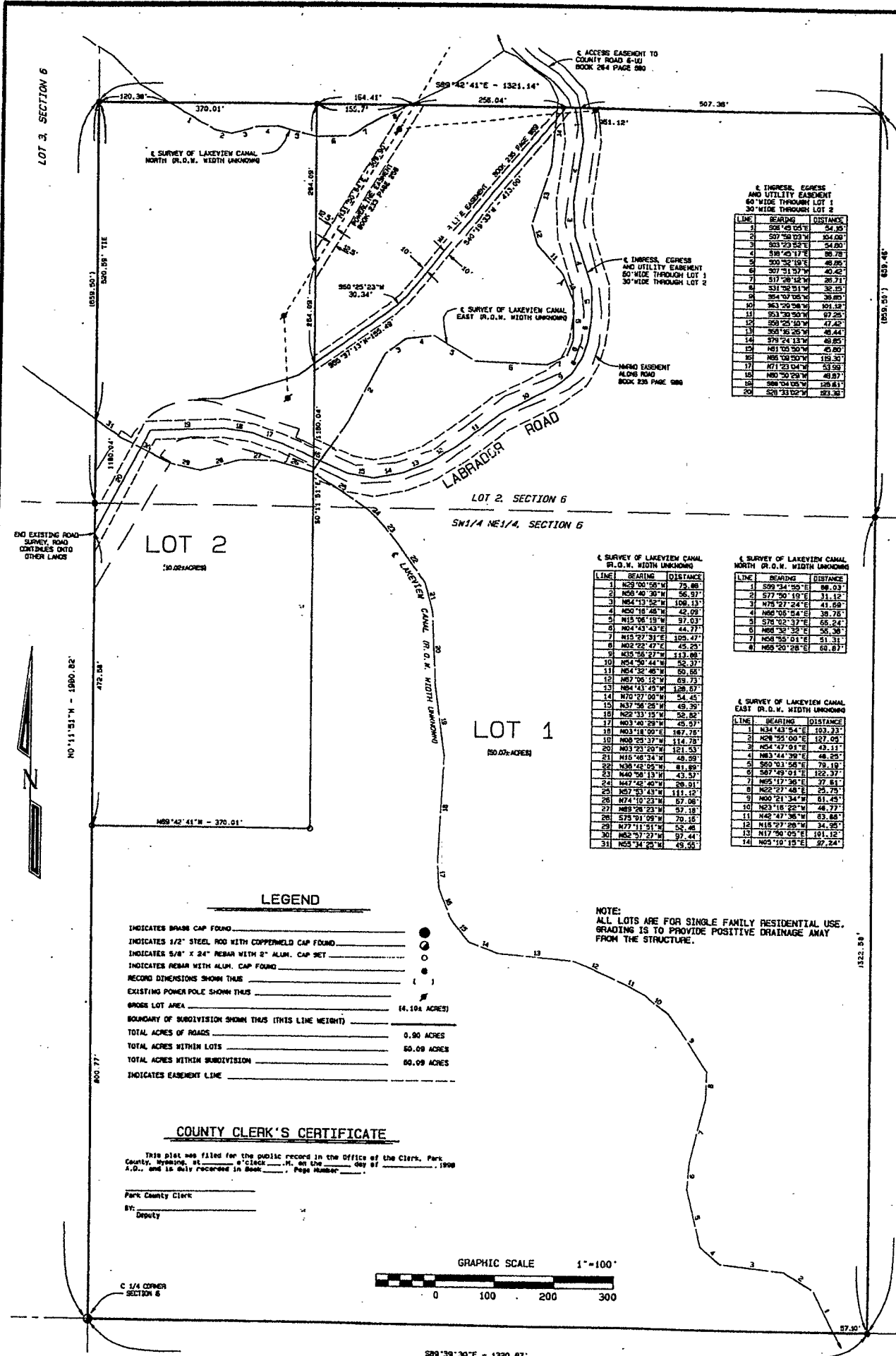
THIS PLAT IS HEREBY APPROVED AND THE SUBDIVISION PERMIT GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING, THIS 21st DAY OF August, 1998.

Charles J. ...
Marilyn ...

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 31st DAY OF August, 1998 AND FILED FOR RECORD AT 9:22am F-98 UNDER RECEPTION NUMBER 1998-10023

Karen Carter, Deputy
PARK COUNTY CLERK AND RECORDER



3. INGRESS, EGRESS AND UTILITY EASEMENT 60' WIDE THROUGH LOT 1 30' WIDE THROUGH LOT 2

LINE	BEARING	DISTANCE
1	S 88° 45' 05" E	54.85
2	S 87° 59' 03" W	104.60
3	S 83° 23' 26" E	54.85
4	S 18° 45' 17" E	58.78
5	S 90° 32' 18" E	48.85
6	S 87° 51' 07" W	40.42
7	S 17° 28' 25" W	28.71
8	S 31° 02' 51" W	32.15
9	S 84° 37' 05" W	38.85
10	S 83° 20' 58" W	101.18
11	S 53° 20' 50" W	97.28
12	S 89° 25' 10" W	47.42
13	S 85° 16' 25" W	48.44
14	S 79° 24' 13" W	48.85
15	S 81° 02' 50" W	48.85
16	N 86° 00' 00" W	115.32
17	N 71° 23' 04" W	53.98
18	N 80° 30' 29" W	48.87
19	N 88° 34' 25" W	28.81
20	S 28° 31' 02" W	273.32

4. SURVEY OF LAKEVIEW CANAL NORTH (R.O.W. WIDTH UNKNOWN)

LINE	BEARING	DISTANCE
1	N 29° 20' 58" W	79.88
2	N 82° 40' 39" W	56.37
3	N 84° 13' 52" W	106.13
4	N 80° 18' 48" W	42.09
5	N 15° 08' 19" W	37.03
6	N 84° 13' 52" W	44.77
7	N 15° 27' 31" E	105.47
8	N 82° 22' 47" E	45.29
9	N 82° 58' 47" E	113.88
10	N 84° 18' 44" W	52.37
11	N 84° 32' 48" W	50.55
12	N 87° 25' 12" W	63.73
13	N 84° 13' 52" W	128.62
14	N 17° 27' 09" W	54.45
15	N 17° 38' 25" W	49.39
16	N 82° 33' 15" W	52.82
17	N 83° 40' 28" W	49.57
18	N 83° 18' 00" E	187.75
19	N 88° 25' 37" W	114.78
20	N 83° 25' 20" W	121.53
21	N 15° 08' 19" W	48.89
22	N 88° 42' 05" W	81.89
23	N 80° 38' 13" W	43.57
24	N 47° 42' 40" W	28.01
25	N 87° 25' 12" W	111.12
26	N 74° 10' 23" W	57.08
27	N 88° 28' 23" W	57.18
28	S 75° 01' 09" W	70.15
29	N 77° 11' 51" W	55.85
30	N 82° 57' 27" W	37.41
31	N 85° 14' 22" W	49.55

5. SURVEY OF LAKEVIEW CANAL EAST (R.O.W. WIDTH UNKNOWN)

LINE	BEARING	DISTANCE
1	S 89° 34' 55" E	88.03
2	S 77° 50' 19" E	31.12
3	N 75° 27' 24" E	41.68
4	N 80° 05' 54" E	38.75
5	S 78° 32' 37" E	65.24
6	N 88° 32' 32" E	26.38
7	N 88° 50' 01" E	51.31
8	N 88° 20' 28" E	62.87

6. SURVEY OF LAKEVIEW CANAL EAST (R.O.W. WIDTH UNKNOWN)

LINE	BEARING	DISTANCE
1	N 34° 43' 54" E	123.33
2	N 28° 55' 00" E	127.05
3	N 54° 47' 01" W	42.11
4	N 83° 44' 29" E	48.25
5	S 80° 01' 56" E	79.19
6	S 87° 49' 01" E	122.37
7	N 85° 17' 26" E	37.81
8	N 85° 14' 48" E	25.75
9	N 80° 21' 34" W	61.45
10	N 83° 18' 22" W	46.77
11	N 48° 47' 58" W	83.88
12	N 15° 27' 28" W	34.58
13	N 17° 58' 05" E	101.12
14	N 85° 10' 18" E	87.24

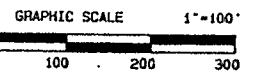
LEGEND

- INDICATES BRASS CAP FOUND
- INDICATES 1/2" STEEL ROD WITH COPPERFIELD CAP FOUND
- INDICATES 5/8" X 24" REBAR WITH 2" ALUM. CAP SET
- INDICATES REBAR WITH ALUM. CAP FOUND
- RECORD DIMENSIONS SHOWN THIS
- EXISTING POWER POLE SHOWN THIS
- GROSS LOT AREA (14.104 ACRES)
- BOUNDARY OF SUBDIVISION SHOWN THIS (THIS LINE WEIGHT)
- TOTAL ACRES OF ROADS 0.90 ACRES
- TOTAL ACRES WITHIN LOTS 60.09 ACRES
- TOTAL ACRES WITHIN SUBDIVISION 60.09 ACRES
- INDICATES EASEMENT LINE

COUNTY CLERK'S CERTIFICATE

This plat was filed for the public record in the Office of the Clerk, Park County, Wyoming, on this 21st day of August, 1998, and is duly recorded in Book _____, Page Number _____.

Park County Clerk
By: Deputy



S 89° 39' 30" E - 130.87'