

TO BE SHOWN ON PLAT

1	88°58'00" E	362.71 FT
2	72°25'00" E	171.39 FT
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100	88°58'00" E	362.71 FT

- LEGEND**
- SUBDIVISION BOUNDARY LINES _____
 - SUBDIVISION LOT LINES _____
 - EASUM PROPERTY _____
 - RIGHT OF WAY _____
 - TRACY LINES _____
 - THREAD OF SHOSHONE RIVER _____
 - SET 2 1/4 INCH ALLUM. PIPE WITH 3 INCH ALUMINUM CAP _____
 - SET 1/4 INCH REBAR WITH ALUMINUM CAP _____
 - FOUND STONE MONUMENT _____
 - FOUND IRON PIPE _____

- 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.
- 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.
- 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, here 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 proceedings, instituted 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.
- 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.
- 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.

- NOTES**
- Subdivision area = 36.1 acres
 - Access to subdivision lots shall be a single approach of less than 11-1/2 centered on the lot line common to lots 1 & 2
 - Boundary lines for this survey is N89°45'22"E, along the south line of tract 75-27
 - NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED
 - NO PROPOSED DOMESTIC WATER SOURCE

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.

Alan K. Higgins
Chairman

Attest:
Karen Carter Date: September 16, 2005
Park County Planning and Zoning Commission Secretary

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 12 day of September, 2006

Jim A. French
Chairman

Attest:
Karen Carter Date: September 13, 2005
Park County Clerk

CERTIFICATE OF DEDICATION

Know all persons by these presents: That Cody A. Easum, is the owner of that portion of land in Lot 75-W and Lot 75-V, Resurvey T.86N., R.96W., 8th P.M., in Park County Wyoming and the boundaries of EASUM SS-57 are more particularly described as follows:

Beginning at the northeast corner of Lot 75-V; thence S00°11'15"E along the east line of said Lot 75-V a distance of 568.52 FT to the centerline of Park County Lane 17 1/2; thence S27°19'59"W along said road centerline a distance of 238.19 FT; thence along a curve to the right a distance of 500.83 FT, said curve having a radius of 818 FT and a deflection angle of 98°20'40"; thence along a curve to the right a distance of 782.39 FT, said curve having a radius of 1808 FT and a deflection angle of 23°14'21"; thence N89°59'58"W a distance of 226.11 FT; thence leaving said road centerline S00°09'58"E a distance of 36.32 FT to the northwest corner of Lot 75-EE; thence S89°54'52"W along the north line of Lots 75-DD, 75-CC and 75-BB a distance of 1106.93 FT to the southwest corner of Lot 75-W; thence N00°00'00"W along the west line of said Lot 75-W a distance of 537.11 FT to the thread of the Shoshone River; thence N85°54'39"E along the thread of Shoshone River a distance of 363.71 FT; thence S73°08'41"E a distance of 176.78 FT; thence S68°05'20"E a distance of 418.49 FT; thence S54°13'06"E a distance of 146.54; thence S53°03'51"E a distance of 183.81 FT; thence S71°02'29"E a distance of 191.70 FT; thence S90°05'54"E a distance of 278.70 FT; thence N48°45'29"E a distance of 168.88 FT; thence N63°32'21"E a distance of 252.34 FT; thence N47°04'01"E a distance of 118.87 FT; thence N10°44'37"E a distance of 86.68 FT; thence N50°37'06"E a distance of 84.91; thence N19°24'32"W a distance of 252.59 FT; thence N08°27'32"W a distance of 370.61 to the north line of said Lot 75-V; thence leaving said thread of river N08°04'18"E along said north line of Lot 75-V a distance of 338.06 FT to the POINT OF BEGINNING, containing 36.10 gross acres, more or less. The river boundary is riparian in nature and is subject to the laws controlling such boundaries. This said boundary will move with the movement of the river.

In Park County, Wyoming, under the name and style of "Easum SS-57", have sold out, platted, and subdivided same as shown on this plat, and by these presents do hereby dedicate to the County of Park, State of Wyoming for the use by the public, the right-of-way and other public areas as shown hereon for use as such and hereby dedicate those portions of land labeled as utility and irrigation easements to the County of Park for use by utility and irrigation companies in the installation and maintenance of utility lines and facilities. It is understood that dedication of public right-of-way for streets and roads does not necessarily result in acceptance of roads constructed therefor maintenance by the County of Park.

The above subdivision as appears on this plat, is with the free consent, and in accordance with the desires of the undersigned owner and proprietor.

AGREEMENT AND APPROVAL: In consideration of the Board of Park County Commissioners' determination of this division of land as a "Subdivision" and "Subdivided Land" as shown hereon:

The undersigned 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 the undersigned 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 the land survey plat and/or other information which the undersigned have submitted in connection with this request.

The undersigned hereby further acknowledged and state under oath that they are the owners of the property described hereon.

The undersigned hereby further agree that this plat when recorded in the office of the Park County Clerk and Recorder establish vested property rights.

The undersigned hereby agree to abide by the conditions and stipulations contained hereon.

In witness whereof, the said owner Cody A. Easum, has caused his name to hereon be subscribed this 22 day of September, 2006.

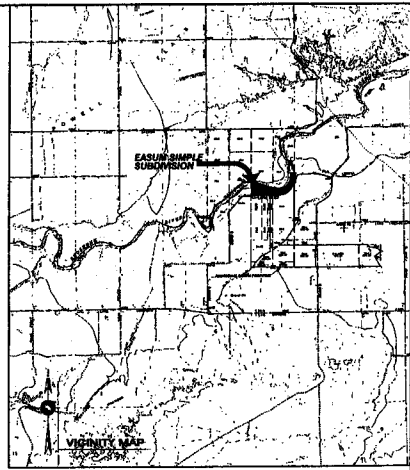
Cody A. Easum
Cody A. Easum

ACKNOWLEDGMENT:
STATE OF WYOMING)
COUNTY OF PARK) SS

The foregoing owner's certificate was acknowledged before me this 22 day of September, 2006 by Cody A. Easum

Witness my hand and official seal:

(seal)
[Signature]
Notary Public
My commission expires: 11-08



SURVEYOR'S CERTIFICATE

I, J. Harvey Copeland, being a registered land surveyor in the State of Wyoming, do hereby certify that this plat and survey of EASUM SS-57 was made by me and under my supervision between 11 September 2002 and 10 September 2005, and that both are accurate to the best of my knowledge and in compliance with all State and County statutory provisions and regulations, and that the survey closes to an accuracy of one part in five thousand or better.



Wyoming L.S. Registration No.: 2451

RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Park County Clerk and Recorder on this 22 day of September, 2006 and filed for record at 3:52 PM under reception number 2006-7282-1-59

Christie Cole Dept. (seal)
Park County Clerk and Recorder

Becca Civil Engineering
Cody, Wyoming
307-327-0818
SEPTEMBER 2006

FINAL PLAT SHOWING

EASUM SS-87

WITHIN
LOT 75-V AND LOT 75-W
RESURVEY T.86N., R.96W., 8th P.M.
Park County, Wyoming