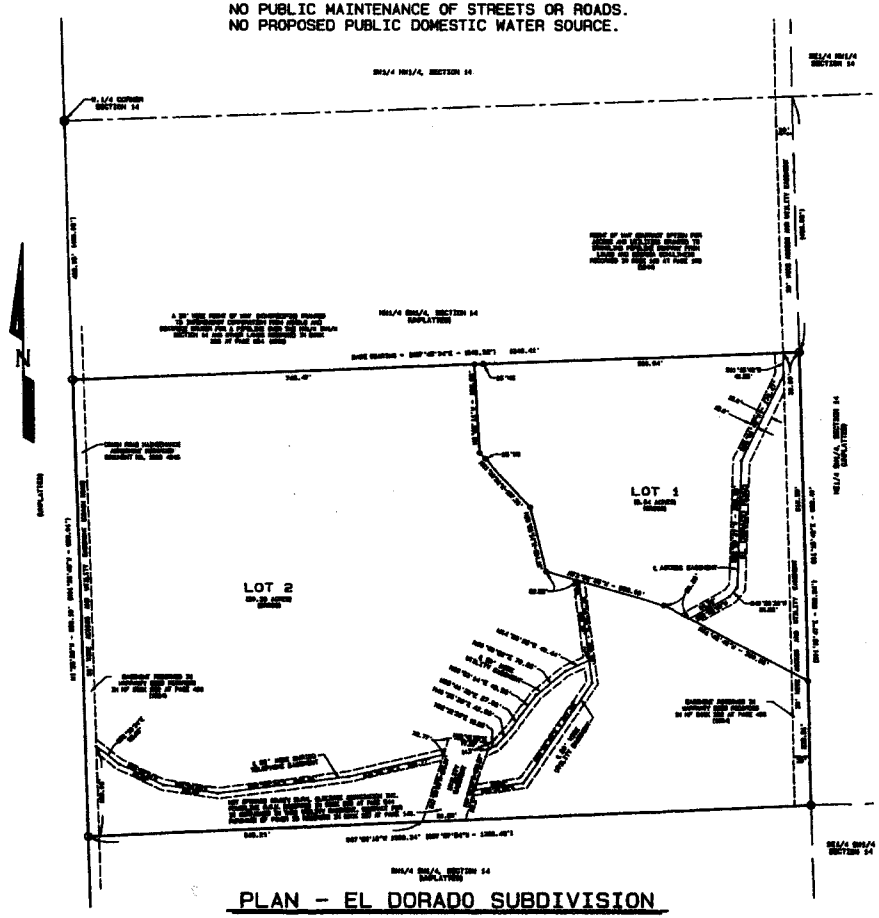
NO PUBLIC SEWAGE DISPOSAL SYSTEM PROPOSED.
NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
NO PROPOSED PUBLIC DOMESTIC WATER SOURCE.



PLAN - EL DORADO SUBDIVISION

GRAPHIC SCALE 1"=100'

0 100 200 300

LEGEND

SURVEYOR'S CERTIFICATE

BOARD OF COUNTY COMMISSIONERS APPROVAL AND SUBDIVISION PERMIT

RECORDER'S ACCEPTANCE

PLATTING CONDITIONS FOR EL DORADO SUBDIVISION

1. RIGHT-OF-WAY. The right-of-ways for access and egress for service and emergency vehicles to private road, portion, on, and through and and all private roads and drives within the El Dorado Subdivision are of perpetual duration.

2. DRIVEWAYS. The private driveway grades are in excess of 10% in places. The driveways are to be maintained by the lot owners.

3. EROSION CONTROL. All cuts caused 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 cuts, slopes, and banks shall be revegetated to maintain a slope not exceeding 3 feet (3) horizontal to 1 foot (1) vertical length to any part of such slope. A revegetative cover shall be established on the surface shall be treated in asphalt or gravel to help prevent erosion.

4. ROADS AND STREETS. All signage, if needed, shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). All roads are constructed and have an on all weather driving surface consisting of native materials.

5. 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.

6. REVISIONS AND/OR AMENDMENT. The conditions, restrictions, stipulations, and easements herein shall not be waived, abandoned, terminated, nor altered except by resolution written consent of the property owners, and consent of the Board of County Commissioners.

7. ENFORCEMENT. In case of any violation of the provisions herein, 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 construction 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. Counties by the Board of County Commissioners to pursue and enforce these rights shall not be deemed a waiver of the right of enforcement at some, even though such omission may be of long duration.

8. SALE OF LOTS BY SUBDIVIDER WITHDRAWING APPROVAL. Lot 1 shall not be conveyed until and unless the Subdivider has complied with the provisions of Section 18-5-306 (3) (a) (ii) C.R.S. 1973 as amended, with respect to the installation of improvements to serve Lot 1.

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

10. FUTURE SUBDIVISIONS. No further subdivision of the subject lots, parcels, or other units of land shall occur unless the number of lots, parcels, or other units of land within such subdivision will be permitted without conflicting with the Park County Subdivision Regulations and Design Standards. Further subdividing will necessitate submitting a new Preliminary Plat and Final Plat application for review by the Park County Planning Commission, Surveyor, Sanitarian, Engineer, Road and Bridge Supervisor, and Emergency Services Coordinator. Further subdividing will necessitate meeting all then current requirements of the Park County Subdivision Regulations and State Statutes. Any additions to or relocation of the existing structures shall be reviewed for accuracy or issued by the County Engineer and Fire Marshall.

11. ROAD CONSTRUCTION AND ACCEPTANCE. The County shall not accept the maintenance of any road and bridge within the boundaries of the El Dorado Subdivision until and unless the road or bridge meets all County road and bridge specifications and all requirements of the Board of the State of Wyoming as refined in the laws of the State of Wyoming. Park County and the Park County Board of County Commissioners, in the event a petition for acceptance is filed with the Park County Board of County Commissioners, the County Commissioners shall have sole authority to determine whether or not to accept maintenance.

12. GRADING. Runoff from the site after construction shall not significantly exceed the level of runoff which occurred prior to construction.

13. 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 control dust and minimize its adverse effects.

14. 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.

15. UTILITIES. All new utilities are to be buried.

AGREEMENT AND APPROVAL

In consideration of the Park Board of County Commissioners' determination of this division of land as a "subdivision" and "subdivided land" as noted herein:

We hereby waive all claims against Park County for damage or loss to our personal and/or property which may be caused by Park County in any action taken by said Commissioners with and all errors, omissions, or omissions in this land survey plat and/or owners information as shown hereon and as submitted in connection herewith.

We hereby further acknowledge and state under oath that we are the legal owner of the property described hereon.

We hereby further agree that this plat once 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 parties, Nichols Beforland and Betty Jean Beforland, Trustees of the Beforland Family Trust dated December 5, 1990 have executed this ____ day of October, 1998 at Cody, Wyoming.

Nichols Beforland, Trustee — Betty Jean Beforland, Trustee

ACKNOWLEDGEMENT

STATE OF WYOMING)
) ss
County of Park)

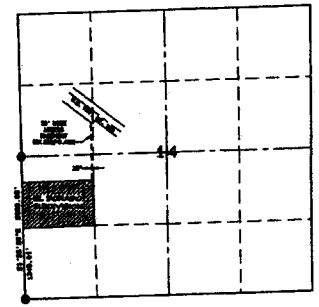
The foregoing instrument was acknowledged before me this 8th day of October, 1998 by Nichols Beforland and Betty Jean Beforland.

Witness my hand and official seal:

Notary Public

My commission expires: 9-26-2000

T.48 N., R.100 W.
(RESURVEY)



VICINITY MAP

SCALE 1" = 2000'

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT NICHOLS BEFORLAND AND BETTY JEAN BEFORLAND, TRUSTEES OF THE NICHOLS BEFORLAND AND BETTY JEAN BEFORLAND REVOCABLE TRUST DATED DECEMBER 5, 1990, BEING THE OWNERS OF THE LAND DESCRIBED IN THE CAPTION HEREON, HAVE

A TRACT OF LAND LOCATED WITHIN THE NW1/4SW1/4, SECTION 14, TOWNSHIP 7, 48 N., R. 100 W., 6TH P.M., PARK COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 14; THENCE N. 00°16'48" E. 1320.57 FEET ALONG THE WEST LINE OF SAID SECTION 14 FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF SAID SECTION 14 FOR A DISTANCE OF 1320.57 FEET TO THE NORTHWEST CORNER OF SAID SECTION 14; THENCE S. 89°58'48" E. 1320.57 FEET ALONG THE NORTH LINE OF SAID SECTION 14; THENCE S. 00°16'48" W. 1320.57 FEET; THENCE N. 89°58'48" W. 1320.57 FEET TO THE POINT OF BEGINNING, CONTAINING 39.98 ACRES MORE OR LESS.

AND HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS EL DORADO SUBDIVISION, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS AND EASEMENTS SHOWN ON THIS PLAT AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OF PARK, WYOMING, WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF THE ROADS AND EASEMENTS DEDICATED HEREON.

IN WITNESS WHEREOF, THE NICHOLS BEFORLAND AND BETTY JEAN BEFORLAND, TRUSTEES OF THE NICHOLS BEFORLAND AND BETTY JEAN BEFORLAND REVOCABLE TRUST DATED DECEMBER 5, 1990 HAVE EXECUTED THIS INSTRUMENT THIS 8th DAY OF October, 1998.

Nichols Beforland, Trustee — Betty Jean Beforland, Trustee

ACKNOWLEDGEMENT:

STATE OF WYOMING)
) ss
COUNTY OF PARK)

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF October, 1998 BY NICHOLS BEFORLAND AND BETTY JEAN BEFORLAND.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-26-2000

FINAL PLAT SHOWING

EL DORADO SUBDIVISION

-IN-

NW1/4 SW1/4, SECTION 14, T.48 N., R.100 W. 6th P.M.
(RESURVEY) PARK COUNTY, WYOMING

HOLM, BLOUGH AND COMPANY
Consulting Engineers & Land Surveyors
P.O. Box 1758
Cody, Wyoming 82414

SEPTEMBER, 1998