



LEGEND

- RECORD CORNER. FOUND RECORD ALUMINUM CAP PER FIROR SUBDIVISION PLAT EXCEPT AS NOTED.
- SET 2" DIAMETER ALUMINUM CAP ON 5/8" DIAMETER STEEL BAR.
- COMPUTED CENTER LINE INTERSECTION POINT. NO MONUMENT SET.
- FOUND STONE PER FIROR SUBDIVISION PLAT.
- () RECORD DATA IN PARENTHESES

NOTES

1. NO PROPOSED DOMESTIC WATER SOURCE.
2. NO PROPOSED PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM.
3. FOUND RECORD WITNESS CORNER MONUMENT N09°49'22"W, 66.60' FROM LOT CORNER.
4. FOUND RECORD WITNESS CORNER MONUMENT N00°22'19"W, 62.50' FROM LOT CORNER.
5. THE BASIS OF BEARING IS N88°11'26"W ON THE SOUTH LINE OF LOT 1 OF THE FIROR SUBDIVISION AS PLATTED.
6. THE BASE FLOOD ELEVATION OF SUNLIGHT CREEK AT THE NORTHEAST CORNER OF THIS SUBDIVISION IS 6120 FEET MSL ESTIMATED FROM NFIP FBIM COMMUNITY PANEL NUMBER 560085 0009 B, REVISED AUGUST 31, 1982, AND CORRELATED WITH USDI-GS 7.5 MINUTE SERIES QUADRANGLE MAP "DILLWORTH BENCH, WYOMING", 1987 PROVISIONAL EDITION.
7. THE SOUTHERLY 30 FEET OF THE ADJOINING COUNTY ROAD RIGHT-OF-WAY IS INCLUDED WITHIN THE PLAT OF THE FIROR SUBDIVISION AND IS UNAFFECTED BY THIS PLAT.
8. UNSURVEYED EASEMENT TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DESCRIBED IN THAT INSTRUMENT RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER, BOOK 347 AT PAGE 126. APPROXIMATE LOCATION AS MEASURED THIS SURVEY RUNS 5' EASTERLY OF CENTER LINE OF EXISTING ACCESS ROAD EXCEPT AT NORTHERLY AND SOUTHERLY ENDS.

EASEMENT CENTER LINE SURVEY DATA

SEG	BEARING	DISTANCE	EASEMENT TYPE
1	S18°04'35"E	22.81'	ACCESS
2	S34°28'19"E	60.68'	ACCESS
3	S18°33'17"E	40.82'	ACCESS
4	S09°34'22"E	98.62'	ACCESS
5	S02°59'48"E	18.07'	ACCESS
6	S05°58'00"W	70.91'	ACCESS
7	S17°08'30"E	29.41'	ACCESS
8	S42°37'58"E	25.41'	ACCESS
9	S64°28'02"E	70.91'	ACCESS AND WATER LINE
10	S48°05'57"E	43.83'	ACCESS AND WATER LINE
11	S20°35'51"E	18.30'	WATER LINE
12	S22°33'23"W	31.71'	WATER LINE
13	S32°18'25"E	51.35'	WATER LINE
14	S20°40'53"E	101.80'	WATER LINE
15	S21°59'45"E	100.55'	WATER LINE
16	S06°42'08"E	36.92'	WATER LINE
17	N79°28'17"E	57.77'	WATER LINE

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF PARK } SS.
 I, KEVIN D. JONES, OF CODY, WYOMING, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY CERTIFY THAT THIS PLAT OF "FIROR II SUBDIVISION" WAS PREPARED FROM NOTES TAKEN DURING ACTUAL SURVEYS PERFORMED UNDER MY SUPERVISION FROM APRIL 1995 THROUGH JUNE 1995 AND THAT IT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND COUNTY STATUTORY PROVISIONS AND REGULATIONS.



THE FOREGOING CERTIFICATE OF SURVEYOR WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF July, 1995, BY KEVIN D. JONES. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: November 11, 1998

Dorothy H. Reed
 Notary Public

SUBDIVISION PLATTING CONDITIONS

1. 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 HERINAFTER ESTABLISHED.
2. 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.
3. 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).
4. 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.
5. CONDITIONS RUN WITH THE LAND. THE CONDITIONS HEREIN SET FORTH ARE BINDING UPON ALL OWNERS AND RESPECTIVE SUCCESSORS-IN-INTEREST AND RUN WITH THE LAND.
6. REVISION AND/OR AMENDMENT. THE CONDITIONS, RESTRICTIONS, STIPULATIONS, AGREEMENTS, AND COVENANTS HEREON SHALL NOT BE WAIVED, ABANDONED, TERMINATED, NOR AMENDED EXCEPT BY UNANIMOUS WRITTEN CONSENT OF THE PROPERTY OWNERS, AND CONSENT OF THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS.
7. ENFORCEMENT. IN CASE OF ANY VIOLATION OF THE PROVISIONS HEREON, THE PARK COUNTY 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 MAINTENANCE OF ANY BUILDING, STRUCTURE, OR ITEM IN VIOLATION OF ANY OF THE PROVISIONS HEREOF, MAY HAVE SUCH BUILDING, STRUCTURE, OR ITEM REMOVED BY PROPER LEGAL PROCEDURE. INACTION BY THE PARK COUNTY 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 INACTION MAY BE OF LONG DURATION.
8. VACATION. THIS SUBDIVISION MAY BE VACATED OR PARTIALLY VACATED PURSUANT TO APPLICABLE STATE LAW OR COUNTY RULES AND REGULATIONS.
9. FUTURE SUBDIVISION. NO FURTHER SUBDIVISION OF THE SUBDIVISION 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.
10. ROAD CONSTRUCTION AND ACCEPTANCE. THE COUNTY SHALL NOT ACCEPT THE MAINTENANCE OF ANY ROAD OR BRIDGE WITHIN THE BOUNDARIES OF THIS 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 COUNTY BOARD OF COUNTY COMMISSIONERS. THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE SOLE AUTHORITY TO DETERMINE WHETHER OR NOT TO ACCEPT MAINTENANCE. NOTHING SHALL REQUIRE THE BOARD OF COUNTY COMMISSIONERS TO ASSUME MAINTENANCE.
11. DRAINAGE. RUNOFF FROM THE SITE AFTER CONSTRUCTION SHALL NOT EXCEED THE HISTORICAL RATE OF RUNOFF PRIOR TO CONSTRUCTION. ANY RUNOFF IN EXCESS OF PRE-CONSTRUCTION LEVELS SHALL BE DETAINED ON-SITE AND RELEASED SO NOT TO EXCEED PRE-CONSTRUCTION RATES, INFILTRATED OR EVAPORATED.
12. 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.
13. SEVERABILITY. INVALIDATION OF ANY OF THE CONDITIONS OR AGREEMENTS NOTED HEREON BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS HEREOF, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER THIS 15th DAY OF August, 1995, AND FILED FOR RECORD IN BOOK OR PLAT CABINET F AT PAGE 129 AS RECEPTION NUMBER 352149

MARIE FONTAINE, PARK COUNTY CLERK AND RECORDER

CERTIFICATE OF OWNER

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED AS FOLLOWS:

LOT 1 OF THE FIROR SUBDIVISION, AS SAID SUBDIVISION IS PLATTED AND FILED IN THE OFFICE OF THE PARK COUNTY (WYOMING) CLERK AND RECORDER AS RECEPTION NUMBER 179763, CONTAINING 13.83 ACRES, MORE OR LESS;

THAT WE HEREBY VACATE THE ABOVE DESCRIBED SUBDIVISION LOT, AND IN ITS PLACE HAVE Laid OUT, PLATTED, AND SUBDIVIDED SAME INTO LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "FIROR II SUBDIVISION"; THAT WE HEREBY DEDICATE THOSE EASEMENTS LABELED HEREON TO THE USES BY THE PERSONS OR COMPANIES SO NOTED; THAT DEDICATION OF THE SOUTHERLY 30 FEET OF THE ADJOINING ROADWAY, PREVIOUSLY KNOWN AS PARK COUNTY ROAD NO. 52-A AND CURRENTLY KNOWN AS PARK COUNTY ROAD 700, WAS MADE TO THE GENERAL PUBLIC ON THE PLAT OF SAID FIROR SUBDIVISION, IS UNAFFECTED BY THIS PLAT, AND IS UNDERSTOOD TO HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OF PARK; THAT THE SUBDIVISION OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT SAID LANDS ARE SUBJECT TO ANY COVENANTS, EASEMENTS, RIGHT-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD; AND, THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

FURTHER, WE CERTIFY THAT 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:

1. WE HEREBY WAIVE ALL CLAIMS AGAINST PARK COUNTY FOR DAMAGE OR LOSS TO OUR PERSONS AND/OR PROPERTY WHICH MAY BE CAUSED BY SUCH DETERMINATION;
2. 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 ON THIS PLAT AND/OR OTHER INFORMATION WHICH WE HAVE SUBMITTED IN CONNECTION WITH THIS REQUEST;
3. WE HEREBY AGREE THAT THIS PLAT ESTABLISHES VESTED PROPERTY RIGHTS WHEN RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER; AND,
4. WE HEREBY AGREE TO ABIDE BY THE CONDITIONS AND STIPULATIONS CONTAINED HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THEIR NAMES TO HEREON BE SUBSCRIBED THIS 28th DAY OF July, 1995.

Richard W. Heasler
 RICHARD W. HEASLER
Glady's L. Heasler
 GLADYS L. HEASLER
Daniel G. Reed
 DANIEL G. REED
Dorothy H. Reed
 DOROTHY H. REED

STATE OF WYOMING }
 COUNTY OF PARK } SS.

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF July, 1995, BY RICHARD W. HEASLER AND GLADYS L. HEASLER, HUSBAND AND WIFE. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: November 19, 1998

Dorothy Ann Blakeley
 DOROTHY ANN BLAKELEY
 NOTARY PUBLIC



STATE OF CALIFORNIA }
 COUNTY OF SACRAMENTO } SS.

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF July, 1995, BY DANIEL G. REED AND DOROTHY H. REED, HUSBAND AND WIFE. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 30 August 1995

Rita C. Larson
 RITA C. LARSON
 NOTARY PUBLIC



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 15th DAY OF August, 1995.

BY *John H. Stinninger* CHAIRMAN ATTEST: *Marie Fontaine* COUNTY CLERK

FIROR II SUBDIVISION

FORMERLY IDENTIFIED AS
 LOT 1, FIROR SUBDIVISION
 LOCATED IN
 H.E.S. NO. 86,
 RESURVEY T.55N., R.105W. OF THE 6TH P.M.,
 PARK COUNTY, WYOMING

PLANNING COORDINATOR'S RECOMMENDATION

THE PARK COUNTY PLANNING COORDINATOR HAS DETERMINED THAT THIS IS A SIMPLE DESIGN WITH NO APPARENT IMPACTS AND WITH MINIMAL CHANGES AND HEREBY RECOMMENDS THIS PLAT FOR APPROVAL THIS 14th DAY OF August, 1995.

Michelle Jones
 PARK COUNTY PLANNING COORDINATOR

THE FOREGOING CERTIFICATE OF SURVEYOR WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF July, 1995, BY KEVIN D. JONES. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: November 11, 1998

Dorothy H. Reed
 Notary Public

MARIE FONTAINE, PARK COUNTY CLERK AND RECORDER

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