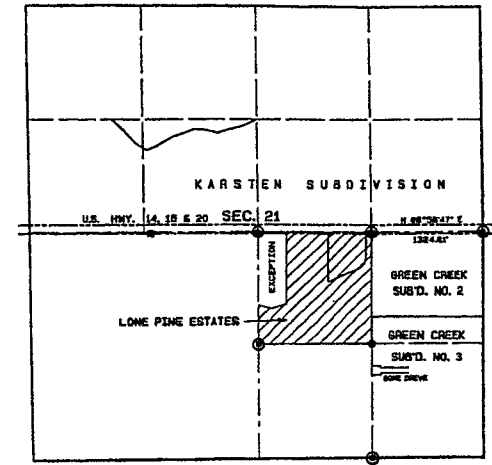


NO PUBLIC SEWAGE DISPOSAL SYSTEM PROPOSED  
 NO PUBLIC MAINTENANCE OF STREETS OR ROADS  
 NO PROPOSED DOMESTIC WATER SOURCE

T. 52 N., R. 105 W.  
 (ORIGINAL SURVEY)

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.
- 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. Vegetative cover shall be maintained at 30% basal and 50% crown coverage except within areas utilized by livestock where lesser vegetative cover may be maintained. However, any gully, erosion, or channelization caused by or appearing to have been caused by the use of any lot by livestock or roads shall be caused for the lot owner to implement, within seven (7) days from the time of identification by the property owner, Park County Planning Department, or Board of Park County Commissioners, action to eliminate said gully, erosion, or channelization.
- 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 in compliance with the Park County Subdivision Regulations and any design specifications included herein.
- 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, amended, 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 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 procedure. Inaction 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 inaction 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.
- FEE-PAYING MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION. Fee-paying membership in a property owners' association, district, or other common entity shall be required of all lot purchasers. Further, there shall be provisions in the documents setting up said association, district, or other entity which shall assure a payment of fees in an amount which is adequate to accomplish the maintenance of common roads and facilities in a safe manner. Such association, district, or other common entity shall be empowered, authorized, and required to perform such maintenance.
- ROAD CONSTRUCTION AND ACCEPTANCE. The County shall not accept the maintenance of any road and bridge within the boundaries of Lone Pine 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. Nothing shall require the Board of County Commissioners to assume 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.
- HILLSIDE DEVELOPMENT. No new structures, additions to existing structures, roads or driveways shall be constructed and no earthwork shall be performed within the area identified as "Hillside and Upper Bench" in the Planned Unit Development agreement recorded in Book 273 Page 238 without the consent of the Park County Board of County Commissioners. Said consent shall be in writing and shall bear the signatures of a majority of the members of the Board of County Commissioners.
- CONSTRUCTION STANDARDS. All construction shall be on-site and shall be in accordance with the Uniform Building Code. No manufactured, modular or mobile homes/structures shall be permitted. All new construction shall be sided with natural materials. Natural materials shall be limited to unfinished or sash-tone-finished wood, wood products, rock, or stone, or earthen brick.
- FIRE PROTECTION. All newly constructed habitable buildings are hereby required to install a residential sprinkler system meeting National Fire Protection Association Standard 13 or better. "Newly Constructed" shall include all habitable buildings for which a permit is issued and construction begins after the date of approval of this Subdivision Plat by the Board of County Commissioners.
- PLANNED UNIT DEVELOPMENT AGREEMENT: All property owners shall maintain their properties in compliance with the Planned Unit Development Agreement recorded in Book 273 at Page 238 in the Office of the Park County Clerk and Recorder, as well as, with any and all amendments thereto.



CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT CECIL A. LEGG AND RUTH S. LEGG, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

NW1/4SE1/4 OF SECTION 21, T. 52 N., R. 105 W., 6TH P.M. PARK COUNTY, WYOMING EXCEPTING THEREFROM THAT PART OF THE NW1/4SE1/4 AND THE NE1/4SW1/4 OF SAID SECTION 21 CONVEYED TO DOROTHY M. LEGG IN WGRD FILM BOOK 228 ON PAGE 74 IN THE DEED RECORDS OF THE PARK COUNTY CLERK AND RECORDER, SAID PART BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED N. 100° E. A DISTANCE OF 189 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 21, SAID POINT BEING THE SAME POINT OF BEGINNING FOR A PARCEL OF LAND CONVEYED TO DOROTHY M. LEGG AS RECORDED IN BOOK 338, PAGE 140 OF THE PARK COUNTY CLERK'S RECORDS; THENCE N. 0°28'30" E., ALONG THE EAST LINE OF SAID PARCEL FOR 681.58 FEET (N. 0°50' E., 860 FEET AS RECORDED IN ABOVE REFERENCED BOOK 338) TO THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 14-16-20, WHICH POINT IS MARKED BY A FOUND 3/4" IRON PIPE; THENCE CONTINUING N. 0°25'30" E., FOR 17.80 FEET TO THE NORTH LINE OF SAID NW1/4SE1/4; THENCE N. 89°58'40" W., ALONG THE NORTH LINE OF SAID NW1/4SE1/4, FOR 349.78 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N. 89°51'00" W., ALONG THE NORTH LINE OF SAID NE1/4SW1/4, FOR 134.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO M. GLENN AND ALICE E. FALES AS RECORDED IN M.F. BOOK 57, PAGE 47 OF THE PARK COUNTY CLERK'S RECORDS; THENCE S. 0°11'00" E., ALONG THE EAST LINE OF SAID FALES PARCEL, FOR 16.83 FEET TO THE SOUTH RIGHT OF WAY OF SAID HIGHWAY 14-16-20; THENCE CONTINUING S. 0°11'00" E., ALONG THE EAST LINE OF SAID FALES PARCEL FOR 676.04 FEET TO THE SOUTHEAST CORNER THEREOF, WHICH IS MARKED BY A FOUND 1 INCH IRON PIPE; THENCE CONTINUING S. 0°11'00" E., FOR 147.49 FEET; THENCE S. 79°38'00" E., FOR 89.83 FEET; THENCE S. 89°33'45" E., FOR 14.57 FEET; THENCE S. 74°59'00" E., FOR 156.58 FEET; THENCE N. 74°28'00" E., FOR 87.86 FEET TO A LINE EXTENDED S. 0°25'30" W. FROM THE POINT OF BEGINNING; THENCE N. 0°25'30" E., FOR 149.49 FEET TO THE POINT OF BEGINNING.

IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF "LONE PINE ESTATES" SUBDIVISION, HAVE LAD 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 RIGHTS-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.

IN WITNESS WHEREOF, THE SAID OWNERS, CECIL A. LEGG AND RUTH S. LEGG HAVE CAUSED THEIR NAMES TO BE SUBSCRIBED THIS 25th DAY OF MARCH 1996.

*Cecil A. Legg*      *Ruth S. Legg*  
 CECIL A. LEGG      RUTH S. LEGG  
 OWNER      OWNER

ACKNOWLEDGMENT:  
 STATE OF WYOMING } SS  
 COUNTY OF PARK }

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF MARCH, 1996 BY CECIL A. LEGG AND RUTH S. LEGG.

WITNESS MY HAND AND OFFICIAL SEAL:  
*Mary C. Wienw*  
 MARY C. WIENW  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: September 26, 1996

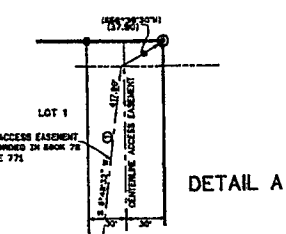
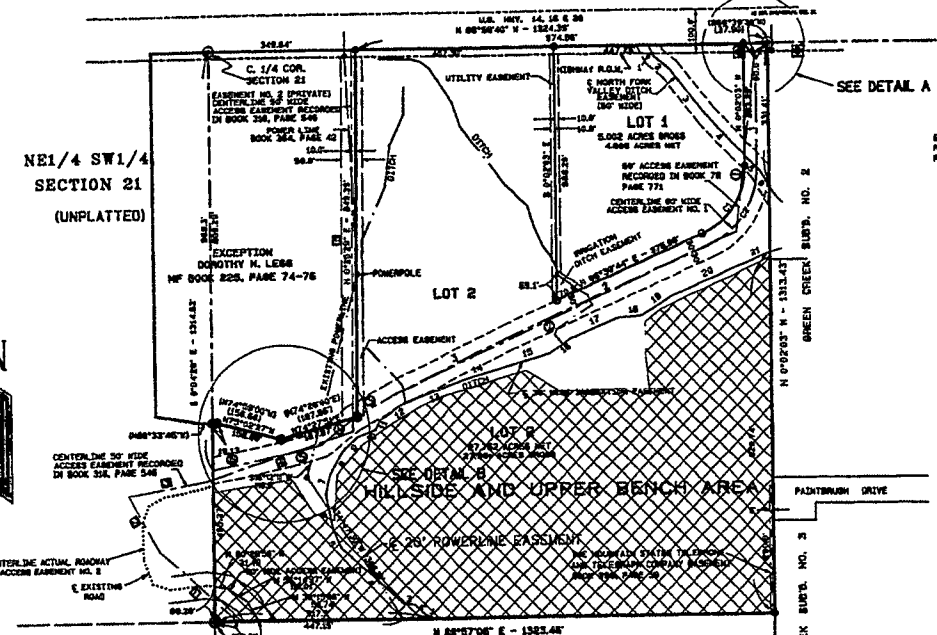
PLAT SHOWING

LONE PINE ESTATES

BEING PART OF NW1/4 SE1/4 SECTION 21, T.52 N.,R.105 W. OF THE 6th P.M., (ORIGINAL SURVEY) PARK COUNTY, WYOMING



HOLM, BLOUGH AND COMPANY  
 Consulting Engineers & Land Surveyors  
 121 E. 1st Ave.  
 P.O. Box 1740  
 Cod. - W. reg. 82414



CENTERLINE NORTH FORK FORK VALLEY DITCH EASEMENT

LINE NO.	BEARING	DISTANCE
1	S27°24'23"E	30.28
2	S69°57'08"E	49.38
3	S86°28'34"E	136.28
4	S43°08'10"E	104.88
5	S45°28'20"E	78.28
6	S31°44'48"E	41.63

CENTERLINE EASEMENT NO. 1 (60' WIDE) RECORD EASEMENT AS RECORDED IN BOOK 78 PAGE 771 (ROTATED TO MATCH PLAT BEARING BASE)

LINE	BEARING	DISTANCE
1	S20°43'32"W	47.83
2	S22°43'32"W	80.00
3	S40°47'32"W	100.00
4	S33°13'32"W	87.80
5	S39°43'32"W	81.89
6	S78°43'32"W	81.89

CENTERLINE IRRIGATION DITCH EASEMENT

LINE	BEARING	DISTANCE
1	N67°42'18"E	24.81
2	N41°17'30"W	30.12
3	N61°17'00"W	27.49
4	N69°03'43"W	102.53
5	N69°03'43"W	45.45
6	N18°17'41"W	83.95
7	N15°08'32"E	45.21
8	N11°38'18"E	80.87
9	N48°11'33"E	45.49
10	N68°40'48"W	44.84
11	N28°13'07"E	28.67
12	N57°10'36"E	73.24
13	N68°38'31"E	112.38
14	N73°08'17"E	124.44
15	N74°20'27"E	118.38
16	N68°20'22"E	58.50
17	N61°28'10"E	129.76
18	N68°13'49"E	54.09
19	N24°23'59"E	86.18
20	N68°13'11"E	124.44
21	N68°07'47"E	78.56

CENTERLINE OF THE PORTION OF ACCESS EASEMENT NO. 1 CHANGED TO FIT EXISTING ROADWAY

LINE	BEARING	DISTANCE
1	S69°57'08"E	49.38
2	S86°28'34"E	136.28
3	S43°08'10"E	104.88
4	S45°28'20"E	78.28
5	S31°44'48"E	41.63

NOTE: ACCESS FOR LOT 1 AND LOT 2 WILL BE FROM THE EXISTING APPROACH AND EASEMENT ALONG THE EAST AND SOUTHERLY LINES OF LOT 1 UNLESS AN APPLICATION IS MADE AND APPROVED BY WYDOT.

ACCESS NO. 1 CENTERLINE CURVE DATA

CHORD NO.	ARC	CHORD BEARING	BEARING	DELTA	CHORD	TANGENT
1	R	187.48	S31°12'31"W	80.34	187.48	181.24

LOT 1 PROPERTY LINE CURVE DATA

LOT NO.	CURVE NO.	ARC	CHORD BEARING	BEARING	DELTA	CHORD	TANGENT
1	1	R	187.48	S31°12'31"W	80.34	187.48	181.24

LEGEND

- INDICATES 3/4" IRON PIPE FOUND
- INDICATES BRASS CAP FOUND
- INDICATES 5/8" X 24" REBAR WITH 2" ALUM. CAP SET
- INDICATES REBAR WITH ALUM. CAP FOUND
- RECORD DIMENSIONS SHOWN THIS
- INDICATES HIGHWAY R.O.M. MONUMENT FOUND
- BOUNDARY OF SUBDIVISION SHOWN THIS (THIS LINE HEIGHT)
- TOTAL ACRES OF STREETS AND ROADS 0.419 ACRES
- TOTAL ACRES WITHIN LOTS 33.578 ACRES
- TOTAL ACRES WITHIN SUBDIVISION 32.977 ACRES
- INDICATES HILLSIDE AND UPPER BENCH AREA (SEE SPECIAL RESTRICTIONS IN PLATTING CONDITIONS)

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 5th DAY OF April, 1996 AND FILED FOR RECORD AT 3:00 P.M. UNDER RECEPTION NUMBER 1996 1881 IN PLAT BOOK F, PAGE 141

*Morie Fontaine*  
 MORIE FONTAINE  
 PARK COUNTY CLERK AND RECORDER  
*Rebecca Lupton, deputy*

PLANNING COMMISSION RECOMMENDATION

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

*Clara M. Simpson*  
 CHAIRMAN  
*Morie Fontaine*  
 PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY  
 APR 15 1996

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 25th DAY OF March, 1996.

*Paul A. Blough*  
 CHAIRMAN  
*Morie Fontaine*  
 PARK COUNTY CLERK  
 APR 5 1996

CERTIFICATE OF SURVEYOR

I, PAUL A. BLOUGH, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF LONE PINE ESTATES 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 March, 1996.  
*Paul A. Blough*  
 PAUL A. BLOUGH  
 WYOMING REGISTRATION NO.: 2332 L.S.