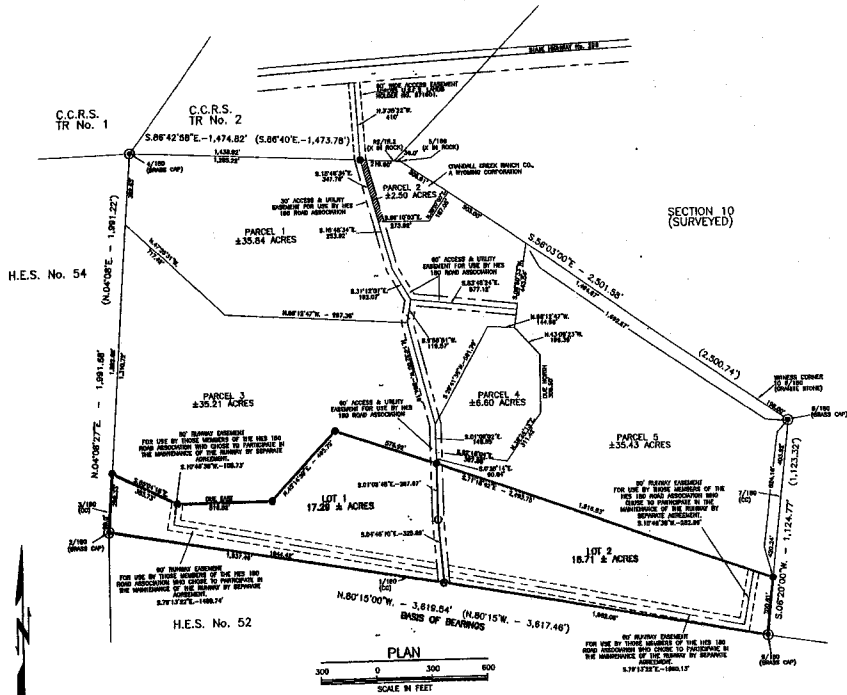


T. 56 N., R 106 W.



**SUBDIVISION 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 HEREAFTER ESTABLISHED.
- COUNTY, STATE AND OTHER REGULATIONS TO THE EXTENT THE 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. UPON ALL OWNERS AND AMENDMENT, THE CONDITIONS, RESTRICTIONS, STIPULATIONS, AGREEMENTS, AND COVENANTS HEREIN SHALL NOT BE WAIVED, ABANDONED, TERMINATED, OR MODIFIED EXCEPT BY UNANIMOUS WRITTEN CONSENT OF THE PROPERTY OWNERS, AND MOR AMENDED EXCEPT BY 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 OF LAW, INCLUDING AN ACTION OR DAMAGES, HAVE SUCH VIOLATIONS ENJOINED OR, IN 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 ENFORCEMENT OF SAME, EVEN THOUGH SUCH INACTION MAY BE OF LONG DURATION, SHALL NOT BE DEEMED A WAIVER OF THE RIGHT OF THE BOARD OF COUNTY COMMISSIONERS TO ENFORCE THE SAME.
- VIOLATIONS OF ANY 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.
- ROAD OBSTRUCTION AND ACCEPTANCE. THE COUNTY SHALL NOT ACCEPT THE MAINTENANCE OF ANY ROAD AND BRIDGE WITHIN THE BOUNDARIES OF SIMPLE SUBDIVISION SS-54 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 AND 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.
- 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.

**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 HEREON:

I/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, AND I/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 IN THIS LAND SURVEY PLAT AND/OR OTHER INFORMATION WHICH I/WE HAVE SUBMITTED IN CONNECTION WITH THIS REQUEST.

I/WE HEREBY FURTHER ACKNOWLEDGE AND STATE UNDER OATH THAT I/WE AM/ARE THE LEGAL OWNER(S) OF THE PROPERTY DESCRIBED HEREON.

I/WE HEREBY FURTHER AGREE THAT SHEETS 1 THROUGH 11 OF THIS PLAT WHEN RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ESTABLISHES VESTED PROPERTY RIGHTS.

I/WE HEREBY AGREE TO ABIDE BY THE CONDITIONS AND STIPULATIONS CONTAINED HEREON.

IN WITNESS WHEREOF, THE SAID OWNER LARRY LEE LUCKINBILL, TRUSTEE, HAS CAUSED HIS NAME TO BE HEREBY SUBSCRIBED THIS 22<sup>ND</sup> DAY OF ~~APRIL~~ **SEPTEMBER**, 2005.

*Larry Lee Luckinbill, Trustee*  
LARRY LEE LUCKINBILL, TRUSTEE

**ACKNOWLEDGMENT:**

STATE OF WYOMING, COUNTY OF PARK  
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF ~~APRIL~~ **SEPTEMBER**, 2005 BY LARRY LEE LUCKINBILL, TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL:

*Christine E. Fox*



NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9-7-08

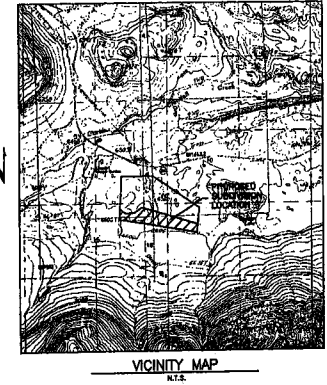
**CERTIFICATE OF SURVEYOR**

I, RICHARD T. MUSCO, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF SIMPLE SUBDIVISION LUCKINBILL SOUTH SS-54 WAS MADE BY ME OR 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 22<sup>ND</sup> DAY OF **SEPTEMBER**, 2005.

Wyoming Registration No. FLS 6827



VICINITY MAP  
R.T.S.

**CERTIFICATE OF DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS: THAT LARRY LEE LUCKINBILL, TRUSTEE OF THE LARRY LEE LUCKINBILL LIVING TRUST, DATED JULY 12, 1995, BEING THE OWNER OF PARCELS NOS. 1, 3, 4, 5 AND 6, OF F.L.S. NO. 180 IN T.56N., R.106W., 6TH P.M., PARK COUNTY, WYOMING, AS SHOWN ON RECORD OF SURVEY RECORDED IN PLAT CABINET F ON PAGE 142, RECORDS OF SAID COUNTY AND STATE, DOES HEREBY DECLARE THAT THE ACCESS AND UTILITY EASEMENT AS SHOWN ON RECORD OF SURVEY OF THE STATE OF WYOMING, IT IS UNDERSTOOD THAT ALL LAND OWNERS WITHIN HES 180 ARE REQUIRED TO BE MEMBERS OF THE HES 180 ROAD ASSOCIATION, A ROAD ASSOCIATION OF THE STATE OF WYOMING. ALSO THE RUNWAY EASEMENT AS LABELED AND SHOWN ON THIS PLAT IS FOR USE BY ALL MEMBERS OF THE HES 180 ROAD ASSOCIATION. ALSO THE RUNWAY EASEMENT AS LABELED AND SHOWN ON THIS PLAT IS FOR USE BY THOSE MEMBERS OF THE HES 180 ROAD ASSOCIATION WHO CHOOSE TO PARTICIPATE IN THE MAINTENANCE OF THE RUNWAY BY SEPARATE AGREEMENT. LARRY LEE LUCKINBILL, OWNER OF SAID PARCEL NO. 6, CONTAINING 36.00 ACRES, MORE OR LESS, UNDER THE NAME AND STYLE OF SIMPLE SUBDIVISION LUCKINBILL SOUTH SS-54, HAS Laid OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE SAID OWNER LARRY LEE LUCKINBILL, TRUSTEE, WITH FREE CONSENT HAS CAUSED HIS NAME TO BE HEREBY SUBSCRIBED THIS 22<sup>ND</sup> DAY OF ~~APRIL~~ **SEPTEMBER**, 2005.

*Larry Lee Luckinbill, Trustee*  
LARRY LEE LUCKINBILL, TRUSTEE

ACKNOWLEDGMENT:  
STATE OF WYOMING, COUNTY OF PARK

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF ~~APRIL~~ **SEPTEMBER**, 2005 BY LARRY LEE LUCKINBILL, TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL:

*Christine E. Fox*



NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9-7-08

**LEGEND**

PARCEL 4 EXTERIOR BOUNDARY	————
INTERIOR LOT LINES	-----
EASEMENT	- - - - -
RIGHT-OF-WAY	=====
30' WIDE ACCESS AND AVIATION EASEMENT PER RECORD OF SURVEY RECORDED IN PLAT CABINET F ON PAGE 142, PARK COUNTY, WYOMING	//////
FOUND ALUMINUM CAP	●
FOUND BRASS CAP	◎
SET N 52° 24' REAR WITH 20" ALUMINUM CAP	○
RECORD DATA	(N.80°15'W. - 3617.46')
MEASURED DATA	N.80°15'00"W. - 3619.54'

NO PUBLIC SEWAGE DISPOSAL SYSTEM PROPOSED.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

NO PUBLIC DOMESTIC WATER SOURCE.

**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 22<sup>ND</sup> DAY OF ~~APRIL~~ **SEPTEMBER**, 2005.  
*Karen Carier*  
CHAIRMAN  
*Nancy Carter* DATE: ~~Sept 6~~ **2005**  
PARK COUNTY CLERK



**RECORDER'S ACCEPTANCE**

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDED ON THIS 22<sup>ND</sup> DAY OF ~~APRIL~~ **SEPTEMBER**, 2005 AND FILED FOR RECORD AT ~~ESS 11.88~~ **1.00** UNDER DOCUMENT NUMBER ~~2005-1163~~ **1182** IN PLAT CABINET ~~11~~ AT PAGE ~~142~~.

KAREN CARIER  
PARK COUNTY CLERK AND RECORDER

*Christine E. Fox*  
BY DEPUTY COUNTY CLERK

**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 H. Apper*  
CHAIRMAN

ATTEST:  
*Nancy Carter* DATE: ~~April 26~~ **2005**  
ACTING PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY

**SIMPLE SUBDIVISION LUCKINBILL SOUTH SS-54**

W30M  
T.56N., R.106W., 6TH P.M.  
PARK COUNTY, WYOMING  
CONTAINING 36.00 ACRES MORE OR LESS

LARRY LEE LUCKINBILL  
OWN, WYOMING 82416

**CONSULTING ENGINEERS**  
Civil Engineering — Land Surveying  
Airport Planning & Engineering

**GDA**  
GREAT DIVISION ASSOCIATES

1508 Bluegum Ave.  
P.O. Box 325  
Cody, WY 82414

Phone: (307)987-3411, Fax: (307)987-6182