

**NO PUBLIC SEWAGE DISPOSAL SYSTEM PROPOSED
NO PUBLIC MAINTENANCE OF STREETS OR ROADS**

T. 55 N., R. 99 W.
(RESURVEY)

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 and those existing areas on Lot 1 north and east of the irrigation ditch that have been disturbed for road construction which shall not be required to be revegetated. However, any gully, erosion, or channelization caused by or to be implemented, 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 signs, 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 be amended, abandoned, terminated, nor amended except by unanimous written consent of the property owner and the Board of County Commissioners.

PLATTING CONDITIONS

- 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 require payment of fees in an amount which is adequate to accomplish the maintenance of common roads, irrigation facilities and any other common facilities in a safe manner. Such association, district or other common entity shall be empowered, authorized, and required to perform such maintenance and operation of the irrigation plan.
- ROAD CONSTRUCTION AND ACCEPTANCE.** The County shall not accept the maintenance of any road and bridge within the boundaries of "Mountain Vista Estates" 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.** The surface water drainage channel shall be maintained to keep vegetation trimmed to a maximum height of three inches. Park County is not responsible for the maintenance.
- 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.** Invalidity 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.
- UTILITIES.** All new utilities shall be underground. Existing overhead utilities to Lot 4 are excepted.
- SEWER.** If a sewer line connected to a sewage treatment plant is located within 400 feet of this subdivision, and the sewage treatment plant operator agrees to accept the sewage, all lots shall be connected to the sewer line at the lot owner's expense.
- CONSTRUCTION STANDARDS.** All construction shall be on-site. No mobile, manufactured, or modular homes or buildings shall be permitted. All construction shall be in accordance with the Uniform Building Code. All homes shall have a minimum of 2000 square feet of living area. Each lot owner shall be required to construct a garage at the time of construction of a single family home. All new homes shall have the lowest floor elevation 2' above the existing ground.
- IRRIGATION.** Irrigation shall be by sprinkler only.
- OTHER RESTRICTIONS.** All restrictions and performance standards contained in the Planned Unit Development Agreement recorded in Book 0286, at page 0725 in the office of the Park County Clerk and Recorder are hereby incorporated into these Platting Conditions by reference.

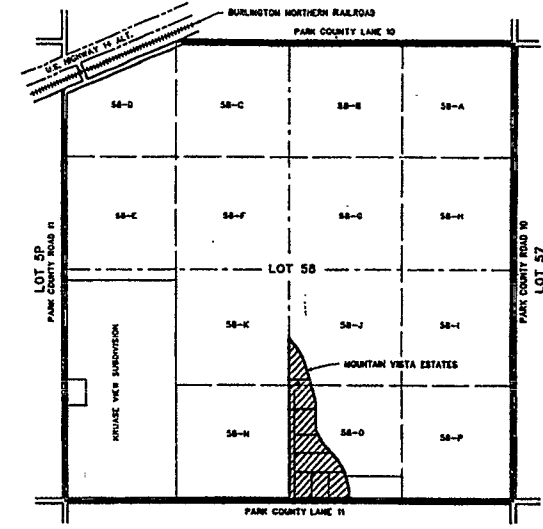
AGREEMENT AND APPROVAL:
In consideration of the Park Board of County Commissioners' determination of this division of land as a "subdivision" and "subdivided land" as noted hereon:
We hereby waive all claims against Park County for damage or loss to our persons and/or property which may be caused by such determination, and 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 we have submitted in connection with this request.

We hereby further acknowledge and state under oath that we are the legal owners of the property described hereon.
We hereby further agree that this plat when 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 owners Eric H. Loloff and Luanne Loloff have caused their names to hereon to be subscribed this 9th day of JUNE, 1997.

Acknowledgment:
State of Wyoming, County of Park
The foregoing owner's certificate was acknowledged before me this 9th day of JUNE, 1997 by Eric H. Loloff and Luanne Loloff.

Witness my hand and official seal:
Mary C. Wiener
(Signature)
MARY C. WIENER
(Printed name of notary)
Notary Public
My commission expires: September 26, 2000



VICINITY MAP

SCALE 1" = 1000'

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT ERIC H. LOLOFF AND LUANNE LOLOFF, HUSBAND AND WIFE, BEING THE OWNERS OF LAND DESCRIBED AS FOLLOWS:

TOWNSHIP 55 NORTH, RANGE 99 WEST, 6th P.M. PARK COUNTY, WYOMING ACCORDING TO THE GOVERNMENT RESURVEY.
LOT 58: FARM UNIT "G" ACCORDING TO THE FARM UNIT PLAT OR THE TRACTS "J" AND "D" OF LOT 58 EXCEPT A PARCEL OF LAND IN LOT 58-O OF LOT 58, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 58-O; THENCE N. 89°58'00" W. ALONG THE SOUTH LINE OF SAID LOT 58-O FOR 833.88 FEET TO THE CENTERLINE OF THE SHOESHONE-HEART MOUNTAIN IRRIGATION DISTRICT LATERAL S RIGHT OF WAY; THENCE NORTHERLY ALONG THE FOLLOWING COURSES AND DISTANCES: N. 03°58'40" E. FOR 125.20 FEET; THENCE N. 13°24' W. FOR 142.05 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THEODORE HERB JONES AND THOMAS B. JONES BY CONTRACT OF SALE RECORDED IN MF BOOK 158 ON PAGE 876; THENCE N. 08°58'00" W. PARALLEL TO THE SOUTH LINE OF SAID LOT 58-O FOR 642.72 FEET TO THE CENTERLINE OF THE SHOESHONE HEART IRRIGATION DISTRICT LATERAL S RIGHT OF WAY AND THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN A MORTGAGE DEED RECORDED IN MF BOOK 155 ON PAGE 287 OF THE BOOK OF DEEDS RECORDED IN THE PARK COUNTY CLERK'S OFFICE; THENCE ALONG THE CENTERLINE OF SAID RIGHT OF WAY AND SAID EASTERLY LINE OF THE MORTGAGE DEED THE FOLLOWING COURSES AND DISTANCES: N. 13°24' W. FOR 45.80 FEET; THENCE N. 28°38' W. FOR 142.05 FEET; THENCE N. 40°05'20" W. FOR 287.34 FEET; THENCE N. 27°32'40" W. FOR 148.10 FEET; THENCE N. 0°02' E. FOR 304.00 FEET; THENCE N. 19°34' W. FOR 317.75 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 58-O AND THE NORTHEAST CORNER OF SAID MORTGAGE DEED FROM WHICH POINT THE NORTHWEST CORNER OF SAID LOT 58-O BEARS N. 89°57'10" W. A DISTANCE OF 287.14 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF SAID LATERAL S AS FOLLOWS: N. 17°53'40" W. FOR 251.96 FEET; THENCE N. 21°38'00" W. FOR 87.32 FEET; THENCE N. 32°10' W. FOR 104.81 FEET; THENCE N. 39°24'40" W. FOR 158.51 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 58-O; THENCE N. 0°02' W. FOR 788.18 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING A PARCEL OF LAND IN LOT 58-J AND LOT 58-O OF LOT 58, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 58-J; THENCE S. 89°58'40" E. FOR 1320.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 58-J; THENCE S. 0°00'00" E. ALONG THE EAST LINE OF SAID LOT 58-J AND LOT 58-O FOR 2340.00 FEET, MORE OR LESS, TO A POINT LYING N. 0°00'00" W. A DISTANCE OF 282.50 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 58-O; THENCE N. 08°58'00" W. PARALLEL TO THE SOUTH LINE OF SAID LOT 58-O FOR 642.72 FEET TO THE CENTERLINE OF THE SHOESHONE HEART IRRIGATION DISTRICT LATERAL S RIGHT OF WAY AND THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN A MORTGAGE DEED RECORDED IN MF BOOK 155 ON PAGE 287 OF THE BOOK OF DEEDS RECORDED IN THE PARK COUNTY CLERK'S OFFICE; THENCE ALONG THE CENTERLINE OF SAID RIGHT OF WAY AND SAID EASTERLY LINE OF THE MORTGAGE DEED THE FOLLOWING COURSES AND DISTANCES: N. 13°24' W. FOR 45.80 FEET; THENCE N. 28°38' W. FOR 142.05 FEET; THENCE N. 40°05'20" W. FOR 287.34 FEET; THENCE N. 27°32'40" W. FOR 148.10 FEET; THENCE N. 0°02' E. FOR 304.00 FEET; THENCE N. 19°34' W. FOR 317.75 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 58-O AND THE NORTHEAST CORNER OF SAID MORTGAGE DEED FROM WHICH POINT THE NORTHWEST CORNER OF SAID LOT 58-O BEARS N. 89°57'10" W. A DISTANCE OF 287.14 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF SAID LATERAL S AS FOLLOWS: N. 17°53'40" W. FOR 251.96 FEET; THENCE N. 21°38'00" W. FOR 87.32 FEET; THENCE N. 32°10' W. FOR 104.81 FEET; THENCE N. 39°24'40" W. FOR 158.51 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 58-O; THENCE N. 0°02' W. FOR 788.18 FEET TO THE POINT OF BEGINNING.

IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF MOUNTAIN VISTA ESTATES, HAVE Laid 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. IT IS UNDERSTOOD THAT DEDICATION OF PUBLIC RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN THE ESTABLISHMENT OF COUNTY ROADS OR ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF PARK.

IN WITNESS WHEREOF, THE SAID OWNERS, ERIC H. LOLOFF AND LUANNE LOLOFF HAVE CAUSED THEIR NAMES TO HEREON BE SUBSCRIBED THIS 9th DAY OF JUNE, 1997.

Eric H. Loloff
ERIC H. LOLOFF
OWNER
Luanne Loloff
LUANNE LOLOFF
OWNER

ACKNOWLEDGMENT:

STATE OF WYOMING }
COUNTY OF PARK } SS

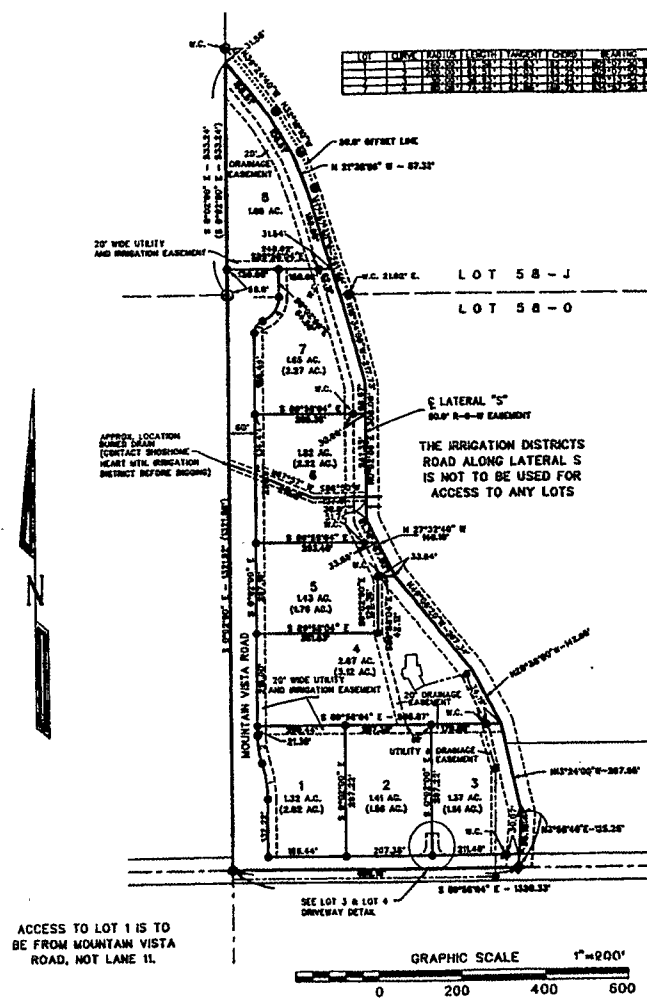
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF JUNE, 1997 BY ERIC H. LOLOFF, AND LUANNE LOLOFF.

WITNESS MY HAND AND OFFICIAL SEAL:

Mary C. Wiener
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 26, 2000

PLAT SHOWING
MOUNTAIN VISTA ESTATES
IN LOTS 58-O AND 58-J, T.55 N., R.99 W.
OF THE 6th P.M., (RESURVEY) PARK COUNTY, WYOMING

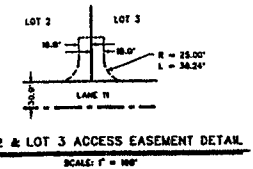


DETAIL MAP

LEGEND

- INDICATES RAILROAD SET
- INDICATES 2 1/2" ALUM. PIPE WITH 3" ALUM. CAP SET
- INDICATES 5/8" X 24" REBAR WITH 2" ALUM. CAP SET
- INDICATES REBAR WITH ALUM. CAP FOUND
- RECORD DIMENSIONS SHOWN THIS
- NET LOT AREA SHOWN THIS 3.72± ACRES
- GROSS LOT AREA TO STREET CENTERLINE SHOWN THIS (4.10± ACRES)
- BOUNDARY OF SUBDIVISION SHOWN THIS (THIS LINE HEIGHT)
- TOTAL ACRES OF STREETS AND ROADS 2.60 ACRES
- TOTAL ACRES WITHIN LOTS 13.51 ACRES
- TOTAL ACRES WITHIN SUBDIVISION 18.11 ACRES
- INDICATES EXISTING POWERPOLE
- INDICATES EASEMENT LINE

NOTE: ALL LOTS ARE FOR SINGLE FAMILY RESIDENTIAL USE EXCEPT FOR LOT NO. 4 ON WHICH A "BED AND BREAKFAST" AND ACCESSORY APARTMENT SHALL BE PERMITTED. IT IS REQUIRED THAT THE FIRST FLOOR OF ANY NEW RESIDENCE BE A MINIMUM OF 24" ABOVE THE EXISTING GROUND. GRADING IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.



**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 10th DAY OF JUNE, 1997.

Charles W. Johnston
CHAIRMAN
Attest:
Mary C. Wiener
PARK COUNTY CLERK
DATE: June 10, 1997

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 11 DAY OF June, 1997 AND FILED FOR RECORD AT 4:45 pm UNDER RECEPTION NUMBER 1997-3194 at Book F Page 168

Karen Carter, deputy
PARK COUNTY CLERK AND RECORDER

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.

Attest:
Mary C. Wiener
PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY

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 MOUNTAIN VISTA ESTATES SUBDIVISION 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 9th DAY OF June, 1997.

