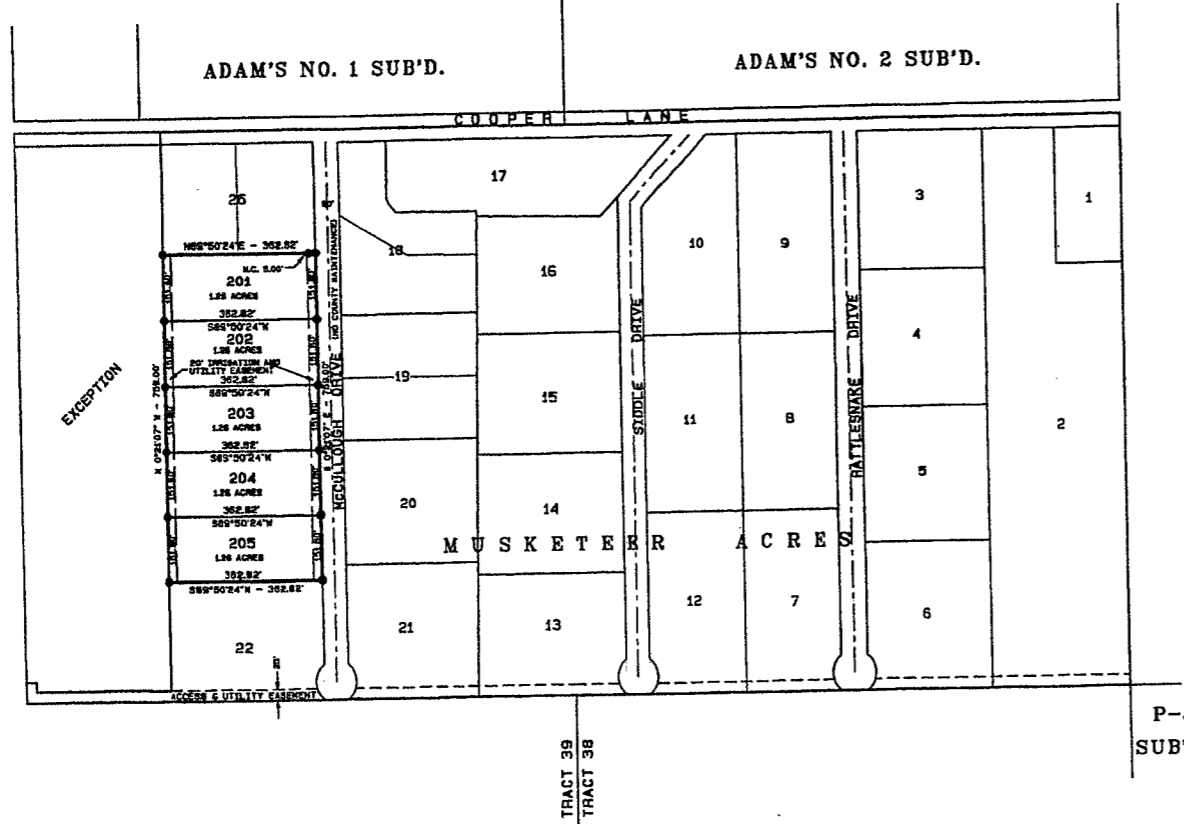
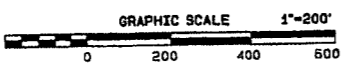


T. 53 N., R. 101 W.  
(RESURVEY)



DETAIL MAP



NO PUBLIC SEWAGE DISPOSAL SYSTEM PROPOSED  
NO PUBLIC WATER SYSTEM CURRENTLY INSTALLED

**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 23<sup>rd</sup> DAY OF JANUARY, 1996.

*Berislav Churchill*  
CHAIRMAN

ATTEST:  
*Maria Fontaine*  
PARK COUNTY CLERK

DATE: 1-23-96

**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 MUSKETEER ACRES NO. 2 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 23<sup>rd</sup> DAY OF JANUARY, 1996.

*Paul A. Blough*  
PAUL A. BLOUGH  
WYOMING REGISTRATION NO.: 2332 L.S.



**RECORDER'S ACCEPTANCE**

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 23<sup>rd</sup> DAY OF JANUARY, 1996 AND FILED FOR RECORD AT 4:45 PM UNDER RECEPTION NUMBER 1996-452 IN PLAT BK F, PAGE 136

*Maria Fontaine*  
PARK COUNTY CLERK AND RECORDER

**PLANNING COMMISSION OR  
PLANNING COORDINATOR RECOMMENDATION**

THE PARK COUNTY PLANNING COORDINATOR HAS DETERMINED THAT THE DESIGN IS SIMPLE WITH NO APPARENT IMPACTS AND WITH MINIMAL CHANGES, AND HEREBY RECOMMENDS THIS PLAT FOR APPROVAL.

*[Signature]*  
PLANNING COORDINATOR

DATE: 23<sup>rd</sup> January 1996

**PLATTING CONDITIONS**

- RIGHT-OF-WAY.** The right-of-way for ingress and egress for service and emergency vehicles over, across, on, and through any and all private roads and drives now or hereinafter established.
  - DRIVEWAYS.** 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).
  - 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.
  - 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, abandoned, 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.
  - 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 IRRIGATION ASSOCIATION.** Fee-paying membership in a property owners' or homeowners' 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, other entity which shall assure payment of fees in an amount which is adequate to accomplish the appropriate ditch maintenance and operation of the irrigation plan for lots 201, 202, 203, 204, and 205. Such association, district, or other common entity shall be empowered, authorized, and required to perform such duties as may be required.
  - 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.
  - COVENANTS.** The COVENANTS AND RESTRICTIONS OF THE MUSKETEER ACRES shall continue to APPLY TO LOTS 201, 202, 203, 204 AND 205 OF MUSKETEER ACRES NO. 2.
  - UTILITIES.** All utilities shall be underground.
  - WATER AND SEWER.** If a sewer line connected to a sewage treatment plant is located within 400 feet of this subdivision, and the sewer treatment plant operator agrees to accept the sewage, all lots shall be connected to the sewer line at the lot owner's expense. If a water line connected to a water treatment plant is located within 400 feet of this subdivision, and the water treatment plant operator agrees to serve this subdivision all lots shall be connected to the water line at the lot owner's expense.
- THE TERM "TREATMENT PLANT OPERATOR" IN THIS PLATTING CONDITION SHALL INCLUDE ALL CONTRACTORS OR SUBCONTRACTORS PROVIDING SERVICE.

**AGREEMENT AND APPROVAL:**

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:

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 BOARD OF DIRECTORS OF 7th INCORPORATED HAVE AUTHORIZED THE PRESIDENT AND SECRETARY TO EXECUTE ON BEHALF OF SAID CORPORATION.

THIS 23<sup>rd</sup> DAY OF JANUARY, 1996.  
*Robert E. Musser*  
ROBERT E. MUSSER, PRESIDENT

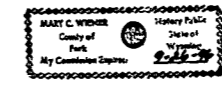
*Harold R. Musser*  
HAROLD R. MUSSER, SECRETARY

**Acknowledgment:**

STATE OF WYOMING } SS  
COUNTY OF PARK

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF JANUARY, 1996 BY ROBERT E. MUSSER, PRESIDENT AND HAROLD R. MUSSER, SECRETARY OF 7th INCORPORATED.

WITNESS MY HAND AND OFFICIAL SEAL:



*Mary C. Weir*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 26, 1996

**STATEMENT OF VACATION AND DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT 7th INCORPORATED, BEING THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

ALL OF LOTS 23, 24 AND 25 OF MUSKETEER ACRES, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER IN IN PLAT BOOK E, PAGE 102.

AS THE OFFICERS OF SAID CORPORATION, WE HEREBY AUTHORIZE THE VACATION OF THE ABOVE DESCRIBED PROPERTY FROM "MUSKETEER ACRES" SUBDIVISION FOR THE PURPOSE OF CHANGING LOT DESIGN WITHIN THE AREA OF SAID PROPERTY.

IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF "MUSKETEER ACRES" NO. 2" SUBDIVISION HAVE LAID OUT, PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED UTILITY EASEMENTS TO THE COUNTY OF PARK FOR USE BY UTILITY COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF, THE BOARD OF DIRECTORS OF 7th INCORPORATED HAVE AUTHORIZED THE PRESIDENT AND SECRETARY TO EXECUTE ON BEHALF OF SAID CORPORATION THIS 23<sup>rd</sup> DAY OF JANUARY, 1996.

*Robert E. Musser*  
ROBERT E. MUSSER, PRESIDENT

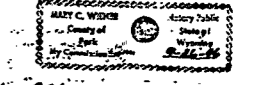
*Harold R. Musser*  
HAROLD R. MUSSER, SECRETARY

**ACKNOWLEDGEMENT:**

STATE OF WYOMING } SS  
COUNTY OF PARK

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup> DAY OF JANUARY, 1996, BY ROBERT E. MUSSER, PRESIDENT AND HAROLD R. MUSSER, SECRETARY OF 7th INCORPORATED.

WITNESS MY HAND AND OFFICIAL SEAL:



*Mary C. Weir*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 26, 1996

**LEGEND**

- INDICATES BRASS CAP FOUND
- INDICATES 5/8" X 24" REBAR WITH 2" ALUM. CAP SET
- INDICATES REBAR WITH ALUM. CAP FOUND
- NET LOT AREA SHOWN THIS
- GROSS LOT AREA TO STREET CENTERLINE SHOWN THIS
- BOUNDARY OF MUSKETEER ACRES NO. 2 (THIS LINE WEST)

NOTE: LOTS 201, 202, 203, 204 AND 205 OF MUSKETEER ACRES NO. 2 IS A DIVISION OF LOTS 23, 24 AND 25 OF THE ORIGINAL MUSKETEER ACRES.

FINAL PLAT SHOWING  
**MUSKETEER ACRES NO. 2**  
A RESUBDIVISION OF LOTS 23, 24, AND 25  
OF THE MUSKETEER ACRES SUB'D., PARK COUNTY, WYO.

**HB** HOLM, BLOUGH AND COMPANY  
Consulting Engineers & Land Surveyors  
1241 Sheridan Ave.  
P.O. Box 1743  
Cody, Wyoming 82414

JANUARY 16, 1996

BOOK 319  
DESK 167  
JOB 54-247