

NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED. NO PUBLIC OR CENTRAL WATER SYSTEM PROPOSED. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

SUBDIVISION PLATTING CONDITIONS

- RIGHT-OF-WAY. THE RIGHT-OF-WAY FOR PROGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS DRAWN OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES NOW OR HEREAFTER ESTABLISHED.
- ROAD CONSTRUCTION AND ACCEPTANCE. THE COUNTY SHALL NOT ACCEPT THE MAINTENANCE OF ANY ROAD AND BRIDGE WITHIN THE BOUNDARIES OF THE O'BRIEN SS-214 SIMPLE SUBDIVISION UNLESS THE ROAD OR BRIDGE MEETS ALL COUNTY ROAD AND BRIDGE SPECIFICATIONS AND ALL REQUIREMENTS OF THE STATUTES OF THE STATE OF WYOMING REGARDING ESTABLISHMENT OF A PUBLIC ROAD IN EFFECT AT THE TIME OF PETITION FOR ACCEPTANCE IS FILED WITH THE PARK BOARD OF COUNTY COMMISSIONERS. THE BOARD SHALL HAVE SOLE AUTHORITY TO DETERMINE WHETHER OR NOT TO ACCEPT MAINTENANCE. NOTHING SHALL REQUIRE THE BOARD TO ASSUME MAINTENANCE.
- AGRICULTURAL WORKS. THIS PROPERTY IS IN AN AREA OF HISTORIC AGRICULTURAL USE AND LIES WITHIN THE AGRICULTURAL OVERLAY DISTRICT. THIS USE IS PRESCRIBED BY THE WYOMING RIGHT TO FARM AND RANCH ACT OF 1981, (W.S. § 11-144-101 THROUGH 103). HISTORIC AGRICULTURAL USE MAY CAUSE MOSE, COONES, ROOT, PILES AND OTHER FACTORS THAT ARE CONSEQUENCES OF ACCEPTED AGRICULTURAL PRACTICES. THIS SUBDIVISION AND ITS LOTS AND NEIGHBORING LANDS ARE LOCATED IN AN AREA THAT HAS BEEN HISTORICALLY FOR FLOOD IRRIGATED CROP PRODUCTION. HISTORIC FARMING PRACTICES (INCLUDING FLOOD IRRIGATION OF CROPS AND THE USE OF DITCHES TO BLOW WATER) MAY CAUSE A SIGNIFICANT RISE IN THE WATER TABLE IN THE AREA. THE WATER TABLE IN THE AREA MAY RISE DYNAMICALLY DURING IRRIGATION SEASON. FUTURE OWNERS OF SUBDIVISION LOTS SHOULD HAVE THIS FACTOR IN MIND. BALDWIN ARE CONSTRUCTED ON SUBDIVISION LOTS.
- MINERAL ESTATE. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO THE FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT BRANDON ROBERT O'BRIEN AND GARY GEORGE O'BRIEN, ARE THE OWNERS OF THAT PORTION OF LAND IN LOT 49-L, 49-M, 49-N, 49-O, 49-P, PARK COUNTY, WYOMING AND THE BOUNDARIES OF THE O'BRIEN SS-214 SIMPLE SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 49-H; THENCE S.00°00'44"W, 1320.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S.89°55'17"E, 1101.98 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT #2012-7708 ON FILE IN THE OFFICE OF THE COUNTY CLERK OF PARK COUNTY, WYOMING; THENCE S.89°55'17"E, 587.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N.00°00'00"E, 218.31 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S.89°55'17"E, 730.00 FEET TO THE POINT OF BEGINNING.

DO DECLARE THESE PORTIONS SHOWN HEREON TO THE O'BRIEN SS-214 SIMPLE SUBDIVISION SUBJECT TO ALL EASEMENTS, EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, ZONING RESTRICTIONS, COVENANTS AND ANY OTHER MATTER OF PUBLIC RECORD OR OTHERWISE ESTABLISHED; ALL ASSESSMENTS AND SUBSEQUENTLY ASSESSED TAXES.

LOCATED IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF O'BRIEN SS-214 SIMPLE SUBDIVISION AND HAVE LAND OBTAINED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAN, 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 IRRIGATION EASEMENTS AND PRIVATE ACCESS TO THE COUNTY OF PARK FOR USE BY PERSONS AUTHORIZED BY THE WATER'S ASSOCIATION AND UTILITY AND IRRIGATION COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES AND FOR LOT ACCESS. IT IS UNDERSTOOD THAT DEDICATION OF PUBLIC RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN ACCEPTANCE OF ROADS CONSTRUCTED THEREON FOR MAINTENANCE BY THE COUNTY OF PARK. THE ABOVE SUBDIVISION AS APPEARS ON THIS PLAN IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

AGREEMENT AND AFFIRMATION:
IN CONSIDERATION OF THE BOARD OF PARK 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 THE DEDICATION 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 PLAN 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 PLAN WHEN RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER SHALL BE DEEMED TO BE TRUE AND CORRECT 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 PLAN AND/OR OTHER INFORMATION WHICH WE HAVE SUBMITTED IN CONNECTION WITH THIS REQUEST.

IN WITNESS WHEREOF, THE SAID OWNERS, BRANDON ROBERT O'BRIEN & GARY GEORGE O'BRIEN, HAVE CAUSED THEIR NAMES HEREOF TO BE SUBSCRIBED THIS 5th DAY OF March 2013.

Brandon Robert O'Brien
BRANDON ROBERT O'BRIEN

Gary George O'Brien
GARY GEORGE O'BRIEN

STATE OF WYOMING)
COUNTY OF PARK) SS
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY BRANDON ROBERT O'BRIEN & GARY GEORGE O'BRIEN.
THIS 5th DAY OF March 2013
WITNESS MY HAND AND OFFICIAL SEAL.
James S. [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 04/1/14

TECHNICAL NOTES & BASIS OF BEARINGS

BEARINGS AND DISTANCES SHOWN ARE GRID BEARINGS AND GRID DISTANCES ON A TRANSVERSE MERCATOR PROJECTION WITH ORIGIN AT THE NORTHEAST CORNER OF LOT 49-L, WITH A POSITION OF:
LAT: 44°32'48.794" NORTH
LONG: 108°43'27.896" WEST
NAD83(2011) (EPSG:31430.0000)
WITH A CENTRE MERIDIAN SCALE FACTOR OF 1.000003076, CORRESPONDING TO A PROJECTION HEIGHT OF 4208.4 FEET ABOVE THE ELLIPSOID (ELEVATION OF 4300 FEET).

- LEGEND**
- FOUND BRASS CAP MONUMENT.
 - FOUND ALUMINUM CAP MONUMENT.
 - FOUND PIPE MONUMENT.
 - FOUND 1/2" IRON MONUMENT.
 - SET 2" ALUMINUM CAP ON 2/8" x 2" REBAR.
- THIS SURVEY
O'BRIEN SS-214 BOUNDARY.

NOTE
PERSONS ON LOW SODIUM DIETS SHOULD CONSULT THEIR DOCTORS REGARDING WELL WATER QUALITY.

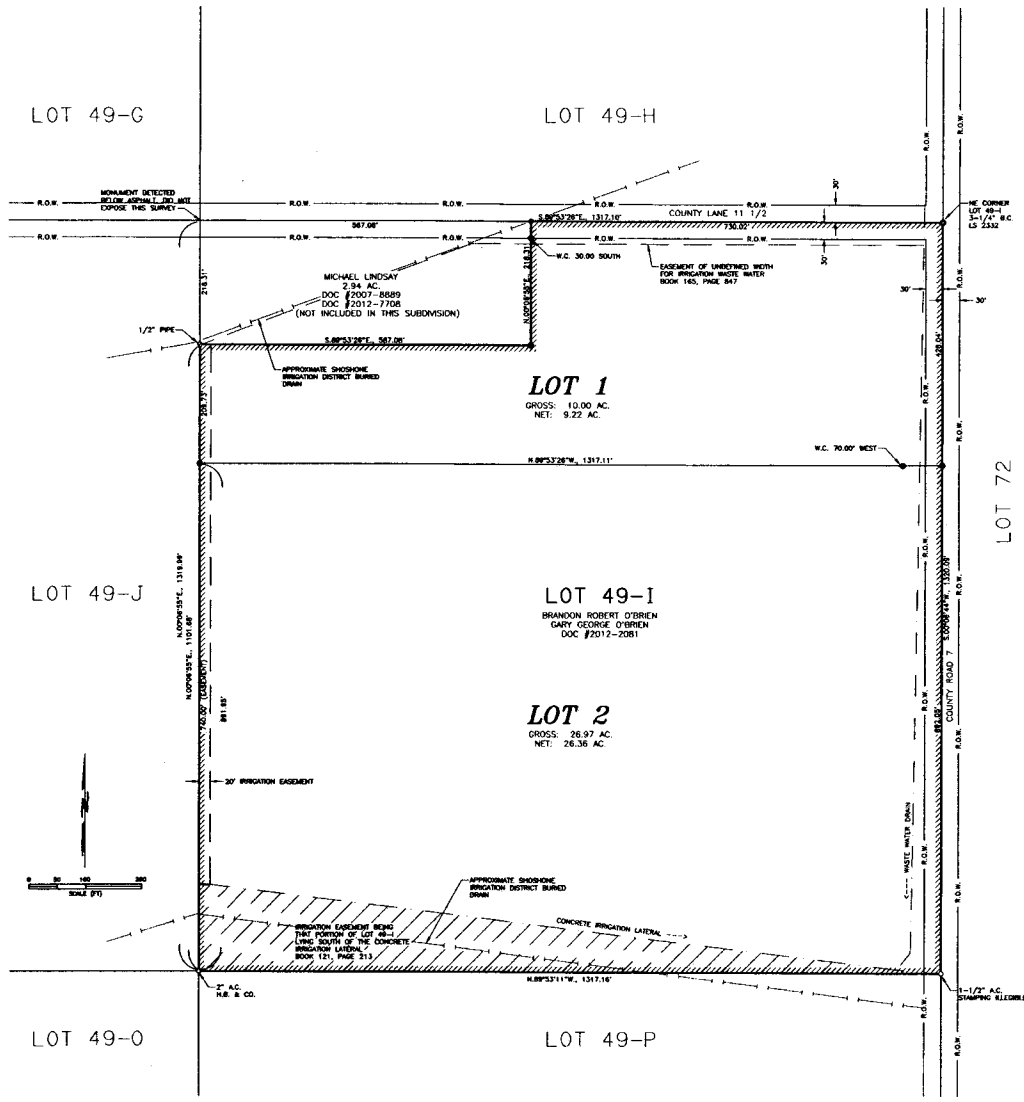
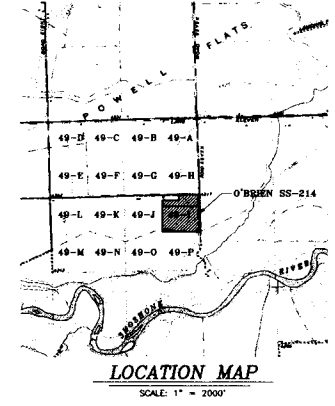
BOARD OF COUNTY COMMISSIONERS APPROVAL & SUBDIVISION PERMIT

THIS PLAN IS HEREBY APPROVED AND THE SUBDIVISION PERMIT GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING THIS 19th DAY OF March 2013.

PREPARED BY: *Lawrence [Signature]*
DATE: March 22, 2013

ATTEST: *[Signature]*
PARK COUNTY CLERK

Township 55 North Range 99 West



CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF PARK) SS
I, LYLE J. CASANOVA, A CHARTERED ENGINEERING ASSOCIATES, A FULLY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY AS FOLLOWS:
BETWEEN MAY 4, 2012 AND FEBRUARY 15, 2013, THE O'BRIEN SIMPLE SUBDIVISION HEREON WAS SURVEYED BY ME AND OTHERS UNDER MY DIRECTION. THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATE OF DEDICATION AND THE SUBDIVISION THEREOF IS CORRECTLY SHOWN ON THIS PLAN WHICH IS DRAWN TO THE SCALE INDICATED. I AM FAMILIAR WITH THE PARK COUNTY SUBDIVISION REGULATIONS AND BELIEVE THIS SUBDIVISION COMPLIES WITH THEM IN EVERY RESPECT.
LYLE J. CASANOVA, LS 12800
03-03-13

RECORDER'S ACCEPTANCE

THIS PLAN WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 9 DAY OF April 2013, AND FILED FOR RECORD AT 08:48 AM UNDER DOCUMENT NUMBER 2013-174 IN PLAT CACKET K AT PAGE 123.

Jarvis B. [Signature]
PARK COUNTY CLERK AND RECORDER

PLAT OF O'BRIEN - SS-214 - LOCATED IN -

LOT 49-I
RESURVEY T.55N., R.99W., 6TH P.M., PARK COUNTY, WYOMING

PREPARED FOR: BRANDON ROBERT O'BRIEN AND GARY GEORGE O'BRIEN

PREPARED BY: ENGINEERING ASSOCIATES CONSULTING ENGINEERS & SURVEYORS

JOB NO. 12038 BOOK NO. 312
P:\2012\12038 O'Brien - Powell\2012\12038_base+final_plat 03/21/13
SHEET 1 OF 1



NOTES

1. THE PURPOSE OF THIS RECORD OF SURVEY IS TO RE-ALIGN THE COMMON BOUNDARY BETWEEN LOT 1 AND LOT 2 OF O'BRIEN SS-214, CREATING LOTS 1A AND 2A OF O'BRIEN SS-214 AS SHOWN HEREON.
2. NO NEW LOTS ARE BEING CREATED AS A RESULT OF THIS AMENDED PLAT.
3. THE ADJUSTED LOTS SHOWN HEREON ARE SUBJECT TO THE O'BRIEN SS-214 PLATTING CONDITIONS, AND SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESERVATIONS, ZONING RESTRICTIONS AND COVENANTS OF RECORD OR OTHERWISE ESTABLISHED.

CERTIFICATE OF OWNER

KNOW ALL PERSONS BY THESE PRESENTS THAT BRANDON ROBERT O'BRIEN AND GARY GEORGE O'BRIEN ARE THE OWNERS OF LOT 1 AND LOT 2 OF O'BRIEN SS-214 SIMPLE SUBDIVISION WITH LOT 48-4 OF RESURVEY TOWNSHIP 55 NORTH, RANGE 99 WEST, PARK COUNTY, WYOMING, AS FILED IN PLAT CABINET K AT PAGE 183 IN THE OFFICE OF THE PARK COUNTY CLERK.

DO HEREBY STATE THAT THIS RECORD OF SURVEY SHOWING BOUNDARY ADJUSTMENT OF LOTS WITHIN O'BRIEN SS-214 IS CREATED TO ADJUST THE COMMON BOUNDARY LINE BETWEEN LOT 1 AND LOT 2, CREATING LOT 1A AND LOT 2A, FURTHER DESCRIBED AS FOLLOWS:

LOT 1A:
LOT 1 OF O'BRIEN SS-214 AND THE NORTH 132.35 FEET OF LOT 2 OF O'BRIEN SS-214.

LOT 2A:
LOT 2 OF O'BRIEN SS-214, EXCEPT FOR THE NORTH 132.35 FEET THEREOF.

Brandon Robert O'Brien
BRANDON ROBERT O'BRIEN

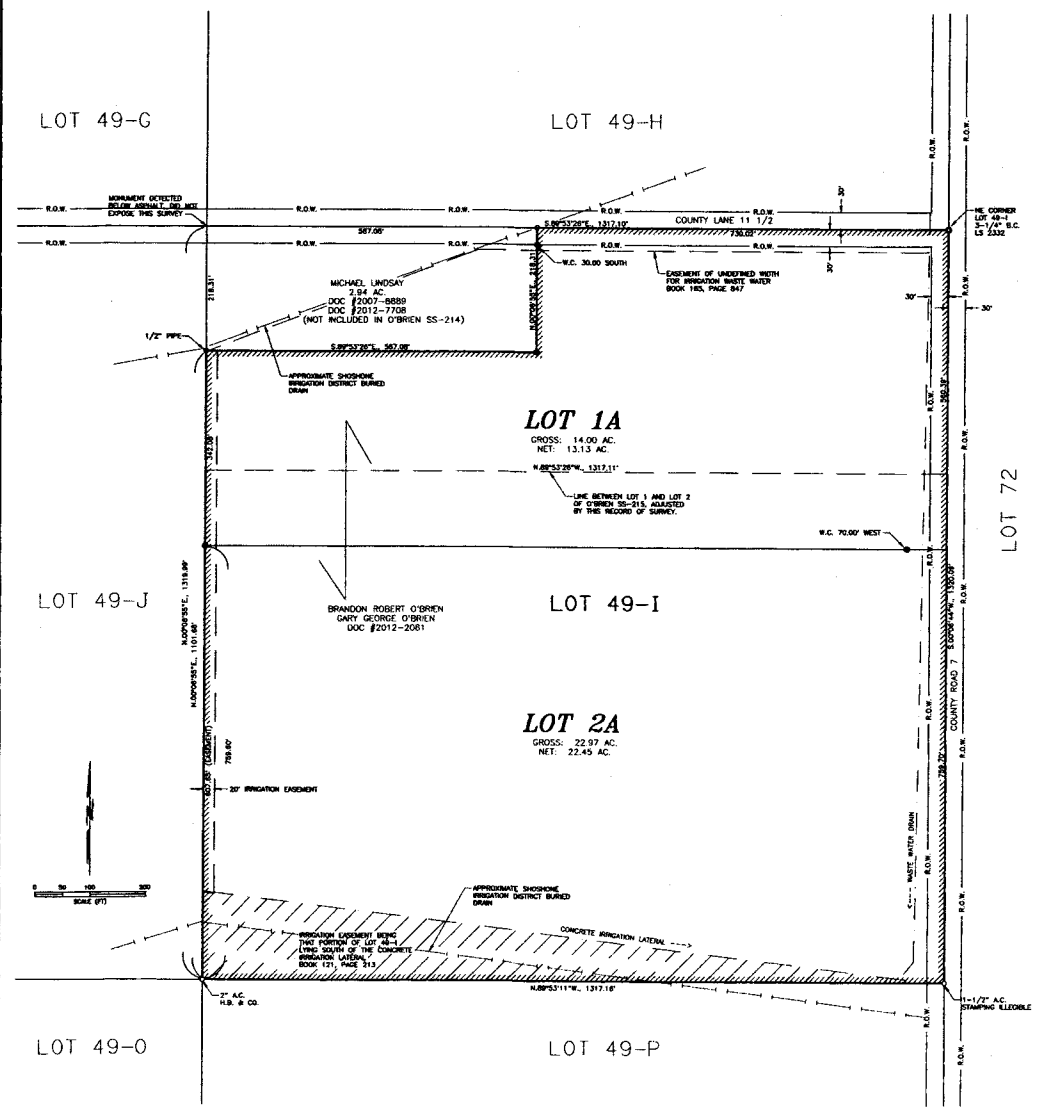
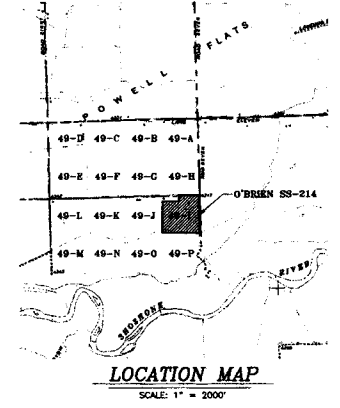
Gary George O'Brien
GARY GEORGE O'BRIEN

STATE OF WYOMING)
COUNTY OF Park) SS
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY BRANDON ROBERT O'BRIEN & GARY GEORGE O'BRIEN.

THIS 14th DAY OF March 20 14

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/21/17



PLANNING COORDINATOR CERTIFICATION

I, THE UNDERSIGNED PLANNING COORDINATOR, CERTIFY THAT THE PARCELS CREATED OR REALIGNED AS SHOWN HEREON DO CONFORM TO ALL APPLICABLE REQUIREMENTS OF CHAPTER 17 OF THE CURRENT PARK COUNTY RULES AND REGULATIONS.

NA
PLANNING COORDINATOR

CERTIFICATE OF SURVEYOR

I, LISA A. CASANOVA OF ENGINEERING ASSOCIATES, A DAILY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY AS FOLLOWS:

ON DECEMBER 8, 2013, THE LINE BETWEEN LOT 1A AND LOT 2A OF AMENDED O'BRIEN SS-214 SIMPLE SUBDIVISION SHOWN HEREON WAS SURVEYED BY ME. THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE CERTIFICATE OF OWNER AND IS CORRECTLY SHOWN ON THE RECORD OF SURVEY WHICH IS DRAWN TO THE SCALE INDICATED. I AM FAMILIAR WITH THE PARK COUNTY SUBDIVISION REGULATIONS AND BELIEVE THIS RECORD OF SURVEY COMPLIES WITH THEM IN EVERY RESPECT.

LISA A. CASANOVA, LS 12000
03-04-14



TECHNICAL NOTES & BASIS OF BEARINGS

BEARINGS AND DISTANCES SHOWN ARE GRID BEARINGS AND GRID DISTANCES ON A TRANSVERSE MERCATOR PROJECTION WITH ORIGIN AT THE NORTHEAST CORNER OF LOT 48-4 WITH A POSITION OF:

LINE 4847487847 NORTH
LONG 102743277.8889 WEST
NAD83(01) (NAD83/01) (NAD83/01)

WITH A CURVATURE CORRECTION SCALE FACTOR OF 1.000000076 CORRESPONDING TO A PROJECTION HEIGHT OF 4264.4 FEET ABOVE THE ELLIPSOID (ELEVATION OF 4300 FEET).

RECORDER'S ACCEPTANCE

THIS AMENDED PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 3rd DAY OF April 2014, AND FILED FOR RECORD AT 11:34 AM UNDER DOCUMENT NUMBER 2014-1141 IN PLAT CABINET MM, AT PAGE 37.

Jessie B. Johnson
PARK COUNTY CLERK AND RECORDER

Chuck Deary
DEPUTY COUNTY CLERK

LEGEND

- FOUND BRASS COP MONUMENT.
 - FOUND ALUMINUM COP MONUMENT.
 - ⊙ FOUND PIPE MONUMENT.
 - ⊙ FOUND 5/8" REBAR MONUMENT.
 - ⊙ SET OF ALUMINUM COP ON 5/8" x 24" REBAR. THIS SURVEY AND O'BRIEN SS-214 SURVEY.
- ////// O'BRIEN SS-214 BOUNDARY.

RECORD OF SURVEY
SHOWING
MINOR BOUNDARY ADJUSTMENT
WITHIN
O'BRIEN - SS-214
- LOCATED IN -
LOT 49-I
RESURVEY T.55N., R.99W., 6TH P.M.,
PARK COUNTY, WYOMING

PREPARED FOR: BRANDON ROBERT O'BRIEN
AND GARY GEORGE O'BRIEN

PREPARED BY: ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS



JOB NO. 12036 BOOK NO. 512
P:\2012\12036 O'Brien - Powell\ACAD\12036_book1R05 - BLA 03/24/14
SHEET 1 OF 1

ATTENTION: THE RECORD OF SURVEY DATA BASED ON THE MOST CURRENT PROFESSIONAL LAND SURVEYING IS AS PREPARED, FILED BY LAW AND EFFECTS LIABILITY FOR THE ACCURACY OF SAID RECORD OF SURVEY.