



**EASEMENT CENTER LINE SURVEY DATA**

SEGMENT	BEARING	DISTANCE
1	N29°37'37"E	7.10'
2	S88°54'13"E	33.84'
3	N78°07'40"E	28.11'
4	N80°08'11"E	23.18'
5	N80°01'21"E	187.04'
6	N89°38'56"E	15.85'
7	N89°02'01"E	98.29'
8	N89°43'30"E	78.07'
9	N73°07'43"E	43.02'
10	N51°40'18"E	20.81'
11	N14°08'10"E	48.52'
12	N03°48'19"W	54.83'
13	N03°38'51"E	75.28'
14	N01°18'58"W	81.88'
15	N08°45'04"E	68.88'
16	N08°45'04"E	12.72'

**NOTES**

1. NO PROPOSED PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM.
2. DOMESTIC WATER SUPPLY SHALL BE THROUGH THE EXISTING NORTHWEST RURAL WATER DISTRICT CENTRAL WATER SYSTEM.
3. SET A P.K. NAIL IN ROADWAY ASPHALT FOR CORNER. SET A STANDARD 3" DIAMETER BRASS CAP WITNESS CORNER 500°33'48"E, 30.00', AT THE INTERSECTION OF THE WEST SUBDIVISION LINE WITH THE SOUTH RIGHT-OF-WAY LINE OF PARK COUNTY ROAD 85U.
4. SET A P.K. NAIL IN ROADWAY ASPHALT FOR CORNER. SET A 2" DIAMETER ALUMINUM CAP WITNESS CORNER 800°33'00"E, 30.00', AT THE INTERSECTION OF THE LINE COMMON TO LOT 1 AND LOT 2 WITH THE SOUTH RIGHT-OF-WAY LINE OF PARK COUNTY ROAD 85U.
5. REPLACED A FOUND 1/2" DIAMETER IRON PIPE WITH A STANDARD 3" DIAMETER BRASS CAP.
6. NET ACREAGE EXCLUDES COUNTY ROAD AND STATE HIGHWAY RIGHTS-OF-WAY ONLY.
7. LOT PURCHASERS DO NOT HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THIS SUBDIVISION. WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A RIVER OR STREAM FOR PERSONS LIVING ALONG SAID RIVER OR STREAM. THERE ARE WATER RIGHTS ATTACHED TO THESE LANDS. LOT PURCHASERS SHALL APPLY THEIR RESPECTIVE APPROPRIATIONS IN ACCORDANCE WITH THE IRRIGATION PLAN FOR THIS SUBDIVISION, ON FILE IN THE OFFICE OF THE WYOMING STATE ENGINEER, CHEYENNE, WYOMING.

**LEGEND**

- ① RECORD CORNER. 3" DIAMETER BRASS CAP ASSEMBLY UNLESS OTHERWISE NOTED.
- ② SET 3" DIAMETER STANDARD BRASS CAP ASSEMBLY.
- ③ SET 2" DIAMETER ALUMINUM CAP ON 5/8" DIAMETER STEEL BAR.
- ④ COMPUTED CENTER LINE INTERSECTION POINT. NO MONUMENT SET.
- ( ) PARENTHESES INDICATE RECORD DATA.

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING } ss.  
 COUNTY OF PARK }  
 I, KEVIN D. JONES, OF CODY, WYOMING, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY CERTIFY THAT THIS PLAT OF REID SUBDIVISION WAS PREPARED FROM NOTES TAKEN DURING ACTUAL SURVEYS PERFORMED UNDER MY SUPERVISION FROM AUGUST 1985 THROUGH APRIL 1986, AND THAT IT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND COUNTY STATUTORY PROVISIONS AND REGULATIONS.



THE FOREGOING CERTIFICATE OF SURVEYOR WAS ACKNOWLEDGED BEFORE ME THIS 31<sup>st</sup> DAY OF May, 1986, BY KEVIN D. JONES. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 11-8-98  
*Dorothy M. Blawie*  
 NOTARY PUBLIC

**SUBDIVISION PLATTING CONDITIONS**

1. 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.
2. DRIVEWAYS. DRIVEWAY GRADES IN EXCESS OF 10% SHALL BE PROHIBITED AND DRIVEWAYS WITH AN AVERAGE GRADE FROM 6% TO 10% SHALL BE NO GREATER THAN 30 FEET IN LENGTH. THE MINIMUM INSIDE TURNING RADIUS AT ANY POINT OF ANY DRIVEWAY SHALL BE 30 FEET.
3. 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 SOIL 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 OR THE SURFACE SHALL BE TREATED IN ASPHALT OR GRAVEL TO HELP PREVENT EROSION. VEGETATIVE COVER SHALL BE MAINTAINED AT JOBS SHALL COVER EXCEPT WITHIN AREAS UTILIZED BY LIVESTOCK WHERE LESSER VEGETATIVE COVER MAY BE MAINTAINED. HOWEVER, ANY GULLYING, EROSION, LIVESTOCK WHERE LESSER VEGETATIVE COVER MAY BE MAINTAINED. HOWEVER, ANY GULLYING, EROSION, LIVESTOCK OR ROADS SHALL BE CAUSE FOR THE LOT OWNER TO IMPLEMENT, WITHIN SEVEN (7) WORKING DAYS FROM THE TIME OF IDENTIFICATION BY THE PROPERTY OWNER, PARK COUNTY PLANNING DEPARTMENT, OR BOARD OF PARK COUNTY COMMISSIONERS, ACTION TO ELIMINATE SAID GULLYING, EROSION, OR CHANNELIZATION.
4. VEGETATIVE COVER. VEGETATIVE COVER SHALL BE MAINTAINED CONSISTENT WITH NATURAL RESOURCES CONSERVATION SERVICE (N.R.C.S.) RECOMMENDATIONS.
5. 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.
6. CONDITIONS RUN WITH THE LAND. THE CONDITIONS HEREIN SET FORTH ARE BINDING UPON ALL OWNERS AND RESPECTIVE SUCCESSORS-IN-INTEREST AND RUN WITH THE LAND.
7. REVISION AND/OR AMENDMENT. THE CONDITIONS, RESTRICTIONS, STIPULATIONS, AGREEMENTS, AND COVENANTS HEREIN SHALL NOT BE REVISED, AMENDED, TERMINATED, NOR AMENDED EXCEPT BY UNANIMOUS WRITTEN CONSENT OF THE PROPERTY OWNERS, AND CONSENT OF THE BOARD OF PARK COUNTY COMMISSIONERS.
8. ENFORCEMENT. IN CASE OF ANY VIOLATION OF THE PROVISIONS HEREIN, THE BOARD OF PARK 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 ITEM IN VIOLATION OF ANY OF THE PROVISIONS HEREIN, MAY HAVE SUCH BUILDING, STRUCTURE, OR ITEM REMOVED BY PROPER LEGAL PROCEDURE. INACTION BY THE BOARD OF PARK 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.
9. 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 BOARD OF PARK COUNTY COMMISSIONERS HAS AUTHORIZED SAID CONVEYANCE BY RECORDING 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.
10. VACATION. THIS SUBDIVISION MAY BE VACATED OR PARTIALLY VACATED PURSUANT TO APPLICABLE STATE LAW OR COUNTY RULES AND REGULATIONS.
11. 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 WITHOUT THE APPROVAL OF THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS.
12. ROAD CONSTRUCTION AND ACCEPTANCE. THE COUNTY SHALL NOT ACCEPT THE MAINTENANCE OF ANY ROAD OR BRIDGE WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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 BOARD OF PARK COUNTY COMMISSIONERS. THE BOARD OF PARK COUNTY COMMISSIONERS SHALL HAVE SOLE AUTHORITY TO DETERMINE WHETHER OR NOT TO ACCEPT MAINTENANCE. NOTHING SHALL REQUIRE THE BOARD OF PARK COUNTY COMMISSIONERS TO ASSUME MAINTENANCE.
13. DRAINAGE. RUNOFF FROM THE SITE AFTER CONSTRUCTION SHALL NOT EXCEED THE HISTORICAL RATE OF RUNOFF PRIOR TO CONSTRUCTION. ANY RUNOFF IN EXCESS OF PRE-CONSTRUCTION LEVELS SHALL BE DETAINED ON THE SITE AND INFILTRATED, EVAPORATED, OR RELEASED SO AS NOT TO EXCEED PRE-CONSTRUCTION RATES.
14. 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.
15. SEVERABILITY. VIOLATION OF ANY OF THE CONDITIONS OR AGREEMENTS NOTED HEREIN BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
16. BUILDING SETBACKS. BUILDING SETBACKS SHALL BE 100 FEET FROM THE NORTHERLY PROPERTY LINE AND 20 FEET FROM ALL OTHER PROPERTY LINES.
17. RESTRICTED BUILDING AREA. CONSTRUCTION OF DWELLINGS AND ACCESSORY BUILDINGS WITHIN THE NORTHERLY 500 FEET OF BOTH LOT 1 AND LOT 2 SHALL BE LIMITED TO THOSE WITH EXTERIOR COLORS AND PITCHED ROOFS. DWELLINGS WITHIN THIS AREA SHALL HAVE A MINIMUM WIDTH OF 24 FEET AND BE PLACED ON A PERIMETER FOUNDATION. ACCESSORY BUILDINGS WITHIN THIS AREA SHALL BE A SINGLE STORY AND HAVE A MAXIMUM HEIGHT OF 18 FEET. NO MOBILE HOMES OR MOBILE BUILDINGS SHALL BE ALLOWED WITHIN THIS AREA.
18. PROPERTY OWNERS ASSOCIATION. NO PROPERTY OWNERS ASSOCIATION WILL BE FORMED. THE ONLY COMMON FACILITY IS THE IRRIGATION SUPPLY DITCH. EASEMENT RIGHTS ARE ALSO PROVIDED BY WYOMING STATUTES.

**CLERK AND RECORDER ACCEPTANCE**

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER THIS 19 DAY OF June, 1986, AND FILED FOR RECORD IN BOOK OR PLAT CBET F AT PAGE 146 AS RECEPTION NUMBER 1996-3560  
 MARIE FORSTNER, PARK COUNTY CLERK AND RECORDER  
 BY *Dorothy M. Blawie*, DEPUTY

**CERTIFICATE OF OWNER**

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED AS FOLLOWS:  
 A TRACT OF LAND LOCATED IN LOT 44-1, RESURVEY TOWNSHIP 52 NORTH, RANGE 102 WEST OF THE 6TH PRINCIPAL MERIDIAN, PARK COUNTY, WYOMING, BEING IDENTICAL WITH THAT TRACT OF LAND DESCRIBED IN THAT INSTRUMENT RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AS MICROFILM BOOK 80 AT PAGE 315, AND BEING MORE PARTICULARLY DESCRIBED BY THIS SURVEY AS FOLLOWS:

BEARING AT THE NORTHEAST CORNER OF SAID LOT 44-1, THENCE 800°33'00"E ON THE EAST LINE OF SAID LOT, 848.29 FEET; THENCE N89°54'44"W, 284.38 FEET; THENCE 800°33'00"E, 853.98 FEET TO A POINT ON THE NORTH LINE OF SAID LOT; THENCE S89°54'00"E, THE BASIS OF BEARING FOR THIS DESCRIPTION, 598.33 FEET TO THE POINT OF BEGINNING, CONTAINING 8.02 ACRES, MORE OR LESS;

THAT WE HAVE CAUSED SAID LANDS TO BE LAD OUT, PLATTED, AND SUBDIVIDED INTO LOTS (UNDER THE NAME AND STYLE OF "REID SUBDIVISION" AS SHOWN HEREON) THAT WE HEREBY DEDICATE TO THE COUNTY OF PARK STATE OF WYOMING, HEREON FOR THE LOTS SO NOTED; THAT WE HEREBY DEDICATE TO THE COUNTY OF PARK STATE OF WYOMING, HEREON FOR USE BY THE PUBLIC THE RIGHT-OF-WAY PREVIOUSLY KNOWN AS PARK COUNTY ROAD NO. 30 AND CURRENTLY KNOWN AS PARK COUNTY ROAD 85U; THAT WE HEREBY DEDICATE TO THE DEPARTMENT OF TRANSPORTATION, STATE OF WYOMING, FOR USE BY THE PUBLIC THE RIGHT-OF-WAY KNOWN AS STATE HIGHWAY NO. 281; THAT THE SUBDIVISION OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THAT CERTIFICATES OF JOINDER FROM OTHER INTERESTED PARTIES AS MAY BE REQUIRED ARE TO BE PREPARED SEPARATELY; THAT SAID LANDS ARE SUBJECT TO ANY COVENANTS, EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD; AND THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

FURTHER, WE CERTIFY THAT 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:  
 1. 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.  
 2. WE HEREBY AGREE TO HOLD HARMLESS, INDEMNIFY, AND DEFEND PARK COUNTY IN ANY ACTION WHICH MAY ARISE IN CONNECTION WITH ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS ON THIS PLAT AND/OR OTHER INFORMATION WHICH WE HAVE SUBMITTED IN CONNECTION WITH THIS REQUEST.  
 3. WE HEREBY AGREE THAT THIS PLAT ESTABLISHES VESTED PROPERTY RIGHTS WHEN RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER; AND,  
 4. WE HEREBY AGREE TO ABIDE BY THE CONDITIONS AND STIPULATIONS CONTAINED HEREON.  
 IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THEIR NAMES TO BE SUBSCRIBED THIS 31<sup>st</sup> DAY OF May, 1986.

*Russell K. Reid*      *Barbara M. Reid*  
 RUSSELL K. REID      BARBARA M. REID

STATE OF WYOMING } ss.  
 COUNTY OF PARK }  
 THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME THIS 31<sup>st</sup> DAY OF May, 1986, BY RUSSELL K. REID AND BARBARA M. REID, HUSBAND AND WIFE.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES: 11-8-98  
*Dorothy M. Blawie*  
 NOTARY PUBLIC

**PLANNING AND ZONING COMMISSION RECOMMENDATION**

THE PARK COUNTY PLANNING AND ZONING COMMISSION RECEIVED NO WRITTEN OBJECTIONS OR HAS HEARD ALL OBJECTIONS TO THE PROPOSED SUBDIVISION AND RECOMMENDED THIS PLAT FOR APPROVAL ON THE 24<sup>th</sup> DAY OF November, 1982.  
 BY *Carl R. Jones*, CHAIRMAN      ATTEST *Marie Forstner*, SECRETARY

**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 19<sup>th</sup> DAY OF June, 1986.  
 BY *Charles U. Jantz*, CHAIRMAN      ATTEST *Marie Forstner*, COUNTY CLERK

**REID SUBDIVISION**

LOCATED IN  
 THE NE1/4NE1/4, SECTION 30, ORIGINAL SURVEY,  
 NOW LOT 44-1, RESURVEY  
 T. 52 N., R. 102 W., 6TH P.M.,  
 PARK COUNTY, WYOMING

PREPARED FOR: RUSSELL K. AND BARBARA M. REID  
 645A SOUTH-FORK ROAD  
 CODY, WYOMING 82414  
 PREPARED BY: ENGINEERING ASSOCIATES  
 P.O. BOX 1900  
 CODY, WYOMING 82414

ATTENTION OF THIS PLAT OTHER THAN BY THE ABOVE PROFESSIONAL ENGINEER AND LAND SURVEYOR OR AS OTHERWISE ALLOWED BY LAW MAY AFFECT LIABILITY FOR THE ACCURACY OF SAID PLAT.  
 JCS/CMA/RAN      JOB NO. 92081      FIELD BOOK NO. 238  
 08/20/86      DRAWING(S) 0401(F)M