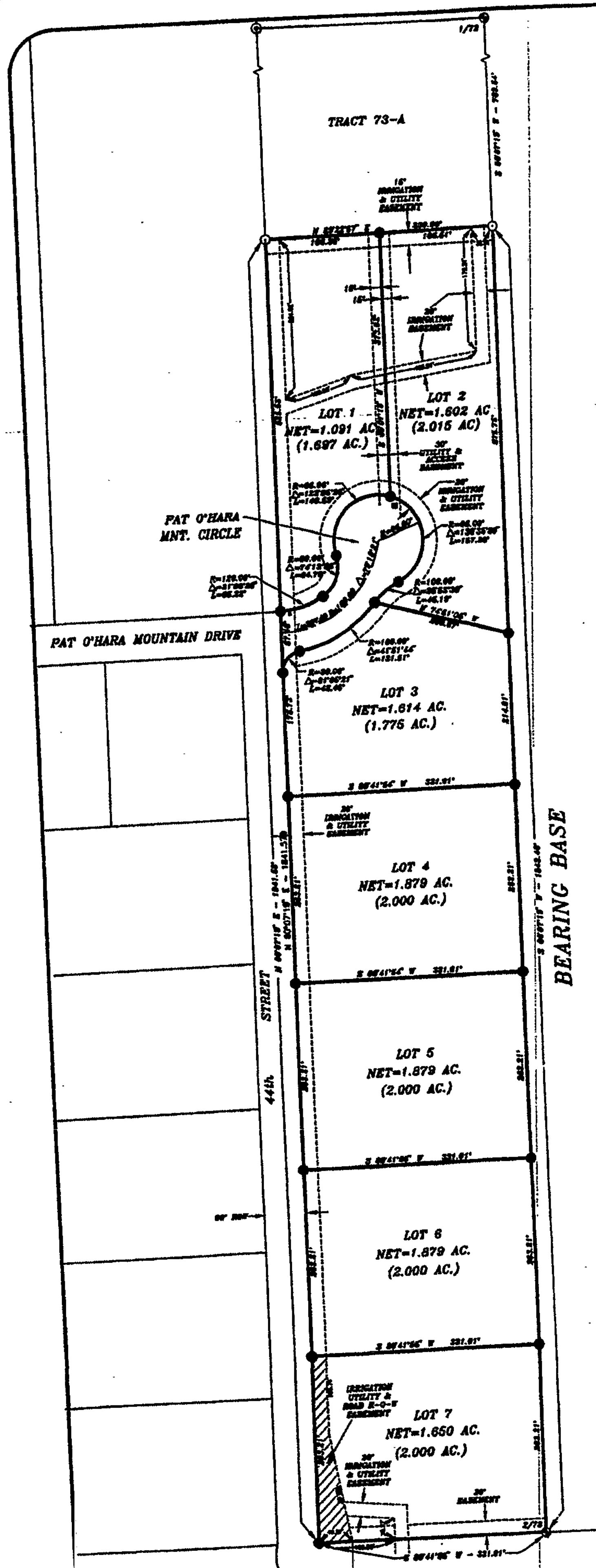



SCALE 1" = 100'

## LEGEND

- ◉ = Found G.L.O. Brass Cap
- ◎ = Found G.I.P.
- ○ = Found Alum. Cap
- ● = Set 2" Alum Cap on #5 x 24" Rebar
- —— = Property Boundary
- ( ) = Gross Area
- ■ = Pedestal (existing)
- ▪ = Transformer (existing)

## Sage Creek Rim Subdivision 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 hereinafter established.

2. 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.

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 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 or the surface shall be treated in asphalt or gravel to help prevent erosion. Any gullying, erosion, or channelization shall be cause for the lot owner to implement, 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 gullying, erosion, or channelization.

4. 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.

5. 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.

6. 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.

7. 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.

8. VACATION. This subdivision may be vacated or partially vacated pursuant to applicable State law or County rules and regulations.

9. 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, unless subdivision is annexed into the City of Cody.

10. FEE-PAYING MEMBERSHIP IN A PROPERTY OWNERS 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 maintenance of common roads and facilities in a safe manner. Such association, district, or other common entity shall be empowered, authorized, and required to perform such maintenance.

11. ROAD CONSTRUCTION AND ACCEPTANCE. The County shall not accept the maintenance of any road, bridge or alley within the boundaries of Sage Creek Rim Subdivision until and unless the road, bridge or alley 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.

12. DRAINAGE. Runoff from the site after construction shall not significantly exceed the level of runoff which occurred prior to construction. The ditches will be adequately maintained to handle run-off generated within Sage Creek Rim Subdivision and continue the drainage from offsite sources through the subdivision in a manner that does not jeopardize the proposed building sites in the Sage Creek Rim Subdivision.

13. 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.

14. 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.

15. FUTURE BUILDINGS. Shall have top of concrete foundation wall at least 12 inches to 18 inches above existing ground level upgradient of building in order to drain surface water away from building.

## CERTIFICATE OF OWNERSHIP

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 SHEETS 1 THROUGH 1 OF 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, SELVOY M. FILLERUP AND KRISTEN K. FILLERUP, WE HAVE CAUSED THEIR NAMES TO HEREON TO BE SUBSCRIBED THIS 29th DAY OF December, 1997.

SELVOY M. FILLERUP    Kristen K. Fillerup KRISTEN K. FILLERUP

STATE OF WYOMING } SS
COUNTY OF PARK }

THE FOREGOING APPROVAL WAS ACKNOWLEDGED BEFORE ME BY SELVOY M. FILLERUP AND KRISTEN K. FILLERUP THIS 29th DAY OF DECEMBER, 1997.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: January 27, 1999

Joyanna L. Gonion, County of Park, My Commission Expires — Notary Public, State of Wyoming, Jan. 27, 1999

## CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF PARK }

KNOW ALL PERSONS BY THESE PRESENTS: THAT SELVOY M. FILLERUP AND KRISTEN K. FILLERUP, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS: A PART OF TRACT 73, RESURVEY T.53N., R.101W., 6TH P.M., PARK COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT CORNER 1 OF SAID RESURVEY TRACT 73; THENCE S 00°07'19" W ALONG THE EAST LINE OF TRACT 73 FOR A DISTANCE OF 789.54 FEET TO THE "POINT OF BEGINNING"; THENCE S 00°07'19" W ALONG SAID EAST LINE OF TRACT 73 FOR A DISTANCE OF 1843.40 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; SAID CORNER BEING CORNER 2 OF SAID RESURVEY TRACT 73 (2/73); THENCE S 89°41'55" W FOR A DISTANCE OF 331.01 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE N 00°07'19" E FOR A DISTANCE OF 1841.58 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE N 89°22'57" E FOR A DISTANCE OF 331.03 FEET TO THE "POINT OF BEGINNING". SAID DESCRIBED PARCEL HAVING 14.00 ACRES MORE OR LESS; UNDER THE NAME AND STYLE OF SAGE CREEK RIM SUBDIVISION, 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 PUBLIC FOR USE BY UTILITY AND IRRIGATION COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. IT IS UNDERSTOOD THAT DEDICATION FOR PUBLIC RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF PARK.

IN WITNESS WHEREOF, THE SAID OWNERS, SELVOY M. FILLERUP AND KRISTEN K. FILLERUP, WE HAVE CAUSED THEIR NAMES TO HEREON TO BE SUBSCRIBED THIS 29th DAY OF DECEMBER, 1997.

SELVOY M. FILLERUP    Kristen K. Fillerup KRISTEN K. FILLERUP

STATE OF WYOMING } SS
COUNTY OF PARK }

THE FOREGOING APPROVAL WAS ACKNOWLEDGED BEFORE ME BY SELVOY M. FILLERUP AND KRISTEN K. FILLERUP THIS 29th DAY OF DECEMBER, 1997.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: January 27, 1999

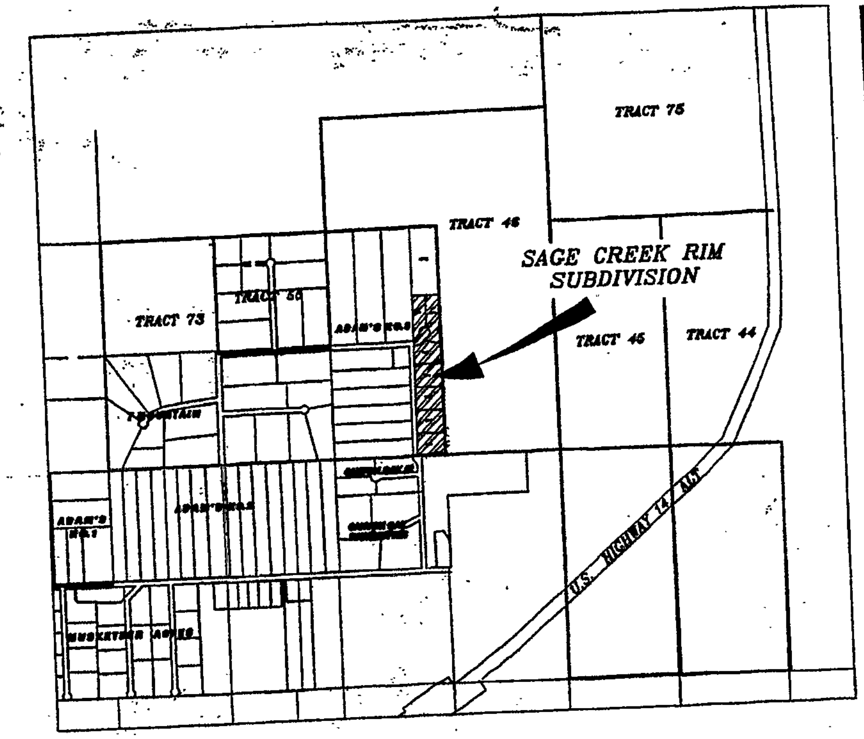
Joyanna L. Gonion, County of Park, My Commission Expires — Notary Public, State of Wyoming, Jan. 27, 1999

## BOARD OF COUNTY COMMISSIONERS APPROVAL & SUBDIVISION PERMIT

THIS PLAT IS HEREBY APPROVED AND THE SUBDIVISION PERMIT GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING, THIS 27th DAY OF January 1998.

Charles W. Johnston
CHAIRMAN

ATTEST: Marie Fontaine DATE: 1/27/98
PARK COUNTY CLERK




## LOCATION MAP

SCALE 1" = 1000'

## CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF PARK }

I, PAUL R. CAMPBELL OF CODY, WYOMING HEREBY CERTIFY THAT: THE SAGE CREEK RIM SUBDIVISION WAS SURVEYED BY ME AND UNDER MY DIRECTION; THAT SAID SUBDIVISION IS CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATE OF DEDICATION ON THIS PLAT WHICH IS DRAWN TO A SCALE OF 1 INCH EQUALS 100 FEET; DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT, DIRECTIONS ARE GIVEN IN DEGREES, MINUTES AND SECONDS OF ARC; MONUMENTS SHOWN AND ALL LOT CORNER MARKERS THIS SURVEY ARE ACTUALLY SET AND ARE AS DESCRIBED IN THE LEGEND SHOWN HEREON; ALL ELEMENTS OF THE SURVEY CLOSE TO AN ACCURACY OF ONE IN FIFTEEN THOUSAND OR BETTER.

Professional Land Surveyor — PAUL R. CAMPBELL — LS2571 — Date 12/27/97 — WYOMING

PAUL R. CAMPBELL
WYOMING REGISTRATION NO. 2571 L.S.

STATE OF WYOMING } SS
COUNTY OF PARK }

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY PAUL R. CAMPBELL ON THIS 29th DAY OF December, 1997.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: January 27, 1999

Joyanna L. Gonion, County of Park, My Commission Expires — Notary Public, State of Wyoming, Jan. 27, 1999

## RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 2 DAY OF February, 1998 AND FILED FOR RECORD AT 4:50pm B-182 (F) UNDER RECEPTION NUMBER 1998-650.

PARK COUNTY CLERK AND RECORDER
MARIE FONTAINE

## NOTES:

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
NO PUBLIC MAINTENANCE OF ROADS

# PLAT SHOWING SAGE CREEK RIM SUBDIVISION

LOCATED IN
W 1/2 SE 1/4, SECTION 23, NOW PART OF TRACT 73, RESURVEY T.53N., R.101W., 6th P.M., PARK COUNTY, WYOMING

C&A CAMPBELL & ASSOCIATES
1231 12th ST.
CODY, WY

LAND SURVEYORS
DECEMBER, 1997
W.O. 96-35

V 1, BK A-198, PG J

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

FIRST AMERICAN

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).