

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

PLATTING CONDITIONS

1. 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.
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).
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. ROADS AND SIGNAGE. All signage, 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.
6. 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.
7. 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.
8. 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.
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 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.
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.
12. ROAD CONSTRUCTION AND ACCEPTANCE. The County shall not accept the maintenance of any road and bridge within the boundaries of SEVEN MOUNTAIN SUBD. NO. 2 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 Board of Park 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.
13. 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.
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. 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.
16. COVENANTS. The COVENANTS AND RESTRICTIONS OF THE SEVEN MOUNTAIN SUBDIVISION shall continue to apply to LOTS 201 and 202 of the SEVEN MOUNTAIN SUBDIVISION NO. 2.
17. UTILITIES. All utilities shall be underground.
18. WATER AND 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. 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.

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 said owners ROBERT M. KELLY and KARLA J. KELLY have caused their name hereon to be subscribed this 22 day of DECEMBER, 1995.

ROBERT M. KELLY  
KARLA J. KELLY

Acknowledgment:

STATE OF WYOMING } SS  
COUNTY OF PARK }

The foregoing owner's certificate was acknowledged before me this 22 day of DECEMBER, 1995 by ROBERT M. KELLY and KARLA J. KELLY.

Witness my hand and official seal:

Mary C. Wierw  
Notary Public



My commission expires: Sept. 26, 1996

STATEMENT OF VACATION AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT ROBERT M. KELLY AND KARLA J. KELLY, BEING THE OWNERS OF THE PROPERTY DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 1, SEVEN MOUNTAIN SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER IN IN PLAT BOOK E, PAGE 128, EXCEPTING THEREFROM THE EAST 200.00 FEET OF SAID LOT 5, BLOCK 1.

AS THE PROPERTY OWNERS OF SAID LAND, WE HEREBY VACATE THE ABOVE DESCRIBED PROPERTY FROM 'SEVEN MOUNTAIN SUBDIVISION' FOR THE PURPOSE OF CHANGING LOT DESIGN WITHIN THE AREA OF SAID PROPERTY.

IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF SEVEN MOUNTAIN SUBDIVISION NO. 2 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 SAID OWNER ROBERT M. KELLY AND KARLA J. KELLY HAVE CAUSED THEIR NAMES TO HEREON TO BE SUBSCRIBED THIS 22 DAY OF DECEMBER, 1995.

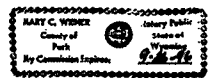
Robert M. Kelly  
Robert M. Kelly  
Karla J. Kelly  
Karla J. Kelly

ACKNOWLEDGEMENT:

STATE OF WYOMING } SS  
COUNTY OF PARK }

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF DECEMBER, 1995 BY ROBERT M. KELLY AND KARLA J. KELLY.

WITNESS MY HAND AND OFFICIAL SEAL:



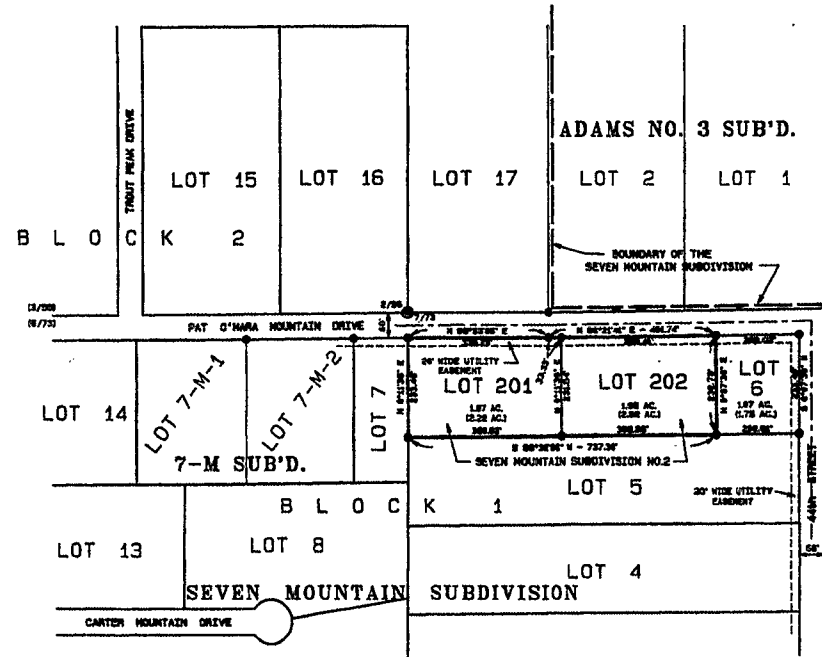
Mary C. Wierw  
Notary Public

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 3.72± ACRES
- GROSS LOT AREA TO STREET CENTERLINE SHOWN THIS 4.12± ACRES
- BOUNDARY OF SEVEN MOUNTAIN SUBD. NO. 2 (THIS LINE WEIGHT)

NOTE: LOT 101 AND LOT 102 OF SEVEN MOUNTAIN SUBD. NO. 2 IS A DIVISION OF PART OF LOT 5, BLOCK 1 OF THE ORIGINAL SEVEN MOUNTAIN SUBDIVISION.



DETAIL MAP



NO PROPOSED DOMESTIC WATER SOURCE  
NO PUBLIC SEWAGE DISPOSAL SYSTEM PROPOSED

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 22 DAY OF JANUARY, 1996.

Beryl Churchie  
CHAIRMAN  
Attest:  
Parker Anderson  
PARK COUNTY CLERK  
DATE: JANUARY 2, 1996

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 2 DAY OF JANUARY, 1996 AND FILED FOR RECORD AT 4:00 PM UNDER RECEPTION NUMBER 1996-33 IN Book F, PAGE 134

MARIE FONTAINE  
PARK COUNTY CLERK AND RECORDER  
Kathleen Taylor, deputy

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.

Paul A. Blough  
PLANNING COORDINATOR

DATE: 2 JAN, 1996

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 SEVEN MOUNTAIN SUBDIVISION 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 22 DAY OF DECEMBER, 1995.

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



PLAT SHOWING  
SEVEN MOUNTAIN SUBDIVISION NO. 2

A RESUBDIVISION OF PART OF  
LOT 5, BLOCK 1 OF SEVEN MOUNTAIN SUBDIVISION

H.B. HOLM, BLOUGH AND COMPANY  
Consulting Engineers & Land Surveyors  
1241 Sheridan Ave.  
P.O. Box 1748  
Cody, Wyoming 82414