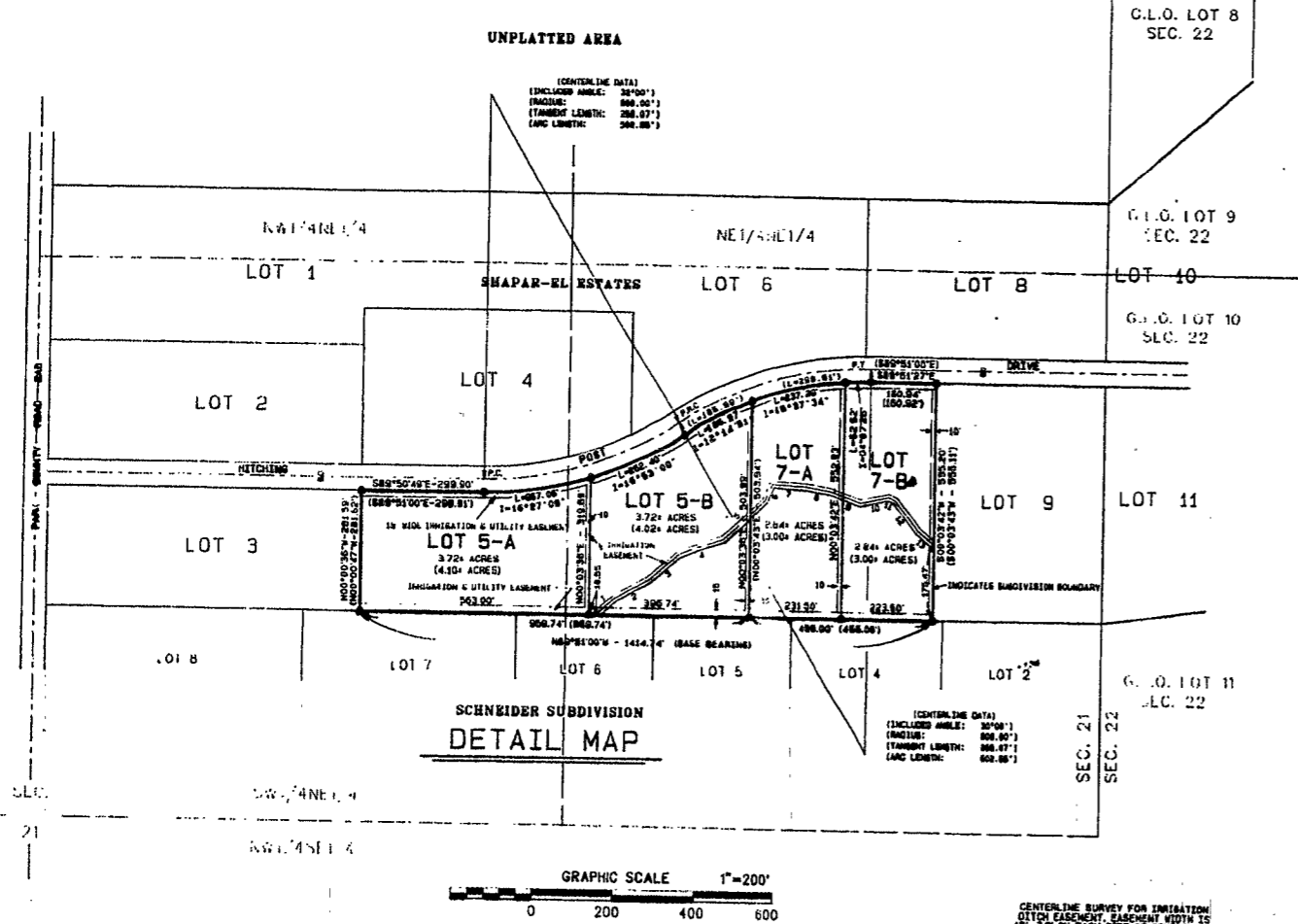


T. 53 N., R. 101 W.
(RESURVEY)



NO PROPOSED DOMESTIC WATER SOURCE
NO PUBLIC SEWAGE DISPOSAL SYSTEM PROPOSED

CENTERLINE SURVEY FOR IMITATION CITY EASEMENT, EASEMENT WIDTH IS 15.75' ON EACH SIDE OF CENTERLINE

LINE	BEARING	DISTANCE
1	N01°13'20"E	57.81
2	S89°02'29"E	93.21
3	N03°33'37"E	91.99
4	N71°36'40"E	119.84
5	S49°26'02"E	142.22
6	N02°40'31"E	43.14
7	S89°48'40"E	84.14
8	S90°32'29"E	90.92
9	S89°45'48"E	74.88
10	N78°52'20"E	74.05
11	S82°02'03"E	18.49
12	S89°59'01"E	89.24
13	S84°37'27"E	91.35

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.** 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.
- 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 3/2:1 (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.
- 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.
- 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.
- 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.
- 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 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, or 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.
- ROAD CONSTRUCTION AND ACCEPTANCE.** The County shall not accept the maintenance of any road and bridge within the boundaries of (name of subdivision) 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 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.
- 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 "SHAPAR-EL ESTATES" Subdivision shall continue to apply to LOTS 5-A, 5-B, 7-A, and 7-B of the "SHAPAR-EL ESTATES NO. 2" Subdivision.

AGREEMENT AND APPROVAL:

In consideration of the Park 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 ESTELL M. BROWN AND BARBARA J. BROWN have caused their names hereon to be subscribed this day of January, 1995.
Estell M. Brown
ESTELL M. BROWN
Barbara J. Brown
BARBARA J. BROWN

Acknowledgment:

State of Wyoming, County of Park
The foregoing owner's certificate was acknowledged before me this 3rd day of January, 1995 by ESTELL M. BROWN AND BARBARA J. BROWN.

Witness my hand and official seal:

Mary C. Wenig
Notary Public

My commission expires: Sept. 26, 1996

STATEMENT OF VACATION AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT ESTELL M. BROWN AND BARBARA J. BROWN, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

LOT 5 AND LOT 7 OF THE "SHAPAR-EL ESTATES" SUBDIVISION AS RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER IN PLAT BOOK E, PAGE 108

AS THE PROPERTY OWNERS OF SAID LAND, WE HEREBY VACATE LOT 5 AND LOT 7 FROM "SHAPAR-EL ESTATES" SUBDIVISION FOR THE PURPOSE OF CHANGING LOT DESIGN WITHIN THE AREA OF SAID LOTS.

IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF SHAPAR-EL ESTATES 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 IRRIGATION AND 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 ESTELL M. BROWN AND BARBARA J. BROWN HAVE CAUSED THEIR NAMES TO BE SUBSCRIBED THIS DAY OF January, 1995.

Estell M. Brown
ESTELL M. BROWN

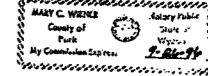
Barbara J. Brown
BARBARA J. BROWN

ACKNOWLEDGEMENT:

STATE OF WYOMING } SS
COUNTY OF PARK }

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS DAY OF January, 1995, BY ESTELL M. BROWN AND BARBARA J. BROWN.

WITNESS MY HAND AND OFFICIAL SEAL:



Mary C. Wenig
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 26, 1996

LEGEND

- INDICATES 5/8" X 24" REBAR WITH 2" ALUM. CAP SET.
- INDICATES REBAR WITH ALUM. CAP FOUND.
- RECORD DIMENSIONS SHOWN THUS
- NET LOT AREA SHOWN THUS 3.72± ACRES
- GROSS LOT AREA TO STREET CENTERLINE SHOWN THUS 4.10± ACRES
- L = ARC LENGTH
- Δ = DELTA ANGLE OR (INCLUDED ANGLE)
- BOUNDARY OF SUBDIVISION SHOWN THUS (THIS LINE HEIGHT)

NOTE: LOT 5-A AND LOT 5-B IS A DIVISION OF LOT 5 AND LOT 7-A AND LOT 7-B IS A DIVISION OF LOT 7 OF THE ORIGINAL "SHAPAR-EL ESTATES" SUBDIVISION.

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 DAY OF January, 1995.

John J. Jennings
CHAIRMAN

Mona F. Fortner
PARK COUNTY CLERK

DATE: 1-31-95

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 31 DAY OF January, 1995, AND FILED FOR RECORD AT 3:00 P.M. UNDER RECEPTION NUMBER 34355 in Book F, Page 119

Mona F. Fortner
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.

Paul A. Blough
PLANNING COORDINATOR

DATE: 31 JAN. 1995

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 AMENDED SHAPAR-EL ESTATES 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 31 DAY OF January, 1995.

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



PLAT SHOWING
SHAPAR-EL ESTATES NO. 2
IN SECTION 21, T.53 N., R.101 W.
OF THE 6th P.M., (RESURVEY) PARK COUNTY, WYOMING

HB HOLM, BLOUGH AND COMPANY
Consulting Engineers & Land Surveyors
2841 Sheridan Ave.
P.O. Box 1748
Cody, Wyoming 82414