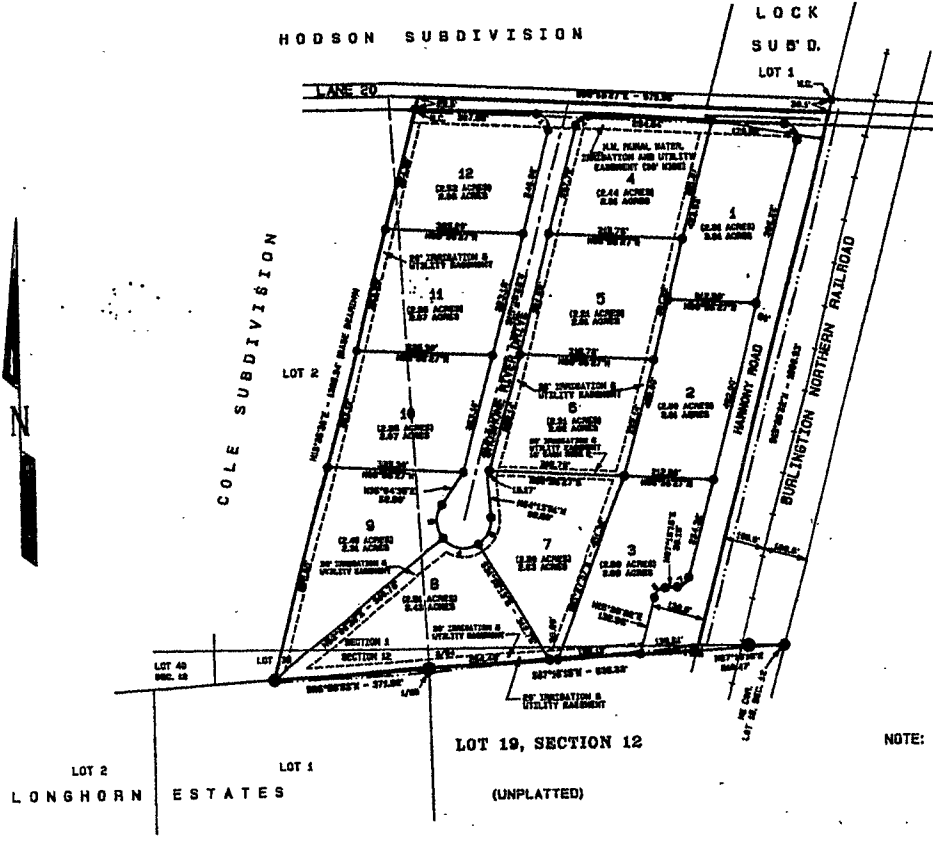


EACH LOT OWNER WILL DISPOSE OF THEIR OVERLOT DRAINAGE IN SUCH A MANNER AS TO NOT ADVERSELY IMPACT LOTS "DOWNSTREAM."

**NO PUBLIC SEWAGE DISPOSAL SYSTEM PROPOSED
NO PUBLIC MAINTENANCE OF STREETS OR ROADS
ALL LOTS ARE IN EXCESS OF 2.000 ACRES**

PLATTING CONDITIONS

- 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.
- 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 1 1/2:1 (one and one-half units of horizontal length to one unit of vertical length). A vegetative cover shall be maintained on the surface shall be treated in asphalt or gravel to help prevent erosion. Vegetative cover shall be maintained at 20% basal and 80% grass coverage except within areas utilized by livestock where lesser vegetative cover may be maintained. However, any gullying, erosion, or channelization caused by an eroding force has been caused by the use of any lot by livestock or roads shall be ceased 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.
- 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, 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 and perform the necessary functions to implement the irrigation plan. 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 Shoshone River Estates 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, unless otherwise approved by the Park County Engineer. Any runoff in excess of pre-construction levels shall be detained, on-site, infiltrated, evaporated or handled in a manner acceptable to the Park County Engineer.
- 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.
- AGRICULTURAL DRAINAGE EASEMENTS.** A twenty (20) foot right-of-way shall be dedicated to the county for public use for pre-existing agricultural drainage easements crossing the property. No occupancy, building, or new construction will be allowed within the easement. The specific location of the easement(s) are shown on the final plat. The easement(s) shall revert to the property owner at such time as the easement(s) are no longer needed as determined by the Irrigation District and the Board of County Commissioners.
- FIRE PROTECTION.** Fire suppression shall include 30,000 gallons of on site water or fire suppression flows of 500 gallons per minute or a combined system acceptable to the Fire Marshall. The property owners association shall be responsible for ensuring that said on site storage system is available for fire protection at all times and/or shall have adequate water available through the Northwest Rural Water system.
- PLANNED UNIT DEVELOPMENT AGREEMENT.** All property owners shall maintain their properties in compliance with the Planned Unit Development Agreement recorded in Book No. 0068 at Page 778 in the Office of the Park County Clerk and Recorder, as well as, with any and all amendments thereto.
- UTILITIES.** All utilities shall be underground.
- SETBACKS.** Setbacks of 75 feet from front property lines and 30 feet from other lot sides shall be established. Livestock corrals shall be set back a minimum of 150 feet from front lot lines.
- IRRIGATION WATER.** Water for irrigation will not be available on a consistent basis. The irrigation water availability will be determined by the Shoshone - Heart Mountain Irrigation District and the subdivision Water Master.



DETAIL MAP



LEGEND

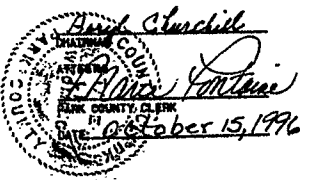
- INDICATES 5/8" X 24" REBAR WITH 2" ALUM. CAP SET
- INDICATES BRASS CAP FOUND
- INDICATES 3/4" IRON PIPE FOUND
- INDICATES 1 1/2" IRON PIPE FOUND
- RECORD DIMENSIONS SHOWN THIS
- INDICATES 2" PIPE W/ALUM. CAP SET
- BOUNDARY OF SUBDIVISION SHOWN THIS (THIS LINE WEIGHT)
- NET LOT AREAS SHOWN THIS 2.00 ACRES
- GROSS LOT AREAS SHOWN THIS (2.80 ACRES)
- TOTAL ACRES OF STREETS AND ROADS 4.27 ACRES
- TOTAL ACRES WITHIN LOTS 25.03 ACRES
- TOTAL ACRES WITHIN SUBDIVISION 29.30 ACRES

PROPERTY LINE CURVE DATA

LOT NO.	CURVE DATA	BEARING	DISTANCE	CHORD	ANGLE	TANGENT
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12

**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, 15th DAY OF October, 1996.



RECORDER'S ACCEPTANCE

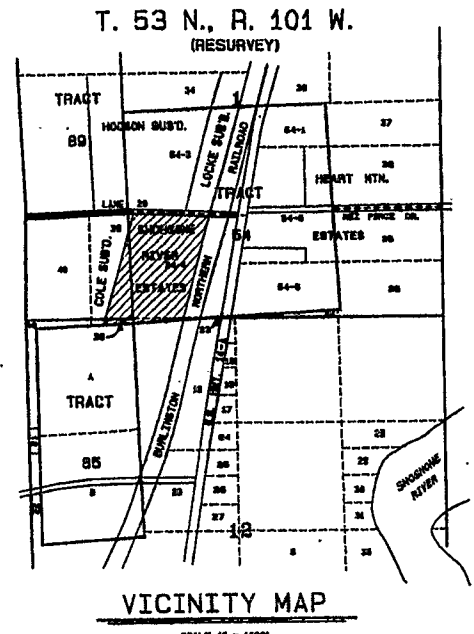
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 15 DAY OF October, 1996 AND FILED FOR RECORD AT 4:06 UNDER RECEPTION NUMBER 1996-6147 PLAT F Page 153

Karen Carter, deputy
PARK COUNTY CLERK AND RECORDER

PLANNING COMMISSION RECOMMENDATION

THE PARK COUNTY PLANNING AND ZONING COMMISSION RECEIVED NO OBJECTIONS OR HEARD ALL OBJECTIONS TO THE PROPOSED SUBDIVISION AND HEREBY RECOMMENDS THIS PLAT FOR APPROVAL.

Chairman: *Calvin L. Sighs*
Secretary: *Ann Marie Fontaine*
PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY
DATE: July 18, 1995



CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT DAVID STERLING BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:
TOWNSHIP 53 NORTH, RANGE 101 WEST OF THE 6TH P.M. PARK COUNTY, WYOMING, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDERS OF PARK COUNTY, STATE OF WYOMING:
THAT PART OF FARM UNIT "C", ACCORDING TO THE AMENDED FARM UNIT PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 1: LOT 39
SECTION 12: LOT 28
LOT 4 OF TRACT 84
EXCEPT THAT PORTION OF SAID LANDS PLATTED AS THE COLE SUBDIVISION AND THAT PART OF LOT 4 OF TRACT 84 LYING EAST OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY.

IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF SHOSHONE RIVER ESTATES, 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 COUNTY OF PARK FOR USE BY UTILITY AND IRRIGATION COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. IT IS UNDERSTOOD THAT DEDICATION OF PUBLIC RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN THE ESTABLISHMENT OF COUNTY ROADS OR ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF PARK.

IN WITNESS WHEREOF, THE SAID OWNER, DAVID STERLING HAS CAUSED HIS NAME TO HEREON BE SUBSCRIBED THIS 15th DAY OF October, 1996.

David Sterling
DAVID STERLING
OWNER

ACKNOWLEDGMENT:
STATE OF WYOMING } 53
COUNTY OF PARK }
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF October, 1996 BY DAVID STERLING.
WITNESS MY HAND AND OFFICIAL SEAL:
Christina Aljerman
NOTARY PUBLIC
MY COMMISSION EXPIRES: December 18, 1999



PLAT SHOWING
SHOSHONE RIVER ESTATES
BEING PART OF TRACT 54, SECTIONS 1 & 12 T.53 N., R.101 W. OF THE 6th P.M., (RESURVEY) PARK COUNTY, WYOMING

HB HOLM, BLOUGH AND COMPANY
Consulting Engineers & Land Surveyors
101 Sheridan Ave.
P.O. Box 1740
Cody, Wyoming 82414
OCTOBER, 1996
BOOK 517
DEED 239
JOB 84-289-800