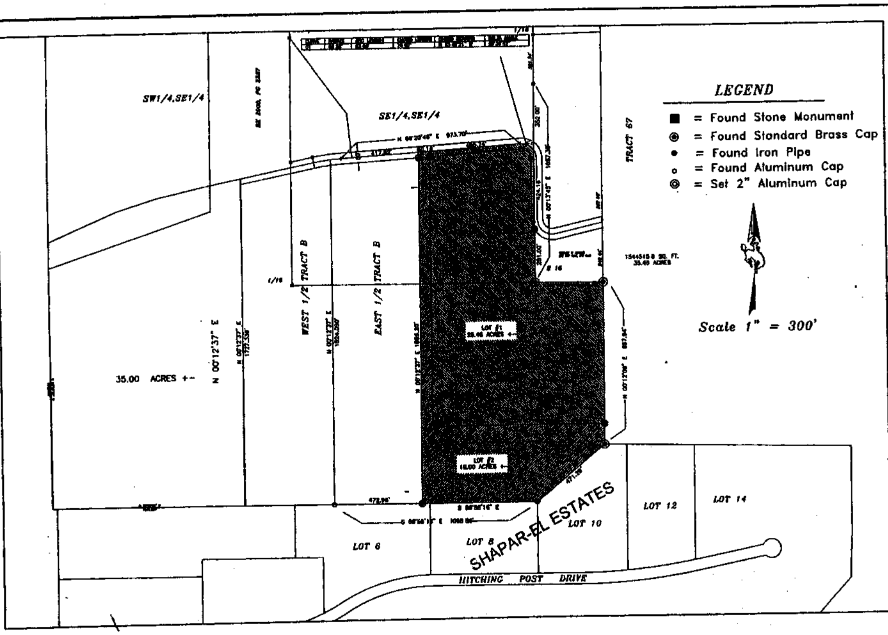
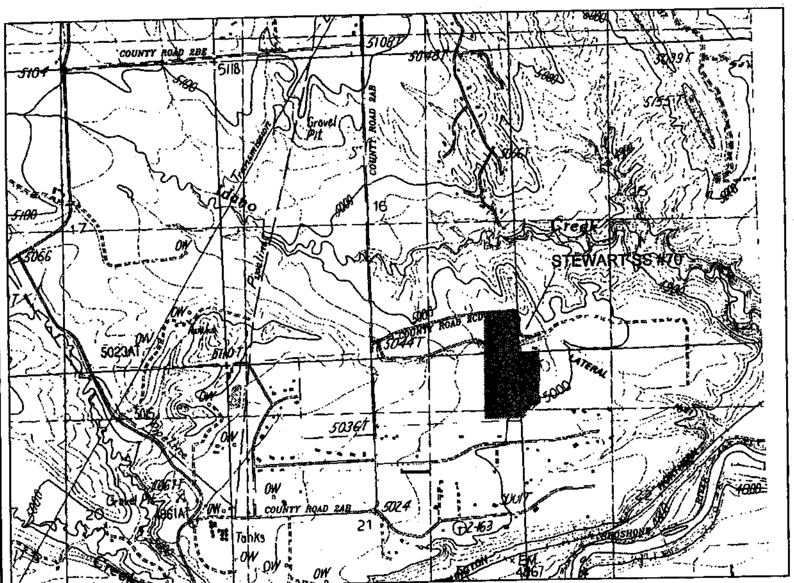
STEWART SIMPLE SUBDIVISION #70





VICINITY MAP 1" = 1000'

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 within 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 of 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 shall be constructed to maintain a slope no greater 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 the 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 county 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 is 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. *ROAD CONSTRUCTION AND ACCEPTANCE.* The County shall not accept the maintenance of any road and bridge within the boundaries of Stewart SS-70 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.

12. *DRAINAGE.* Runoff from site after construction shall not exceed the level of runoff which occurred prior to construction. Any runoff in excess of preconstruction levels shall be detained on site and infiltrated or evaporated.

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/ 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.

PLANNING COMMISSION RECOMMENDATION

The Park County Planning and Zoning Commission received no objections or has heard all objections to the proposed subdivision and hereby recommends this plat for approval.

CHAIRMAN: *Alan L. Siggins*

ATTEST: *Karen Carter*
Acting Park County Planning and Zoning Commission Secretary

DATE: *September 27 2005*

CERTIFICATE OF DEDICATION

Know all persons by these presents: That the " Patricia Ann Sheets Trust" is the owner of the land described as follows: A parcel of land within Sections #16,#21 and #22, Resurvey T.53N., R.101W., and being more particularly described as follows: Beginning at the Northwest corner of said Section #22; thence S 89°42'38" E for a distance of 365.96 feet to a point; thence S 00°12'09" W for a distance of 857.94 feet to a point; thence S 51°13'48" W for a distance of 471.29 feet to a point; thence N 89°56'16" W for a distance of 825.91 feet to the Southwest corner of said parcel; thence N 00°12'37" E for a distance of 1859.20 feet to the Northwest corner of said parcel; thence N 86°20'48" E for a distance of 555.88 feet to a point; thence clockwise on and along a curve to the right for a distance of 83.60 feet to a point; said curve having a radius of 80.28 feet and a delta angle of 59°39'42"; thence S 00°13'53" W for a distance of 705.16 feet to the POINT OF BEGINNING; and having a gross area of 35.46 acres more or less, located in Park County, Wyoming. Under the name and style of STEWART SS #70 SUBDIVISION have laid out, platted, and subdivided same as shown on this plat, and by these presents do hereby dedicate the access and utility easements for use as shown hereon. It is understood that dedication of public right-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, Cheryl Stewart, Trustee has caused her name to hereon to be subscribed this *31* day of *August* 2005.

Cheryl Stewart
Cheryl Stewart, Trustee

STATE OF WYOMING } SS
COUNTY OF PARK }

The foregoing approval was acknowledged before me by Cheryl Stewart on this *31* day of *August*, 2005.
Witness my hand and official seal

Stanley B. Parker
NOTARY PUBLIC

MY COMMISSION EXPIRES: *August 11, 2008*

[Notary seal: STANLEY B PARKER, NOTARY PUBLIC, COUNTY OF PARK, STATE OF WYOMING, MY COMMISSION EXPIRES AUGUST 11, 2008]

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 *4* day of *October* 2005 A.D., In Witness whereof, I have hereunto set my hand this *4* day of *October* 2005

Alan L. Siggins *Tim A. French*
Chairman–Park County Commissioners

ATTEST: *Karen Carter* Date: *October 4, 2005*
Park County Clerk

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:

I 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.

I hereby further acknowledge and state under oath that I am the legal owner of the property described hereon.

I hereby further agree that this plat when recorded in the Office of the Park County Clerk and Recorder establishes vested property rights.

I hereby agree to abide by the conditions and stipulations contained herein.

In witness whereof, the said owner – Cheryl Stewart, Trustee – Patricia Ann Sheets Trust – has caused her name to hereon to be subscribed this *31* day of *August* 2005.

Cheryl Stewart
Cheryl Stewart, Trustee

STATE OF WYOMING } SS
COUNTY OF PARK }

The foregoing certificate was acknowledged before me by Cheryl Stewart on this *31* day of *August*, 2005.
Witness my hand and official seal

Stanley B. Parker
NOTARY PUBLIC

MY COMMISSION EXPIRES: *August 11, 2008*

[Notary seals: STANLEY B PARKER, NOTARY PUBLIC, COUNTY OF PARK, STATE OF WYOMING, MY COMMISSION EXPIRES AUGUST 11, 2008]

CERTIFICATE OF SURVEYOR

I, Paul R. Campbell of Cody, Wyoming, being a registered land surveyor in the State of Wyoming, hereby certify that this plat and survey of the STEWART SIMPLE SUBDIVISION #70 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.

[Seal: Professional Land Surveyor, PAUL R. CAMPBELL, LS2571, WYOMING] *Paul R. Campbell 9/1/05*

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 *1* day of *SEPTEMBER*, 2005.
WITNESS MY HAND AND OFFICIAL SEAL.

[signature] NOTARY PUBLIC

MY COMMISSION EXPIRES: *11-1-08*

[Notary seal: CONNIE DEMPLE, NOTARY PUBLIC, COUNTY OF PARK, STATE OF WYOMING, 11-1-08]

RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Park County Clerk and Recorder on this *4* Day of *OCTOBER* 2005, and filed for record at *10:26* *A*.M. under document number *2005-7377* in Plat Cabinet *I* at page *62*.

KAREN CARTER
Park County Clerk and Recorder

BY: *B. Atkinson*
Deputy County Clerk

FINAL PLAT

SHOWING
Stewart Simple Subdivision #70
WITHIN
Sections 16, 21 and 22
IN
Resurvey, T.53N., R.101W.,
6th P.M., Park County, Wyoming

C&A	CAMPBELL & ASSOCIATES CODY, WYOMING WO 0556, BK-1A252	LAND SURVEYING AUGUST, 2005

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