

PLATTING CONDITIONS FOR CARTER SS-29

- RIGHT-OF-WAY. The right-of-way for ingress and egress for service and emergency vehicles is granted over, across, in, and through any and all private roads and drives now or hereafter established.
- COUNTY, STATE AND OTHER REGULATIONS. To the extent that applicable county or other governmental regulations, rules, or laws, including but not limited to the paragraph herein contained, such applicable regulations shall supersede and govern all of them.
- 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 members of the Board of Commissioners.
- ENFORCEMENT. In case of any violation of the provisions herein, 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 a violation of any building, structural, or other code or regulation of any of the foregoing nature, may have such building, structure, or thing removed by proper legal procedure. Inaction by the Board of County Commissioners to perform 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.
- WAGNER. 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.
- ROAD CONSTRUCTION AND ACCEPTANCE. The County shall not accept the maintenance of any road and bridge within the boundaries of Carter SS-29 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 that time or pattern 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, having such right as the Board of County Commissioners to accept maintenance.
- INDIVISIBILITY. There is no existing water right for Carter SS-29.
- REVERSIBILITY. Violation of any of these restrictions or agreements by judgment or court order shall in no way affect any of the other provisions herein, which shall remain in full force and effect.

AGREEMENT AND APPROVAL

In consideration of the Park Board of County Commissioners' determination of this division of land as a subdivision and subdivision as noted herein:

We hereby waive all claims against Park County for damage or loss to our personal and/or property which may be caused by such subdivision, and we hereby agree to hold harmless, defend, and defend Park County in any action which may arise in connection with any and all of the above, including, but not limited to, any and all claims for 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 herein.

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, CHARLES H. LEONHART AND BARBARA J. LEONHART, HUSBAND AND WIFE, HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS 21<sup>st</sup> DAY OF November, 2003.

*Charles H. Leonhart* *Barbara J. Leonhart*  
CHARLES H. LEONHART BARBARA J. LEONHART

ACKNOWLEDGMENT

STATE OF WYOMING } ss  
COUNTY OF PARK }

THE FOREGOING DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF November, 2003, BY CHARLES H. LEONHART AND BARBARA J. LEONHART, HUSBAND AND WIFE.

WITNESS MY HAND AND OFFICIAL SEAL:

*Elsie Wagner*  
Elsie Wagner  
COUNTY PUBLIC (PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES: 05-22-05

BOARD OF COUNTY COMMISSIONERS APPROVAL AND SUBDIVISION PERMIT

THIS PLAT IS HEREBY APPROVED AND THE SUBDIVISION PERMIT (ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING, THIS 18<sup>th</sup> DAY OF MARCH 2004, 2003.

*Timothy Hanks*  
TIMOTHY HANKS  
CHAIRMAN

ATTEST: *Theresa Carter*  
THERESA CARTER  
PARK COUNTY CLERK

DATE: Nov 4, 2003

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.

*Allen St. Offgren*  
ALLEN ST. OFFGREN  
CHAIRMAN

ATTEST: *Theresa Carter*  
THERESA CARTER  
ACTING PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY

DATE: November 4, 2003

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 18<sup>th</sup> DAY OF March, 2004, AND FILED FOR RECORD AT 1:16 P.M. UNDER RECEPTION NUMBER 003-15712, IN Plat Book 149.

*KAREN CARTER*  
KAREN CARTER  
Clerk and Recorder

*B. Robinson*  
B. Robinson  
County Clerk

CERTIFICATE OF DESIGNATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CHARLES H. LEONHART AND BARBARA J. LEONHART, HUSBAND AND WIFE, ARE THE OWNERS OF A TRACT OF LAND LOCATED IN THE SE1/4SW1/4 OF SECTION 25, TOWNSHIP 57 NORTH, RANGE 98 WEST, 6TH P.M., PARK COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at Point No. 1, which point is on the south line of S&E1/4SW1/4 and bears S 89°37'37" W a distance of 186.08 feet from the southeast corner of S&E1/4SW1/4; thence proceeds S 89°37'37" W along said south line a distance of 862.0 feet to Point No. 2; thence proceeds N 89°37'37" W a distance of 318.00 feet to Point No. 3; thence proceeds S 89°37'37" W a distance of 862.0 feet to Point No. 4; thence proceeds S 89°37'37" W a distance of 318.00 feet, more or less, to Point No. 5; the point of beginning contains 3.28 acres of which all are in Park County, Wyoming, under the name and title of "Public Use, Range 98 West, and Section 25, Township 57 North, Range 98 West, 6th P.M., Park County, Wyoming"; and thence the same as shown on this plat; and by these presents do hereby dedicate to the County of Park, Wyoming, for the use of the public, the Range 98 West, 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 thereon for maintenance by the County of Park.

THE ABOVE SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE LANDGRABING OWNERS.

IN WITNESS WHEREOF, THE SAID OWNERS, CHARLES H. LEONHART AND BARBARA J. LEONHART, HUSBAND AND WIFE, HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS 21<sup>st</sup> DAY OF November, 2003.

*Charles H. Leonhart* *Barbara J. Leonhart*  
CHARLES H. LEONHART BARBARA J. LEONHART

ACKNOWLEDGMENT

STATE OF WYOMING } ss  
COUNTY OF PARK }

THE FOREGOING DESIGNATION WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF November, 2003, BY CHARLES H. LEONHART AND BARBARA J. LEONHART, HUSBAND AND WIFE.

WITNESS MY HAND AND OFFICIAL SEAL:

*Elsie Wagner*  
Elsie Wagner  
COUNTY PUBLIC (PRINTED NAME OF NOTARY)

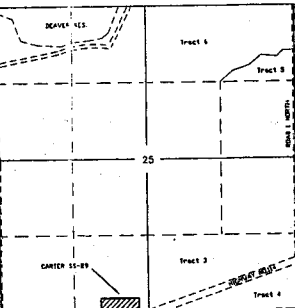
MY COMMISSION EXPIRES: 05-22-05

SURVEYOR'S CERTIFICATE

I, JOHN D. BEND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION OF CARTER SS-29 WAS MADE BY ME AND THIS BEING ACCORDING TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND COUNTY STATUTORY PROVISIONS AND REGULATIONS. DATED THIS 21<sup>st</sup> DAY OF October, 2003.



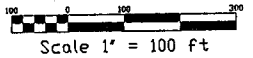
VICINITY MAP SECTION 25, T.57N., R.98W.



LEGEND

- o = Set Aluminum Cop
- 9 = Found Aluminum Cop
- o = Dimension point only

OCTOBER 24, 2003



GENERAL NOTES:

- \*STATE LAW DOES NOT RECOGNIZE ANY RIPARIAN WATER RIGHT. YOU SHALL HAVE NO RIGHT TO IRRIGATION WATER FLOWING PAST OR THROUGH THIS SUBDIVISION OTHER THAN THAT WHICH IS SPECIFICALLY ADJUDICATED OR APPROPRIATED TO YOUR LOT VIA THE STATE ENGINEER'S OFFICE OR THE STATE BOARD OF CONTROL.
- \*NO LOT OWNER SHALL WEDE, DESTROY, OBST, OR IN ANY WAY POLLUTE ANY IRRIGATION DITCH ON LAND WITHIN THE SUBDIVISION.
- \*NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
- \*NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED.
- \*NO PROPOSED DOMESTIC WATER SOURCE.

PLAT SHOWING CARTER SS-29

LOCATED IN THE SE1/4SW1/4 OF SECTION 25, TOWNSHIP 57 NORTH, RANGE 98 WEST, 6TH P.M., PARK COUNTY, WYOMING.