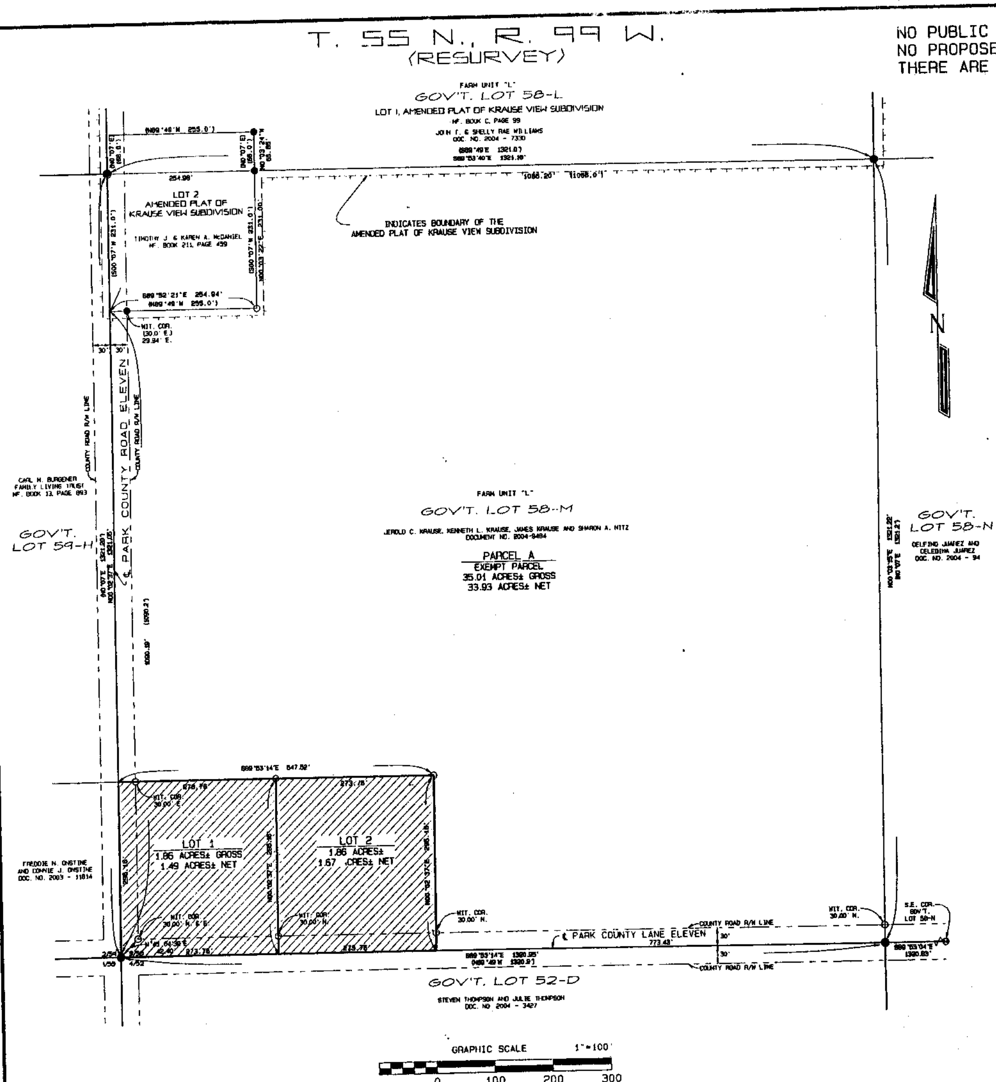


NO PUBLIC SEWAGE DISPOSAL SYSTEM PROPOSED.
NO PROPOSED PUBLIC DOMESTIC WATER SOURCE.
THERE ARE NO ROADS PROPOSED AS A PART OF THIS SUBDIVISION.

PLATTING CONDITIONS FOR KRAUSE EAST SS-48

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 hereinafter established.

2. 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.

3. 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.

4. 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.

5. 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.

6. VACATION. This subdivision may be vacated or partially vacated pursuant to applicable State law or County rules and regulations.

7. 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 without complying with all applicable subdivision regulations and requirements.

8. ROAD CONSTRUCTION AND ACCEPTANCE. The County shall not accept the maintenance of any road and bridge within the boundaries of Krause East SS-48 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 County 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.

9. IRRIGATION: There is an existing water right for Krause East SS-48.

10. 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.

AGREEMENT AND APPROVAL:
IN CONSIDERATION OF THE BOARD OF PARK COUNTY COMMISSIONERS' DETERMINATION OF THIS DIVISION OF LAND AS A "SUBDIVISION" AND "SUBDIVIDED LAND" AS NOTED HEREON:

THE UNDERSIGNED 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 THE UNDERSIGNED 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 THE UNDERSIGNED HAVE SUBMITTED IN CONNECTION WITH THIS REQUEST.

THE UNDERSIGNED HEREBY FURTHER ACKNOWLEDGE AND STATE UNDER OATH THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

THE UNDERSIGNED HEREBY FURTHER AGREE THAT THIS PLAT WHEN RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ESTABLISHES VESTED PROPERTY RIGHTS.

THE UNDERSIGNED HEREBY AGREE TO ABIDE BY THE CONDITIONS AND STIPULATIONS CONTAINED HEREIN.

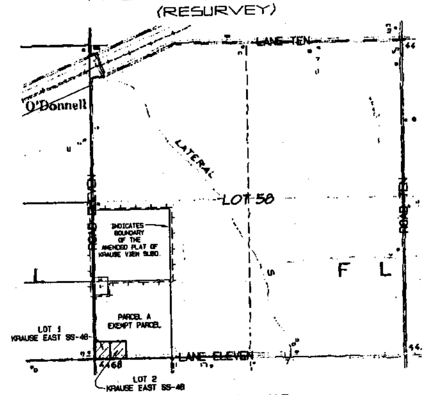
IN WITNESS WHEREOF, WE HAVE CAUSED OUR NAMES TO BE HEREON SUBSCRIBED BY CERTIFICATES OF JOINDER INCLUDED AND RECORDED HEREWITH.

JEROLD C. KRAUSE

KENNETH L. KRAUSE

JAMES KRAUSE

SHARON A. NITZ



LOCATION MAP
GRAPHIC SCALE 1"=1000'
0 1000 2000 3000

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT, JEROLD C. KRAUSE, KENNETH L. KRAUSE, JAMES KRAUSE AND SHARON A. NITZ ARE THE OWNERS OF THAT PORTION OF LAND DESCRIBED IN DOCUMENT NO. 2004-9484 OF THE DEED RECORDS ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER AND THE BOUNDARIES OF KRAUSE EAST SS-48 ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 547.52 FEET OF THE SOUTH 295.16 FEET OF SAID LOT 58-M, CONTAINING 3.72 ACRES GROSS, MORE OR LESS, AND 3.16 ACRES NET, MORE OR LESS.

IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF "KRAUSE EAST SS-48", 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 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.

THE ABOVE SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS AS SUBSCRIBED BY CERTIFICATES OF JOINDERS INCLUDED AND RECORDED HEREWITH.

IN WITNESS WHEREOF, THE SAID OWNERS, JEROLD C. KRAUSE, KENNETH L. KRAUSE, JAMES KRAUSE AND SHARON A. NITZ HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED BY CERTIFICATES OF JOINDER.

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.

Alan L. Siggins
CHAIRMAN

ATTEST: *Karen Carter*
ACTING PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY

DATE: *March 15, 2005*

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 *19* DAY OF *April*, 2005.

Tim A. French
CHAIRMAN

ATTEST:
Karen Carter
PARK COUNTY CLERK

DATE: *April 19, 2005*

STATE OF WYOMING COUNTY CLERK PARK COUNTY

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS *13th* DAY OF *May*, 2005, AND FILED FOR RECORD AT *4:55 P*.M. UNDER DOCUMENT NUMBER *2005-3360* IN PLAT CABINET *I* AT PAGE *19*.

KAREN CARTER
PARK COUNTY CLERK AND RECORDER
Christie Eck
BY: DEPUTY COUNTY CLERK

State of Wyoming } SS
County of Park
This instrument was filed for record on this *19th* day of *May 2005* at *2:02* o'clock *P*.m. and duly recorded under Document Number *2005-3522* in Plat Cabinet *I* At Page *19*
KAREN CARTER, Park County Clerk
By *[signature]* Deputy
No. *2005-3522*

SURVEYOR'S CERTIFICATE

I, PAUL A. BLOUGH, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF KRAUSE EAST SS-48 WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECTION ON OCTOBER 27 & 28, 2004 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 *19th* DAY OF *April* 2005

Paul A. Blough
HOLM, BLOUGH AND COMPANY
BY: PAUL A. BLOUGH (AGENT)
WYOMING REGISTRATION NO. 2332 LS

Professional Land Surveyor Paul A. Blough 2332 Date: 4/19/05 Wyoming

LEGEND

REBAR WITH 2" ALUM. CAP SET ○
REBAR WITH ALUM. CAP FOUND ⊕
BRASS CAP FOUND ●
3/4" IRON PIPE FOUND ●
INDICATES THE AREA WITHIN THE BOUNDARY OF KRAUSE SS-48 ▨

NOTES:

1. THE NET ACREAGE OF LOT 1, LOT 2 AND EXEMPT PARCEL EXCLUDES THE PARK COUNTY ROAD 11 AND PARK COUNTY LANE 11 RIGHTS OF WAY.

2. THE TOTAL GROSS ACREAGE OF THE SUBDIVISION IS 3.72 ACRES±.

3. CONSRUCTION OF FENCING OR OTHER SRUCTURES WILL NOT BE PERMITTED WITHIN COUNTY ROAD RIGHTS OF WAY.

4. THIS DRAWING IS NOT INTENDED TO SHOW ALL RIGHTS OF WAY,EASEMENTS, PUBLIC OR PRIVATE UTILITIES, IRRIGATION FACILITIES, OTHER IMPROVEMENTS OR FLOOD PLAIN AREAS UPON THE PARCEL OR PARCELS DELINEATED HEREON. THIS SURVEYOR DID NOT CONDUCT A COMPLETE TITLE SEARCH, ABSTRACT STUDY OR HAZARD INQUIRY FOR THE LANDS SHOWN HEREON.

5. BEARINGS AND COORDINATES ARE BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM NAD 83/93 WEST CENTRAL ZONE. COORDINATES HAVE BEEN MULTIPLIED BY A PROJECT FACTOR OF 1.00279150.

PLAT SHOWING
KRAUSE EAST SS-48
IN
LOT 58-M OF LOT 58, T. 55 N., R. 99 W., 6TH P.M.
PARK COUNTY, WYOMING (RESURVEY)

HOLM, BLOUGH AND COMPANY
Consulting Engineers & Land Surveyors
1402 Stampede Ave.