

	5A	5B	5C	5D	5E	5F	5G	5H

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 the Plat for approval.
Mark A. Gypke
Chairman

ATTEST: Hanna Carter
Zoning Commission Secretary

BOARD OF COUNTY COMMISSIONERS APPROVAL
The Plat is hereby approved by the Board of County Commissioners of Park County, Wyoming, this 16th day of February, 2025.

ATTEST: Trina A. Edwards
County Clerk

ATTEST: Hanna Carter
1st Deputy Clerk

RECORDERS ACCEPTANCE
The Plat was accepted for filing in the Office of the Park County Clerk and recorded on the 15th day of February, 2025, and filed for record at 4:31 P.M. under Document Number 2358-1012 at the County Clerk's Office.

ATTEST: [Signature]
Deputy Clerk

- PLATTING CONDITIONS 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 regulation shall regulate and govern all terms.
- 1. 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.
 - 2. ENFORCEMENT. In case of any violation of the provisions herein, the Board of County Commissioners may, in addition to other remedies available in law, including an order for damages, have such violation enjoined or, in the absence of such building structure, cause the removal of any building structure. The Board of County Commissioners to perfect and enforce the provisions herein may cause the removal of any building structure. The Board of County Commissioners to perfect and enforce the provisions herein may cause the removal of any building structure.
 - 3. VARIATION. This subdivision may be varied or partially vacated pursuant to applicable State Law or County Rules and Regulations.
 - 4. UTILITY SUBSIDIES. No lotter, subdivisions of the subject lot, 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 approval of the County Board of County Commissioners.
 - 5. DRAINAGE. Drainage from the lands or other subdivisions shall not be directed to the level of road which occurred prior to construction. Any canal, culvert, or pre-construction shall be installed in accordance with the Department of Environmental Quality rules for construction of canals or culverts in unimproved areas.
 - 6. DURETY. Durety shall be required during and after construction, in all cases, with appropriate provisions established by the Department of Environmental Quality rules for construction of canals or culverts in unimproved areas.
 - 7. SEVERABILITY. If any provision of this subdivision or appendix to it is held to be invalid by a court of competent jurisdiction, the remainder of this subdivision shall remain in full force and effect.
 - 8. STRUCTURES OR OTHER DEVIATIONS SHALL NOT BE PLACED OR CONSTRUCTED WITHIN THE BOUNDARIES OF LOT 1.

DEDICATION
Know all persons by these presents: Steve Thompson and Julie Thompson, being owners of the land described as follows:
A parcel of land located in Lot 52, E. 1/2, (OS) 28, T. 35 N., R. 99 W., 6th P.M., Park County, Wyoming, and being a portion of the land described as follows: The plat was recorded in Document 2024, Page 1056 at the Park County Clerk and Recorder Office in Cody, Wyoming, with said parcel being more particularly described as follows:
Commencing at the Southeast corner of said Lot 52-E, being 8 1/2 inch iron pipe found, bearing S 88° 15' 00" E, along the South line of said Lot 52-E, and being coincident with the centerline of Park County Lane 11-12, 871.89 feet, to a 2 inch aluminum cap set at the POINT OF BEGINNING of the parcel description.
Thence, from said Point of Beginning, continue S 89° 50' 00" E, along the said South line, 145.10 feet, to intersect the approximate centerline of Shoshone Ingotation District Lateral "9", thence, along the approximate centerline of said Lateral "9" for the following courses and distances:
Thence, N 23° 23' 44" E, 33.47 feet;
Thence, N 21° 45' 08" E, 37.52 feet;
Thence, N 21° 37' 10" E, 43.87 feet;
Thence, N 49° 05' 11" E, 64.83 feet;
Thence, N 27° 26' 11" E, 44.48 feet;
Thence, N 47° 26' 11" E, 38.58 feet, to intersect the East line of said Lot 52-E.
Thence, S 15° 15' 00" E, about the said East line, 139.92 feet, to a 2 inch aluminum cap set, thence, continue N 00° 13' 33" E, 301.14 feet, to a 2 inch aluminum cap set, thence, N 89° 12' 00" W, parallel with the said South line, 350.00 feet, to a 2 inch aluminum cap set, thence, S 00° 15' 30" W, parallel with the said East line, 301.14 feet, to a 2 inch iron pipe found, bearing S 88° 15' 00" E, along the South line of said Lot 52-E, and being coincident with the centerline of Park County Lane 11-12, 871.89 feet, and further subject to all easements, other rights-of-way, and restrictions of record.
In Park County, Wyoming, under the name and title of "THOMPSON SS-41" have laid out, platted, and subdivided, as shown on the Plat, and by these presents do hereby dedicate to the County of Park, State of Wyoming for the use by the public, the right-of-way and other public uses as shown herein for said road and portion comprise in the final plat and maintenance utility and engineering drawings attached to this Plat and which are more particularly described as follows: The subdivision and the dedication of public right-of-way for streets and roads does not necessarily result in accordance of deeds contributed thereto for maintenance by the County of Park.
In witness whereof, the said owners, Steve Thompson and Julie Thompson, have caused their names to be subscribed to this Plat, at the City of Cody, Wyoming, this 16th day of February, 2025.

Steve Thompson
Julie Thompson
Steve Thompson
Julie Thompson

[Signature]
Cynthia A. Anderson
Notary (printed name)

My commission expires December 31, 2027

State of Wyoming, County of Park
The foregoing was acknowledged before me this 10th day of February, 2025, by Steve Thompson and Julie Thompson.

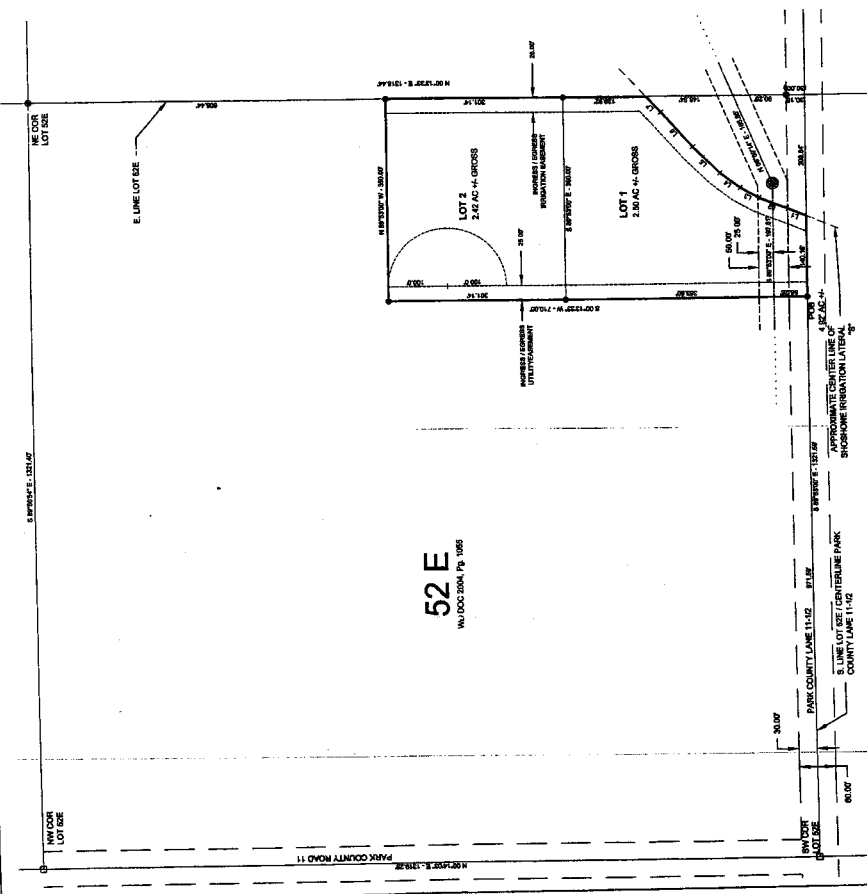
AGREEMENT AND APPROVAL
In subdivision of the Park County Board of County Commissioners' determination of the division of land as a "subdivision" and "subdivided land" as noted herein:
We hereby agree that the Park County Board of County Commissioners' determination of the division of land as a "subdivision" and "subdivided land" as noted herein, is valid and binding upon all parties to this subdivision, 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 the land survey that under information which we have submitted in connection with this survey.
We hereby agree to defend and hold harmless the legal owners of the property described herein.
We hereby agree to abide by the conditions and stipulations contained herein.
Witness my hand and official seal.
In witness whereof, the said owners, Steve Thompson and Julie Thompson, have caused their names to be subscribed to this Plat, at the City of Cody, Wyoming, this 16th day of February, 2025.

[Signature]
Steve Thompson
Steve Thompson
Julie Thompson
Julie Thompson

State of Wyoming, County of Park
The foregoing was acknowledged before me this 10th day of February, 2025, by Steve and Julie Thompson.

[Signature]
Cynthia A. Anderson
Notary (printed name)

My commission expires December 31, 2027



LINE	LENGTH
1	139.92
2	301.14
3	350.00
4	871.89
5	145.10
6	33.47
7	37.52
8	43.87
9	64.83
10	44.48
11	38.58

SURVEYOR'S STATEMENT
I, Ronald S. Shively, a Professional Land Surveyor of the State of Wyoming, do hereby state that this Plat and survey of "THOMPSON SS-41" was made by Scott H. Lewis, a Professional Engineer and Land Surveyor, both working under my supervision and that this Plat is accurate to the best of my knowledge and in accordance with the State and County statutory provisions and regulations.
Dated this 9th day of February, 2025.
Ronald S. Shively
Wyoming P.L.S. Registered Professional Surveyor
No. 1399

SCALE: 1" = 100'
BASIS OF BEARING GRID
NAD 83
NORTH ARCADE PROJECTIONS
COORDINATE SYSTEM - WEST
CENTRAL ZONE

REGISTERED ENGINEER
SCOTT H. LEWIS
11702-PR, K. UTOWAN ST., SUITE 111, SHERIDAN, WYOMING 82801-2110
PHONE: (307) 834-1110
CELL: (307) 834-1111
EXPIRES: 12/31/2026
Fig. 8, 2025