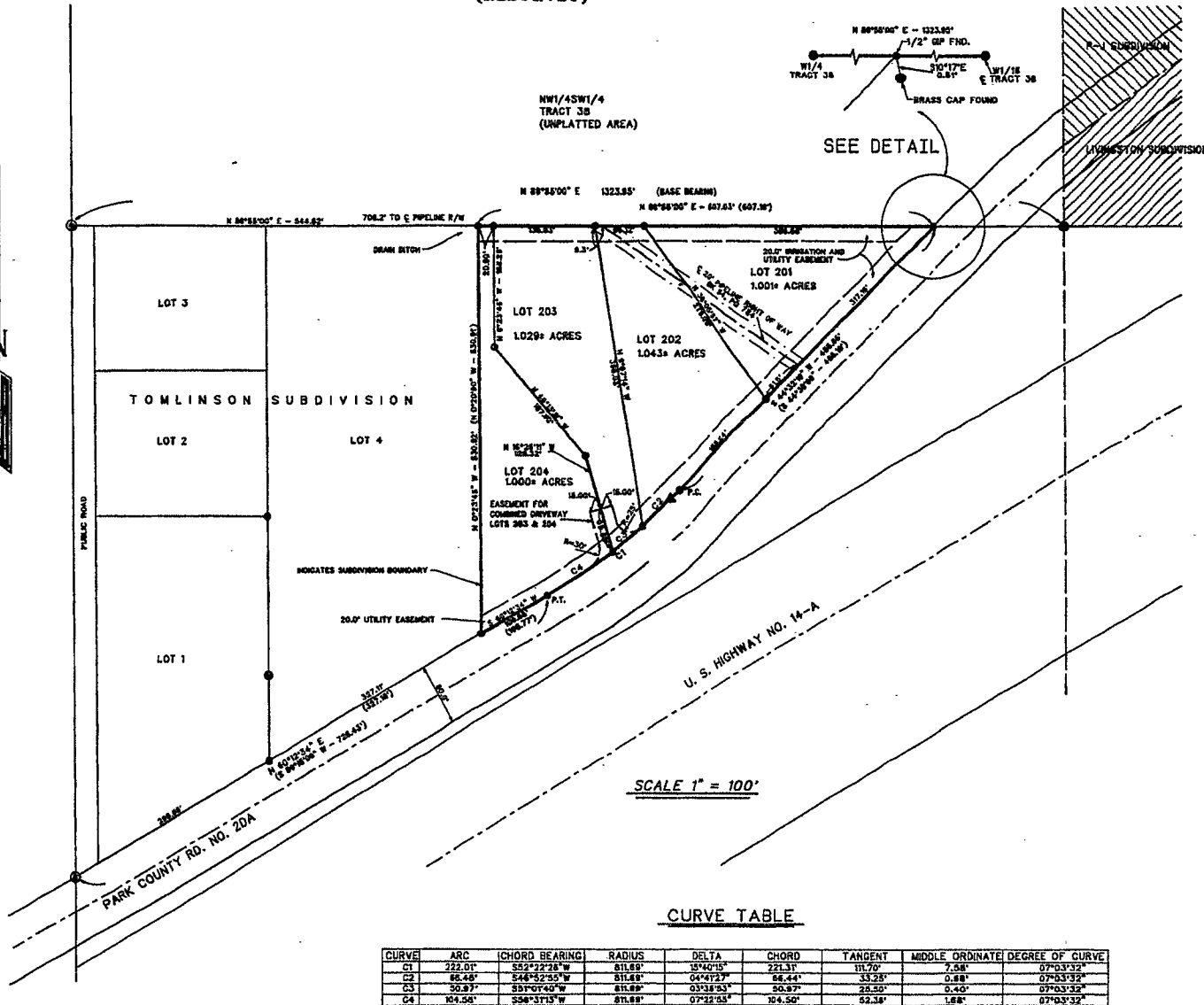


T. 53 N., R. 101 W.  
(RESURVEY)



- PLATTING CONDITIONS**
- RIGHT-OF-WAY.** The right-of-way for ingress and egress for service and emergency vehicles 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 25 feet. Lots 203 and 204 shall have a common driveway as shown. Lot 202 shall use a driveway entering on Park County Road 20A on the easterly portion of the lot. Lot 201 shall use the existing entrance on Park County Road 20A for a driveway. The Easement for a combined driveway for lots 203 and 204 is shown on the Plat. Each portion of this driveway shall be constructed by the purchaser of lots 203 and 204 prior to any on-site construction. No other entrance from Park County Road 20A shall be allowed for lots 203 and 204. Written approval from Park County shall be obtained prior to construction or alteration of any driveway.
  - 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).
  - 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.
  - 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.
  - PIPELINE EASEMENT.** Pipeline easement crossing lots 201, 202, & 203, as shown, has been granted with the condition that owners agree not to build, create or construct any obstruction, engineering works or other structure over said pipeline(s) nor permit the same to be done by others.
  - DRAINAGE.** Runoff from the site after construction shall not exceed the level of runoff which occurred prior to construction. Any runoff in excess of pre-construction levels shall be obtained on-site and infiltrated or evaporated.
  - 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.
  - COVENANTS.** The COVENANTS AND RESTRICTIONS of the "TOMLINSON" Subdivision shall continue to apply to LOTS 201, 202, 203, and 204 of the "TOMLINSON SUBDIVISION NO. 2."
  - UTILITIES.** All utilities shall be underground.
  - WATER AND SEWER.** If a sewer line connected to a sewage treatment plant is located within 400 feet of this subdivision, and the sewage treatment plant operator agrees to accept the sewage, all the lots shall be connected to the sewer line at the lot owner's expense. If a water line connected to a water treatment plant is located within 400 feet of this subdivision, and the water treatment plant operator agrees to serve this subdivision, all the lots shall be connected to the water line at the owner's expense.
  - SET BACKS.** All set backs shall be a minimum of 20 feet from all property lines.
  - IRRIGATION AND UTILITY EASEMENTS.** The easements shown on the plat cannot be built upon or obstructed with any permanent structures or facilities.
- NOTE:** The term "TREATMENT PLANT OPERATOR" in Platting Condition No. 17 shall include all contractors or subcontractors providing service.

**STATEMENT OF VACATION AND DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS: THAT LEON R. WRIGHT BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

LOT 5 OF THE "TOMLINSON" SUBDIVISION AS RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER IN PLAT BOOK E, PAGE 69

AS THE PROPERTY OWNER OF SAID LAND, I HEREBY VACATE LOT 5 FROM "TOMLINSON" SUBDIVISION FOR THE PURPOSE OF CHANGING LOT DESIGN WITHIN THE AREA OF SAID LOTS.

IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF TOMLINSON SUBDIVISION NO. 2 HAVE LAID OUT, PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED IRRIGATION AND UTILITY EASEMENTS TO THE COUNTY OF PARK FOR USE BY UTILITY COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF, THE SAID OWNER LEON R. WRIGHT HAS CAUSED HIS NAME TO HEREON TO BE SUBSCRIBED THIS 6th DAY OF NOVEMBER, 1995.

*Leon R. Wright*  
LEON R. WRIGHT

**ACKNOWLEDGEMENT:**

STATE OF WYOMING } SS  
COUNTY OF PARK }

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF NOVEMBER, 1995, BY LEON R. WRIGHT.

WITNESS MY HAND AND OFFICIAL SEAL:

*Mary C. Wisner*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 26, 1996

**CERTIFICATE OF SURVEYOR**

I, PAUL A. BLOUGH, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF THE TOMLINSON SUBDIVISION NO. 2 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.

DATED THIS 3rd DAY OF NOVEMBER, 1995

*Paul A. Blough*  
PAUL A. BLOUGH  
WYOMING REGISTRATION NO.: 2332 L.S.

NO PROPOSED DOMESTIC WATER SOURCE  
NO PUBLIC SEWAGE DISPOSAL SYSTEM PROPOSED

**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 DAY OF NOVEMBER, 1995.

*John J. Janssen*  
CHAIRMAN

*Patricia Tomlinson*  
PARK COUNTY CLERK  
DATE: November 9, 1995

**LEGEND**

- INDICATES NEAR WITH ALUM. CAP FOUND
  - INDICATES 3/8" X 24" NEAR WITH 2" ALUM. CAP SET
  - INDICATES BRASS CAP FOUND
  - INDICATES 1/2" IRON PIPE FOUND
  - INDICATES ROAD RIGHT-OF-WAY MONUMENT FOUND
  - RECORD DIMENSIONS SHOWN THIS
  - BOUNDARY OF SUBDIVISION SHOWN THIS (THIS LINE WEIGHT)
- NOTE: LOTS 201, 202, 203, & 204 ARE A DIVISION OF LOT 5 OF THE ORIGINAL "TOMLINSON" SUBDIVISION

**PLANNING COMMISSION OR  
PLANNING COORDINATOR RECOMMENDATION**

THE PARK COUNTY PLANNING COORDINATOR HAS DETERMINED THAT THE DESIGN IS SIMPLE WITH NO APPARENT IMPACTS AND WITH MINIMAL CHANGES, AND HEREBY RECOMMENDS THIS PLAT FOR APPROVAL.

*Mark*  
PLANNING COORDINATOR  
DATE: 7 NOVEMBER 1995

**RECORDER'S ACCEPTANCE**

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 9th DAY OF NOVEMBER, 1995 AND FILED FOR RECORD AT 10:00 AM UNDER RECEPTION NUMBER 355878 IN BOOK F, PAGE 133

*Dee Utton*  
PARK COUNTY CLERK AND RECORDER

Witness my hand and official seal:

*Mary C. Wisner*  
NOTARY PUBLIC

My commission expires: Sept. 26, 1996

PLAT SHOWING  
**TOMLINSON SUBDIVISION NO. 2**  
IN TRACT 38, T.53 N., R.101 W., RESURVEY  
SECTION 26, ORIGINAL SURVEY  
OF THE 6th P.M., PARK COUNTY, WYOMING

**HB** HOLM, BLOUGH AND COMPANY  
Consulting Engineers & Land Surveyors  
1241 Sheridan Ave.  
P.O. Box 1748  
Cody, Wyoming 82414