

# 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 is granted 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 30 feet.
- 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.
- SALE OF LOTS OR SUBDIVISION IMPROVEMENT 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 Board of Park 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 to assure that of the facilities proposed shall be in fact completed as proposed.
- VACATION.** This subdivision may be 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.
- FEE-PAYING MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION.** Fee-paying membership in a property owners or homeowners association, district, or other common entity shall be required of all lot purchasers. Further, there shall be provisions in the documents setting up said association, district, or other entity which shall assure payment of fees in an amount which is adequate to accomplish the maintenance of common roads, irrigation facilities and other common facilities in a safe manner. Such association, district or other common entity shall be empowered, authorized, and required to perform such maintenance and operation of the irrigation plan.
- ROAD CONSTRUCTION AND ACCEPTANCE.** The County shall not accept the maintenance of any road or bridge within the boundaries of "Vandeer 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 County Board of 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.
- 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 detained on-site and infiltrated or evaporated. Any historic water drainage channels shall be maintained and preserved unobstructed. Park County is not responsible for the maintenance of said drainage channels.
- 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 MUSKETEER ACRES shall continue to APPLY TO ALL LOTS OF THE VANDEER SUBDIVISION.
- 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 lots shall be connected to the sewer line at the lot owners 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 lots shall be connected to the waterline at the lot owners expense.

## CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT KEITH J. VANDEER AND SUSAN M. VANDEER, HUSBAND AND WIFE, ARE THE OWNERS OF THAT PORTION OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED AS DOCUMENT NO. 2004-6700 IN THE BOOK OF DEEDS ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF PARK COUNTY, WYOMING. THE BOUNDARIES OF THE VANDEER SUBDIVISION ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 2, MUSKETEER ACRES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK "E", PAGE 102 IN THE OFFICE OF SAID PARK COUNTY CLERK AND RECORDER, EXCEPTING THEREFROM THE EAST 1/4 PART.

IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF "VANDEER SUBDIVISION", HAVE LAID OUT, PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED "VIKING DRIVE" TO THE COUNTY OF PARK FOR PUBLIC USE AND ALL PORTIONS OF LAND LABELED UTILITY EASEMENTS OR "TEMPORARY EASEMENT" TO THE COUNTY OF PARK FOR USE BY UTILITY COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES AND ALL PORTIONS OF LAND LABELED IRRIGATION AND DITCH MAINTENANCE EASEMENTS.

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.

IN WITNESS WHEREOF, THE SAID OWNERS, KEITH J. VANDEER AND SUSAN M. VANDEER, HUSBAND AND WIFE, HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS 2 DAY OF FEB 2006.

*Keith J. Vandeer*  
KEITH J. VANDEER

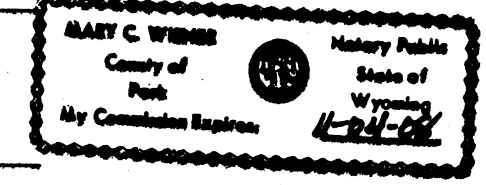
*Susan M. Vandeer*  
SUSAN M. VANDEER

ACKNOWLEDGEMENT:  
STATE OF WYOMING } SS  
COUNTY OF PARK }

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2<sup>nd</sup> DAY OF FEBRUARY 2006 BY KEITH J. VANDEER AND SUSAN M. VANDEER, HUSBAND AND WIFE.

WITNESS MY HAND AND OFFICIAL SEAL:  
*Mary C. Wiener*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 4, 2008



## 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 J. Higgins*  
CHAIRMAN - ALAN HIGGINS

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

DATE: February 7, 2006

## APPROVALS

CITY PLANNING AND ZONING BOARD

APPROVED AS OF THE 23<sup>rd</sup> DAY OF SEPTEMBER 2005 BY THE CITY PLANNING AND ZONING BOARD, CITY OF WYOMING.

*Jim Vanaman*  
CHAIRMAN - JIM VANAMAN

APPROVAL

APPROVED AS OF THE 4<sup>th</sup> DAY OF DECEMBER 2005 BY THE CITY COUNCIL OF CODY, WYOMING.

*Roger Sedam*  
MAYOR AND JIMLY JENSEN, ADMINISTRATIVE SERVICES DIRECTOR, THIS DAY OF Feb 2006

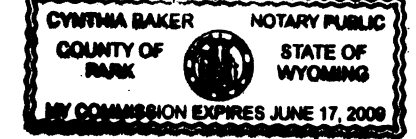
ATTEST: *Roger Sedam*  
ADMINISTRATIVE SERVICES DIRECTOR

STATE OF WYOMING } SS  
COUNTY OF PARK }

THE FOREGOING APPROVAL WAS ACKNOWLEDGED BEFORE ME BY ROGER SEDAM, MAYOR AND JIMLY JENSEN, ADMINISTRATIVE SERVICES DIRECTOR, THIS DAY OF Feb 2006

WITNESS MY HAND AND OFFICIAL SEAL:  
*Christie Baker*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/11/2009



## 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 THIS 2 DAY OF FEB 2006.

*Keith J. Vandeer*  
KEITH J. VANDEER

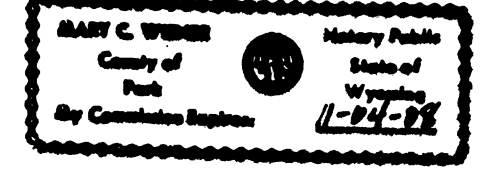
*Susan M. Vandeer*  
SUSAN M. VANDEER

ACKNOWLEDGEMENT:  
STATE OF WYOMING } SS  
COUNTY OF PARK }

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 2<sup>nd</sup> DAY OF FEBRUARY 2006 BY KEITH J. VANDEER AND SUSAN M. VANDEER, HUSBAND AND WIFE.

WITNESS MY HAND AND OFFICIAL SEAL:  
*Mary C. Wiener*  
NOTARY PUBLIC (PRINTED NAME OF NOTARY)

MY COMMISSION EXPIRES: November 4, 2008



## RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 10<sup>th</sup> DAY OF March, 2006, AND FILED FOR RECORD AT 4:15 P.M. UNDER DOCUMENT NUMBER 2006-1748 IN PLAT CABINET I AT PAGE 93.

KAREN CARTER  
PARK COUNTY CLERK AND RECORDER

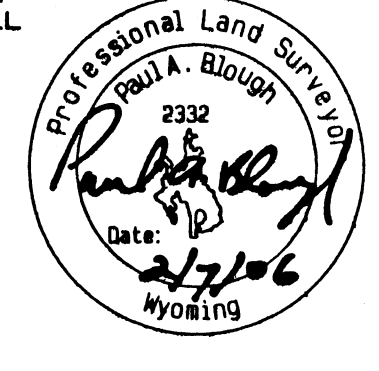
BY: *Carol Redway*  
DEPUTY COUNTY CLERK

## 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 "VANDEER SUBDIVISION" 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 7<sup>th</sup> DAY OF February 2006

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



## NO PUBLIC MAINTENANCE OF STREETS OR ROADS NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED

BEARINGS ARE BASED ON TRUE NORTH OBSERVED BY G.P.S. FROM A CONTROL POINT THAT WAS OCCUPIED DURING AN INITIAL SURVEY PERFORMED IN AUGUST, 2004. THE CONTROL POINT IS LOCATED N74°04'07"E 45.74' FROM THE NW CORNER OF LOT 2 OF THE MUSKETEER ACRES SUBDIVISION.

## EASEMENTS OF RECORD

- EASEMENT FOR ACCESS AND UTILITIES ALONG THE SOUTH LOT LINE AS SHOWN ON THE PLAT OF THE MUSKETEER ACRES SUBDIVISION RECORDED IN PLAT BOOK "E", PAGE 102. SPECIFIED WIDTH IS 25 FEET.
- EASEMENT GRANTED TO PACIFIC POWER & LIGHT COMPANY RECORDED AUGUST 27, 1964 IN BOOK 291, PAGE 49 IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER. NO WIDTH SPECIFIED. UNABLE TO PLAT.
- EASEMENT FOR IRRIGATION AND DITCH MAINTENANCE ALONG THE EAST LOT LINE AS HEREBY SET FORTH IN THE CERTIFICATE OF DEDICATION SHOWN ON THIS PLAT. SPECIFIED WIDTH IS 10 FEET.
- EASEMENT FOR IRRIGATION AND DITCH MAINTENANCE ALONG THE NORTH LOT LINE AS HEREBY SET FORTH IN THE CERTIFICATE OF DEDICATION SHOWN ON THIS PLAT. SPECIFIED WIDTH IS 10 FEET.

## BOARD OF COUNTY COMMISSIONERS APPROVAL AND SUBDIVISION PERMIT

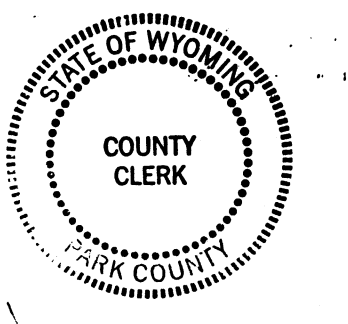
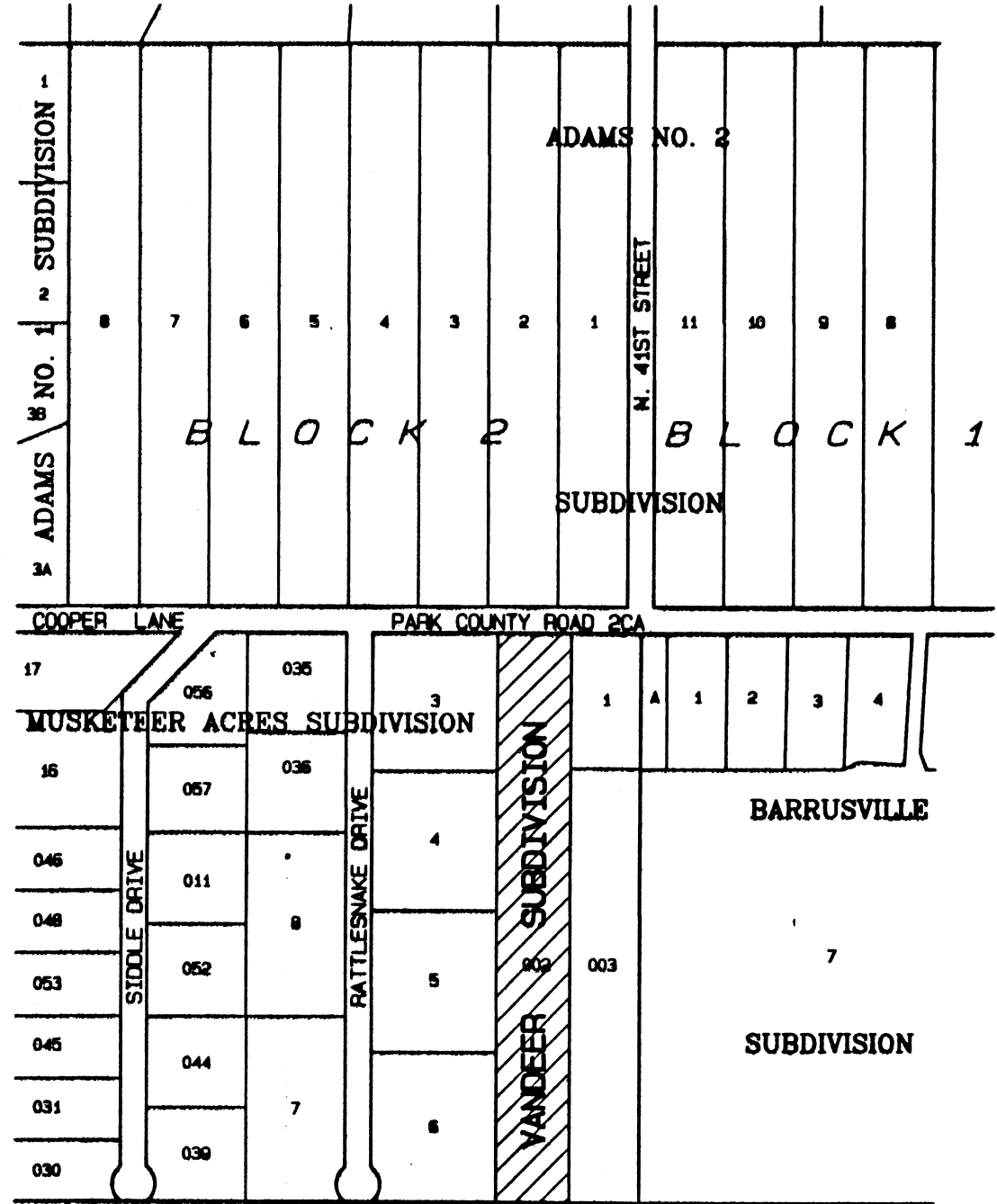
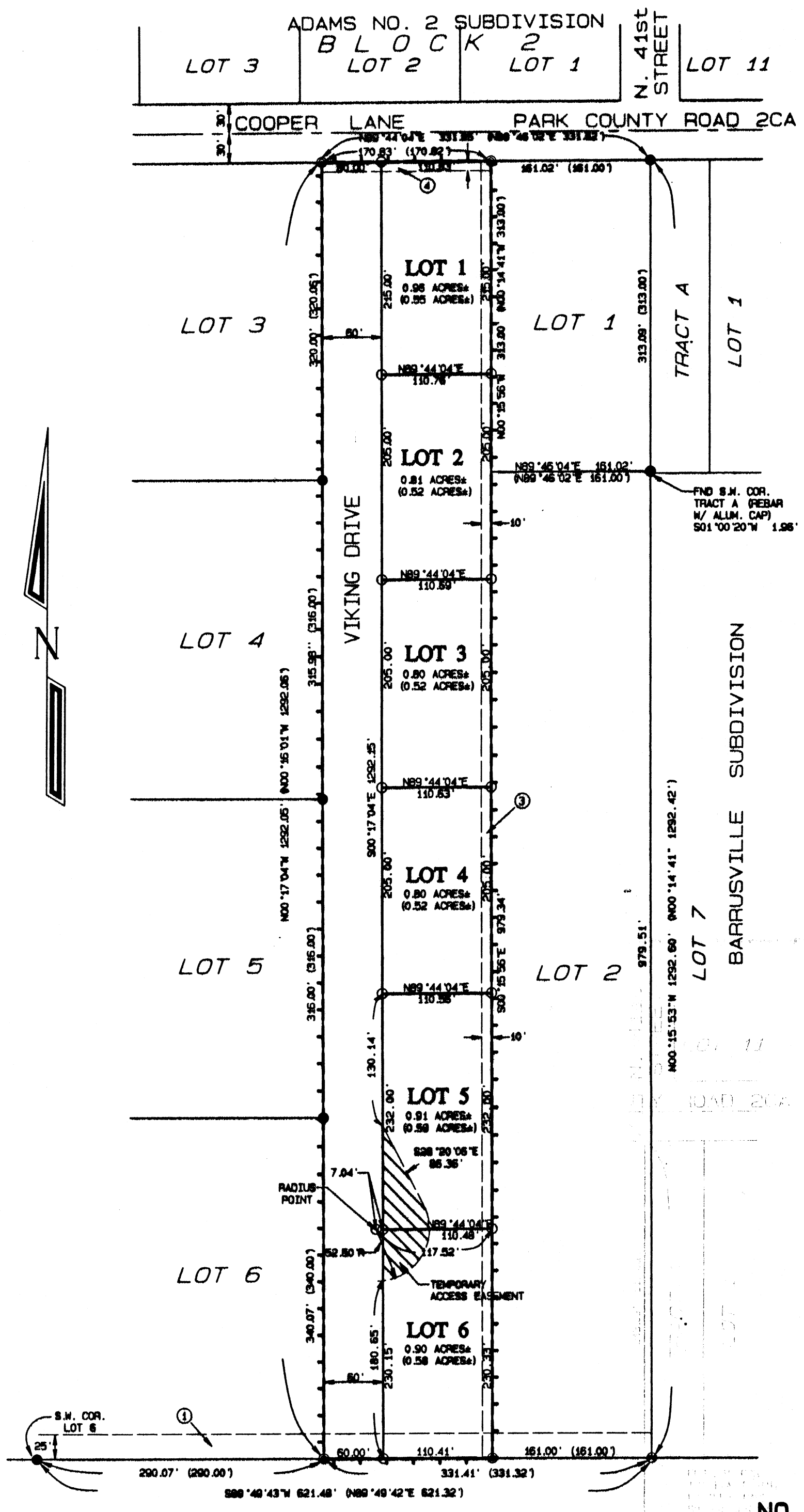
THIS PLAT IS HEREBY APPROVED AND THE SUBDIVISION PERMIT GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING.

THIS 7<sup>th</sup> DAY OF February, 2006

*Marie Fontaine*  
CHAIRMAN - MARIE FONTAINE

ATTEST:  
*Karen Carter*  
PARK COUNTY CLERK - KAREN CARTER

DATE: February 7, 2006

VICINITY MAP  
SCALE: 1" = 400'

PLAN  
SCALE: 1" = 100'

### LEGEND

- INDICATES REBAR WITH 2" ALUM. CAP SET ○
- INDICATES REBAR WITH ALUM. CAP FOUND ●
- INDICATES BRASS CAP FOUND ●
- INDICATES BRASS CAP SET ●
- INDICATES EASEMENTS ————
- RECORD DIMENSIONS SHOWN THIS ( )
- GROSS LOT AREAS SHOWN THIS 0.96 ACRES±
- NET LOT AREAS SHOWN THIS (0.55 ACRES±)

### NOTES

- GROSS LOT AREAS INCLUDE THE RIGHTS OF WAY OF COOPER LANE AND VIKING DRIVE.
- NET LOT AREAS EXCLUDE THE RIGHTS OF WAY OF COOPER LANE AND VIKING DRIVE.
- THE AREA OF THE TEMPORARY ACCESS EASEMENT IN LOT 5 IS 0.37 ACRES±.
- THE AREA OF THE TEMPORARY ACCESS EASEMENT IN LOT 6 IS 0.37 ACRES±.
- PERMANENT OR OVERNIGHT PARKING OF VEHICLES, RV'S, BOATS, AND TRAILERS WITHIN THE COUNTY ROAD RIGHT OF WAY IS STRICTLY PROHIBITED.
- THE "TEMPORARY ACCESS EASEMENT" LABELLED ON THIS PLAT IS FOR THE PUBLIC'S USE OF THE OUL-DE-SAC, AND THIS EASEMENT SHALL EXPIRE AT SUCH POINT IN TIME THAT VIKING DRIVE IS EXTENDED TO THE SOUTH AND THE CONSTRUCTION THEREOF IS COMPLETED.
- ALL ACCESS TO ALL LOTS SHALL BE FROM VIKING DRIVE. THERE SHALL BE NO ACCESS TO ANY LOT FROM COOPER LANE.
- ENHANCED SMALL WASTEWATER TREATMENT FACILITIES MUST BE INSTALLED FOR EACH HOME CONSTRUCTED IN THE VANDEER SUBDIVISION.
- THE VANDEER HOMEOWNERS ASSOCIATION SHALL SUBMIT AN ANNUAL INSPECTION REPORT TO THE COUNTY, VERIFYING THAT A CERTIFIED INSPECTOR HAS CONFIRMED THAT ALL ENHANCED SMALL WASTEWATER TREATMENT FACILITIES WITHIN THE DEVELOPMENT ARE PROPERLY MAINTAINED AND OPERATIONAL.

PLAT SHOWING  
**VANDEER SUBDIVISION**  
BEING PART OF  
LOT 2 OF MUSKETEER ACRES SUBDIVISION  
IN TRACT 38,  
T.53 N., R.101 W., 6TH P.M. (RESURVEY)  
PARK COUNTY, WYOMING