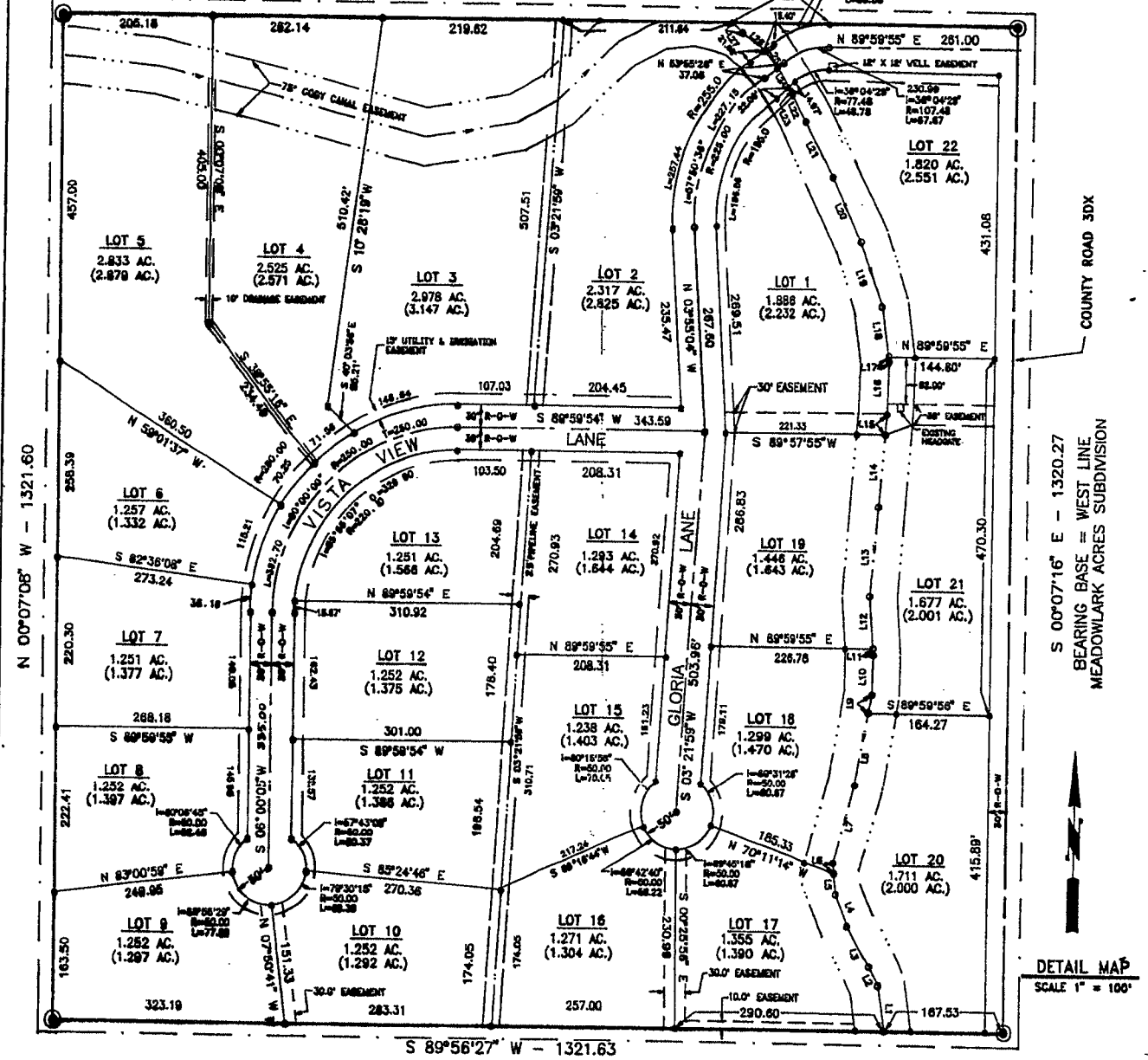


VISTA VIEW ESTATES
N 89°59'55" E - 1321.58

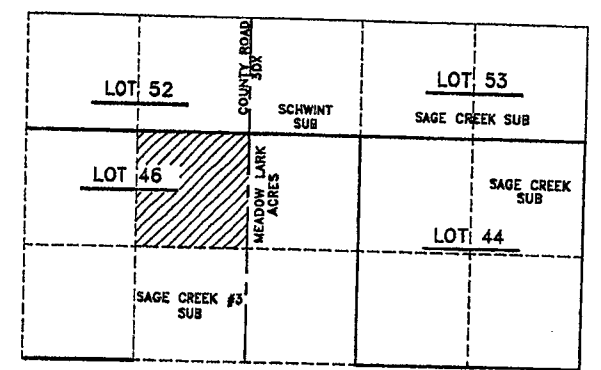
NOTE: THIS IS PART OF LOT #22



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 09°38'00" W	88.17	L11	N 04°15'04" W	7.80	L21	N 27°42'44" W	81.25
L2	N 27°36'33" W	28.21	L12	N 04°15'04" W	68.43	L22	N 30°48'34" W	38.99
L3	N 31°01'43" W	58.18	L13	N 04°15'44" E	120.43	L23	N 34°02'18" W	13.93
L4	N 22°32'12" W	44.34	L14	N 04°28'31" E	87.18	L24	N 34°51'11" W	30.01
L5	N 05°48'46" W	27.87	L15	N 04°28'32" E	28.02	L25	N 38°07'30" W	30.02
L6	N 05°48'46" W	15.00	L16	N 01°33'18" E	67.46	L26	N 51°28'08" W	35.08
L7	N 18°08'54" E	108.18	L17	N 08°17'22" W	8.23	L27	N 71°46'01" W	45.40
L8	N 08°59'05" E	96.28	L18	N 08°17'22" W	43.28	L28	N 89°59'55" E	182.06
L9	N 08°59'05" E	24.04	L19	N 18°49'48" W	90.02			
L10	N 01°04'09" E	50.13	L20	N 28°36'08" W	85.00			

LEGEND

STANDARD BRASS CAPS FOUND THIS SURVEY	●
1-1/2" AL CAPS ON 3/8"x24" REBAR SET THIS SURVEY	○
EXISTING CODY CANAL	—
EXISTING AMOCO PIPELINE	---
EASEMENTS	---
LOT LINES	---
SUBDIVISION BOUNDARY	---
NET AREA SHOWN THUS	2.317 AC.
GROSS AREA SHOWN THUS	(2.825 AC.)
CENTERLINE OF CODY CANAL	---



COUNTY CLERK'S CERTIFICATE

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AT 8:28 O'CLOCK P.M. ON THE 29 DAY OF JUNE 1994, AND IS DULY RECORDED IN BOOK 2, PAGE NUMBER 121, 333972

BY: Marie Fontaine
DEPUTY
PARK COUNTY CLERK

-NO PROPOSED DOMESTIC WATER SOURCE
NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM
NO PUBLIC MAINTENANCE OF STREETS OR ROADS

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF PARK }

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF LOT #46-B, RESURVEY T.52N., R.101W., 6TH P.M., PARK COUNTY, WYOMING; THAT WE HAVE CAUSED SAID DESCRIBED LANDS TO BE SURVEYED AND PLATTED AS SHOWN AS THE VISTA VIEW ESTATES SUBDIVISION WHICH CONTAINS 40.077 TOTAL ACRES OF WHICH 36.665 ACRES ARE IN LOTS AND 4.412 ACRES ARE IN PRIVATE STREET RIGHT-OF-WAYS; AND HAVE LAID OUT, PLATTED, AND SUBDIVIDED INTO LOTS THE VISTA VIEW ESTATES SUBDIVISION IN PARK COUNTY, WYOMING WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS; AND DO HEREBY GRANT TO THE VISTA VIEW ESTATES HOMEOWNERS ASSOCIATION FOR COMMON USE THE RIGHT-OF-WAYS SHOWN HEREON FOR THEIR COMMON USE AND THE UTILITY AND DRAINAGE EASEMENTS AND IRRIGATION RIGHTS AND ANY OTHER PURPOSES SO NOTED HEREON; AND DO FURTHER STATE THAT WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS OF HOMESTEAD AND THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS FILED AND RECORDED IN THE OFFICE OF THE CLERK OF PARK COUNTY, WYOMING.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 28th DAY OF JUNE, 1994.

OWNERS: Gloria Gulmain
GLORIA ANN GULMAIN - WIFE
Alfred J. Gulmain
ALFRED J. GULMAIN - HUSBAND

STATE OF WYOMING } SS
COUNTY OF PARK }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY ALFRED J. GULMAIN ON THIS 28th DAY OF JUNE, 1994.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: March 14, 1996
Judith Kowal
NOTARY PUBLIC

AGREEMENT AND APPROVAL:

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

WE HEREBY WAIVE ALL CLAIMS AGAINST PARK COUNTY FOR DAMAGES OR LOSS TO OUR PERSONS AND/OR PROPERTY WHICH MAY BE CAUSED BY SUCH DETERMINATION, 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 THIS LAND SURVEY PLAT AND/OR OTHER INFORMATION WHICH WE HAVE SUBMITTED IN CONNECTION WITH THIS REQUEST.

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.

OWNERS: Gloria Gulmain
NAME
Alfred J. Gulmain
NAME

STATE OF WYOMING } SS
COUNTY OF PARK }

THE FOREGOING INSTRUMENT WAS SUBSCRIBED AND SWORN TO BEFORE ME BY NAME AND NAME ON THIS 28th DAY OF JUNE, 1994.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: March 14, 1996
Judith Kowal

VISTA VIEW ESTATES 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 HEREAFTER ESTABLISHED.
- EXISTING DRIVEWAY GRADINGS IN EXCESS OF 10% SHALL BE REGRADED AND CORRECTED WITH AN 8-10% AVERAGE GRADE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE SUBDIVISION. THE MINIMUM DRIVEWAY GRADINGS AT ANY POINT OF ANY DRIVEWAY SHALL BE 3%.
- EROSION CONTROL: ALL SOILS EXPOSED BY EXCAVATION OR CONSTRUCTION SHALL BE PROTECTED BY THE USE OF THE BEST PRACTICES INCLUDING SUCH CONSTRUCTION INCLUDING THE CONSTRUCTION OF BARRIERS, TERRACING, AND BUILDINGS TO PREVENT SOIL EROSION. ALL SOILS EXPOSED SHALL BE PROTECTED BY THE USE OF BARRIERS, TERRACING, AND BUILDINGS TO PREVENT SOIL EROSION. ALL SOILS EXPOSED SHALL BE PROTECTED BY THE USE OF BARRIERS, TERRACING, AND BUILDINGS TO PREVENT SOIL EROSION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL DEVICES MANUAL, ALL SIGNS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE PARK COUNTY SIGNAGE REGULATIONS AND ANY DESIGN SPECIFICATIONS INCLUDED HEREIN.
- RECORDING SHALL BE WITH THE LAND, THE RESTRICTIONS HEREIN SET FORTH SHALL BE CONSIDERED TO BE PART OF THE LAND AND SHALL BE CONSIDERED TO BE PART OF THE LAND.
- RECORDING AND/OR ASSIGNMENT, THE CONDITIONS, RESTRICTIONS, EASEMENTS, AND/OR AGREEMENTS HEREBY SHALL NOT BE WAIVED, ASSIGNED, TERMINATED NOR AMENDED EXCEPT BY WRITTEN CONSENT OF THE VISTA VIEW ESTATES HOMEOWNERS ASSOCIATION AND THE BOARD OF COUNTY COMMISSIONERS.
- ENFORCEMENT: IN CASE OF ANY VIOLATION OF PROVISIONS HEREIN BY ANY OF THE COUNTY COMMISSIONERS MAY, IN ADDITION TO OTHER REMEDIES AT LAW, INCLUDING AN ACTION FOR DAMAGES, HAVE SUCH VIOLATIONS ENJOINED, IN THE CARE OF THE DIRECTOR OF LANDS AND SURVEYS, OR ANY OTHER OFFICIAL OF 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 ACTION MAY BE OF LONG DURATION.
- SALE OF LOTS OR SUBDIVISION IMPROVEMENTS AGREEMENT, NO LOTS, PARCELS OR OTHER UNITS OF LAND SHALL BE CONVEYED UNLESS AND UNLESS: A) ALL ROAD, BRIDGE AND OTHER DESCRIBED IMPROVEMENTS HAVE BEEN COMPLETED; THE PARK BOARD OF COUNTY COMMISSIONERS HAVE GIVEN THEIR WRITTEN CONSENT BY LETTER OF APPROVAL TO CONVEY LAND WITHIN THE SUBDIVISION; AND SAID LETTER HAS BEEN RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER; OR B) A LETTER OF CREDIT OR OTHER SUFFICIENT FINANCIAL COMMITMENT TO ASSURE THAT ALL OF THE FACILITIES PROPOSED SHALL BE IN FACT COMPLETED AS PROPOSED HAS BEEN FILED AND RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER.
- IRRIGATION: ALL IRRIGATION SHALL BE LIMITED TO SPRINKLER TYPE IRRIGATION. ANY ACTION PERTAINING TO THE CODY CANAL SHALL BE APPROVED BY THE IRRIGATION DISTRICT PRIOR TO ANY DIVISION. NO FORCES SHALL BE PERMITTED TO CROSS ANY DISTRICT EASEMENT OR RIGHT-OF-WAY UNLESS OTHERWISE APPROVED BY THE IRRIGATION DISTRICT.
- LOCATION: THIS SUBDIVISION MAY BE LOCATED OR PARTIALLY LOCATED PURSUANT TO APPLICABLE STATE LAW OR COUNTY RULES AND REGULATIONS. IN ADDITION, IF THE IMPROVEMENTS, INCLUDING LINES, BRIDGES, ETC.) ARE NOT COMPLETED WITHIN FIVE (5) YEARS AS REQUIRED PURSUANT TO THIS SUBDIVISION APPROVAL, THE PARK BOARD OF COUNTY COMMISSIONERS MAY WAIVE THE SUBDIVISION PROVIDED THIRTY (30) DAYS NOTICE IS GIVEN TO THE SUBDIVISOR OR THE PROPERTY OWNER. IN LIEU OF LOCATION, THE BOARD SHALL HAVE THE OPTION OF CONVEYING ANY AND ALL REQUIRED IMPROVEMENTS AT THE EXPENSE OF THE SUBDIVISOR OR THEN PROPERTY OWNER.
- 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.
- WATER SUPPLY: THE WATER SUPPLY PLAN OR ALTERNATIVE WATER SUPPLIES HAVE BEEN PROVIDED FOR THE PROPERTY. ALL PROPERTIES WITHIN THE SUBDIVISION SHALL BE REQUIRED TO CONNECT TO THE BURNAL COMMUNITY WATER SYSTEM WHEN AVAILABLE. EXCEPT THOSE PROPERTIES WITH WELLS IN EXISTENCE AT THE TIME THIS SUBDIVISION BECOMES AVAILABLE, HOWEVER, CONNECTION WITH ANY EXISTING WELL SHALL BE LIMITED TO THE OPPORTUNITY TO USE WELLS FOR THE PURPOSE OF IRRIGATION OR PROVIDING WATER TO ANIMALS.
- ESTABLISHMENT OF A PROPERTY OWNERS ASSOCIATION, DISTRICT OR OTHER COMMON ENTITY SHALL BE REQUIRED OF ALL LOT PURCHASERS. FURTHER, THERE SHALL BE PROVISIONS IN THE COVENANTS SETTING UP SAID ASSOCIATION, DISTRICT, OR OTHER ENTITY WHICH SHALL ASSURE FINANCIAL FEES IN AN AMOUNT WHICH IS SUFFICIENT TO ACCOMPLISH THE MAINTENANCE OF COMMON ROADS AND FACILITIES IN A SAFE MANNER, AND REQUIRED TO PERFORM SUCH MAINTENANCE.
- UNDESIRABLE: CLOWN-DRESSED AND MOVED ANIMALS SHALL BE ALLOWED ON ANY LOTS OF 2.0 NET ACRES OR MORE AS PERMITTED BY THE PROPERTY OWNERS ASSOCIATION.
- CONSTRUCTION: ALL CONSTRUCTION SHALL BE DONE ON SITE ON MOBILE HOMES, FACTORY BUILT HOMES, MODULAR HOMES, OR SIMILAR TYPE CONSTRUCTION SHALL BE PERMITTED.
- ROAD CONSTRUCTION AND ACCEPTANCE: THE COUNTY SHALL NOT ACCEPT THE MAINTENANCE OF ALL ROAD AND BRIDGE WITHIN THE BURNAL COMMUNITY WATER SYSTEM UNLESS THE ROAD AND 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 COMMISSIONERS BOARD.
- SEVERABILITY: ANnullATION OF ANY OF THESE RESTRICTIONS OR AGREEMENTS BY JUDICIAL OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS HEREIN WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, PARK COUNTY, WYOMING, ON THIS 28th DAY OF JUNE, 1994.

ATTEST: Marie Fontaine
SECRETARY
CHAIRMAN

COUNTY COMMISSIONERS CERTIFICATE AND SUBDIVISION PERMIT

THIS PLAT IS HEREBY APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING, THIS 28th DAY OF JUNE 1994, FOR FILING AND RECORDING WITH THE CLERK OF PARK COUNTY, WYOMING, AND FOR THE CONVEYANCE TO THE COUNTY OF PARK THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT THE COUNTY OF PARK WILL NOT BE OBLIGATED TO FINANCE, CONSTRUCT, OR MAINTAIN ANY IMPROVEMENTS WITHIN THIS SUBDIVISION EXCEPT AS SPECIFICALLY AGREED BY THE COUNTY OF PARK AND FURTHER SAID THAT THE BOARD OF COUNTY COMMISSIONERS WILL NOT MAINTAIN ROADS OR OTHER IMPROVEMENTS NOT DEDICATED TO THE PUBLIC, NOR WILL THE COUNTY OF PARK MAINTAIN ROADS OR OTHER IMPROVEMENTS DEDICATED TO THE PUBLIC UNTIL THEY ARE CONSTRUCTED AND COMPLETED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS AND ACCEPTED BY THE PROPER RESOLUTION, IN ITS COMPLETE DISCRETION.

DATED THIS 28th DAY OF JUNE, 1994.

WITNESS MY HAND AND OFFICIAL SEAL OF THE COUNTY OF PARK THIS 28th DAY OF JUNE, 1994.

ATTEST: Marie Fontaine
PARK COUNTY CLERK

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF PARK }

I, PAUL R. CAMPBELL OF CODY, WYOMING HEREBY CERTIFY THAT: DURING THE PERIOD FROM MARCH 1, 1994 TO MAY 31, 1994 VISTA VIEW ESTATES SUBDIVISION WAS SURVEYED BY ME AND UNDER MY DIRECTION; THAT SAID SUBDIVISION IS CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATE OF DEDICATION ON THIS PLAT WHICH IS DRAWN TO A SCALE OF 1 INCH EQUALS 100 FEET; DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT, DIRECTIONS ARE GIVEN IN DEGREES, MINUTES AND SECONDS OF ARC; MONUMENTS SHOWN AND ALL LOT CORNER MARKINGS THIS SURVEY WERE ACTUALLY SET AND ARE AS DESCRIBED IN THE LEGEND SHOWN HEREON; ALL ELEMENTS OF THE SURVEY CLOSE TO AN ACCURACY OF ONE IN FIVE THOUSAND OR BETTER.

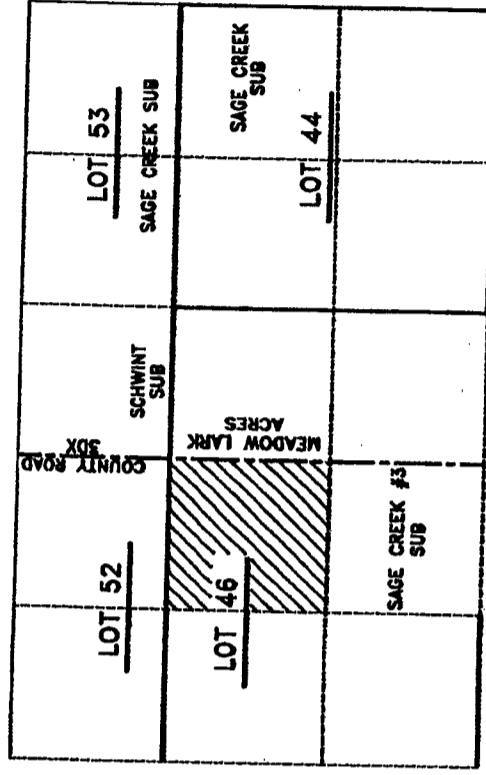
WYOMING REGISTRATION NO. 2571 L.S. Paul R. Campbell
PAUL R. CAMPBELL

STATE OF WYOMING } SS
COUNTY OF PARK }

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY PAUL R. CAMPBELL ON THIS 28th DAY OF JUNE, 1994.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: March 14, 1996
Judith Kowal
NOTARY PUBLIC

PLAT SHOWING
VISTA VIEW ESTATES
LOCATED IN
LOT 46-B RESURVEY,
BEING THE
NW1/4NE1/4, SECTION 15 ORIGINAL SURVEY,
T.52N., R.101W., 6TH P.M.,
PARK COUNTY, WYOMING



LANDS LOCATED WITHIN VISTA VIEW ESTATES
 LOCATION MAP
 SCALE 1" = 1000'

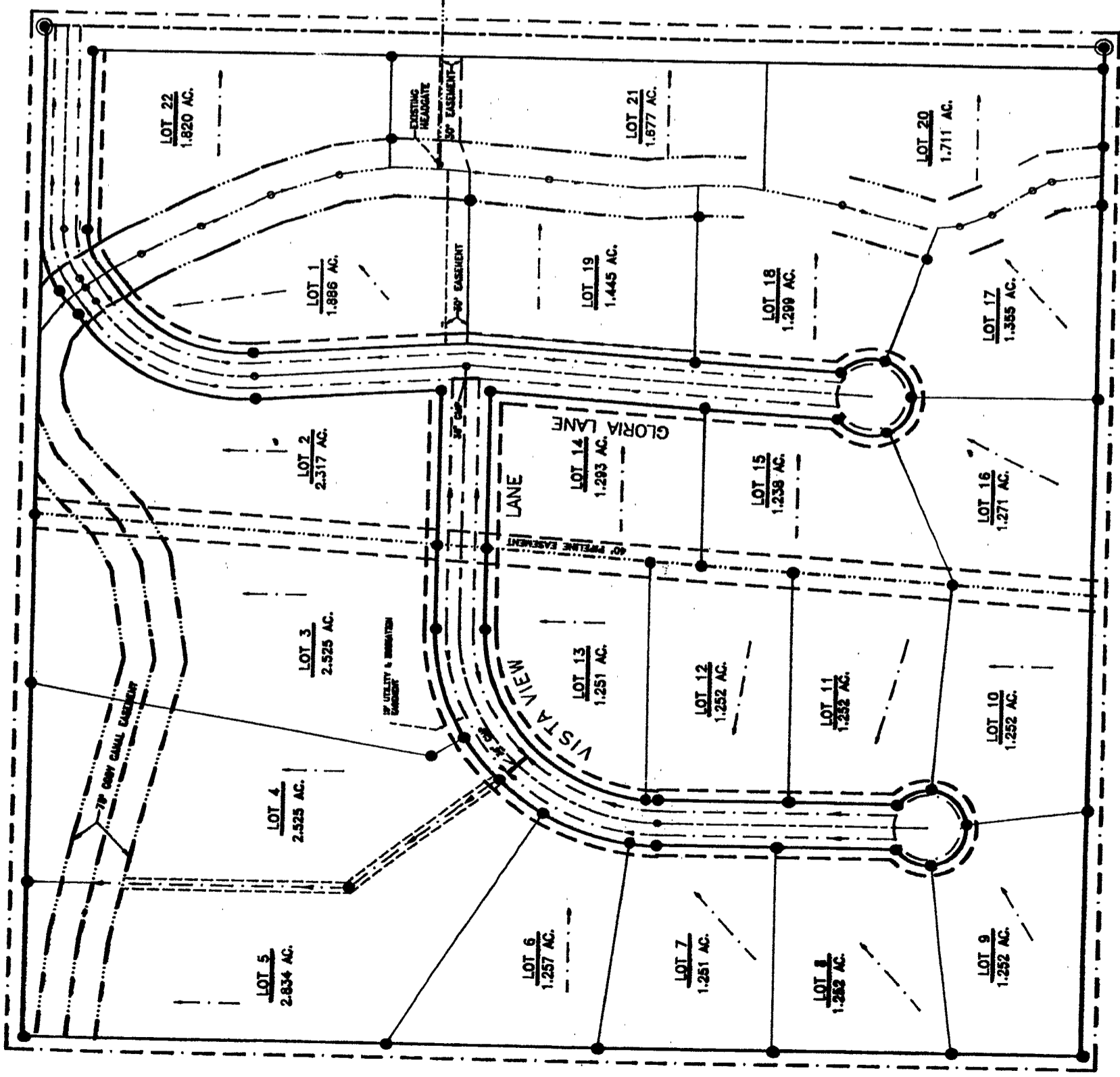


NOTES

1. THE WATER FOR THIS PROPERTY IS INCLUDED UNDER PERMIT 1042 VIA THE CODY CANAL
2. PRIORITY DATE OF WATER RIGHT IS AUGUST 7, 1895.
3. NUMBER OF ACRES ORIGINALLY PERMITTED WAS 35.5 ACRES AT 0.51 C.F.S.
4. APPROPRIATION IS FROM THE SHOSHONE RIVER, TRIBUTARY BIG HORN RIVER THROUGH THE CODY CANAL.
5. IRRIGATION METHODS ARE BY SPRINKLER SYSTEM ONLY.
6. WYOMING LAW DOES NOT RECOGNISE ANY RIPARIAN WATER RIGHTS. LOT OWNERS HAVE NO RIGHT TO IRRIGATION WATER FLOWING PAST OR THROUGH THE SUBDIVISION OTHER THAN THAT WHICH IS SPECIFICALLY ADJUDICATED OR APPROPRIATED TO THEIR LOT VIA THE STATE ENGINEER'S OFFICE OR STATE BOARD OF CONTROL.
7. LOT OWNERS ARE RESPONSIBLE FOR THE DRAINAGE OF THEIR IRRIGATION WATER TO INSURE THAT IT DOES NOT DAMAGE ADJOINING LANDS.

• THE TRUE APPROPRIATION FOR THIS AREA IS TAKEN FROM PROOF NO. 26002, CERTIFICATE RECORD NO. 64, PAGE 480. THIS PROOF SHOWS AN ADJUDICATED WATER RIGHT OF 93.9 ACRES LOCATED WITHIN W1/2NE1/4 AND NW1/4SE1/4, SECTION #15, ORIGINAL SURVEY T.52N., R.101W., 6TH P.M.

IRRIGATION PLAN
 FOR THE
VISTA VIEW ESTATES
 SUBDIVISION LOCATED IN
 LOT 46-B RESURVEY,
 BEING THE
 NW1/4NE1/4, SECTION 15 ORIGINAL SURVEY,
 T.52N., R.101W., 6th P.M.,
 PARK COUNTY, WYOMING



DETAIL MAP
 1" = 100'

LEGEND

- PROPOSED BORROW DITCHES
- DIRECTION OF DRAINAGE
- EXISTING CODY CANAL
- EXISTING AMOCO PIPELINE
- EASEMENTS
- IRRIGATED AREA PER LOT = NET AREA SHOWN