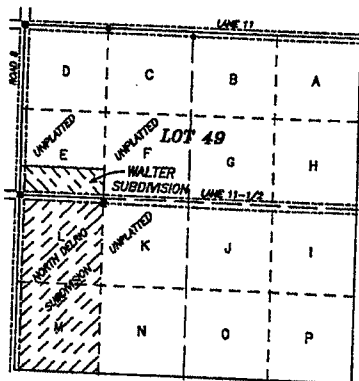
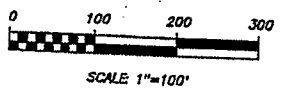
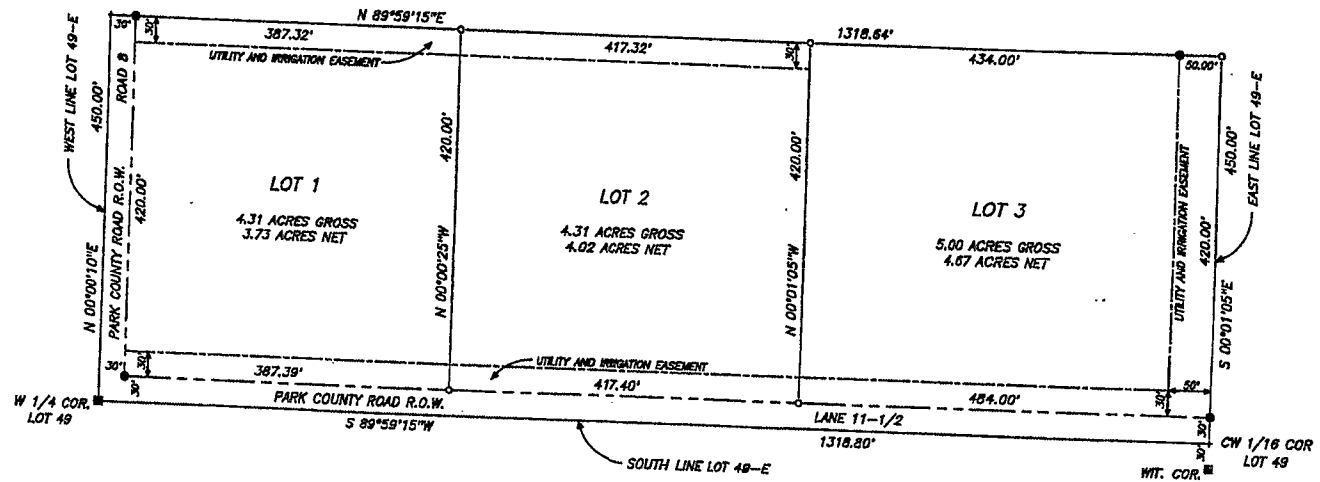


T. 55 N., R. 99 W.
 THE SOUTH 450' OF LOT 49-E
 13.62 ACRES GROSS



LEGEND
 ■ - 2-1/2" IRON PIPE W/BRASS CAP FOUND
 ● - 5/8" REBAR W/ALUMINUM CAP FOUND
 ○ - 2-1/2" X 30" ALUMINUM PIPE W/CAP SET
 ○ - 5/8" X 24" REBAR W/ALUMINUM CAP SET

NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED

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 this plat for approval.
 Chairman: *[Signature]*
 Attest: *[Signature]*
 Park County Planning and Zoning Commission Secretary
 DATE: 6/7/98

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 16th day of June, 1998.
 Chairman: *[Signature]*
 Attest: *[Signature]*
 Park County Clerk
 Date: 6/16/98

RECORDER'S ACCEPTANCE
 This plat was accepted for filing in the office of the Park County Clerk and Recorder on this 16th day of June, 1998 and filed for record at 1:12 PM under registration number 1998-51633 and in Plat Book E, Page 141.
 Karen Carter
 Park County Clerk and Recorder

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 wells 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 all of them.
- ROADS AND DRIVEWAYS.** All alleys, 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 listed 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, here suit 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 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 IMPROVEMENTS 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 Park Board of County Commissioners has authorized said financial commitment to assure that all of the facilities proposed shall be in fact completed as proposed; or b) a performance bond, letter of credit, or other sufficient security is provided to the satisfaction of the Board of County Commissioners.
- 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.
- FEES-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 common entity which shall assure payment of fees in an amount which is adequate to accomplish the maintenance of common roads and facilities in a safe manner. Such association, district, or other common entity shall be empowered, authorized, and required to perform such maintenance.
- ROAD CONSTRUCTION AND ACCEPTANCE.** The County shall not accept the maintenance of any road and bridge within the boundaries of (name of 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 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 accept 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.
- 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 judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.
- SETBACKS.** Setbacks shall be forty (40) feet from the front lot line and twenty-five (25) feet from the side and rear lot lines.
- DISTRIBUTION OF IRRIGATION WATER.** A copy of the Irrigation Distribution Plan is filed with the Articles of Incorporation of Walter Subdivision Water Users Association and "By-Laws of the Walter Subdivision Water Users Association" in the records of the Park County Clerk and an approved copy of said Irrigation Distribution Plan is filed in the records of the State Engineer in Cheyenne, Wyoming.

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 herein:
 We hereby waive all claims against Park County for damage or loss to our persons and/or property which may be assessed by such determination, and I 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 plot and/or other information which we have submitted in connection with this request.
 We hereby further acknowledge and state under oath that we are the legal owners of the property described herein.
 We hereby further agree that sheets 1 through 1 of 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.
 In witness whereof, the said owners, Scott Walter and Lynn Walter, husband and wife, have caused their names to be subscribed this 17th day of June, 1998.

[Signature]
 Scott Walter
[Signature]
 Lynn Walter

Acknowledgment:
 State of Colorado, County of Weld
 The foregoing owner's certificate was acknowledged before me this 17th day of June, 1998 by Scott Walter and Lynn Walter, husband and wife.
 Witness my hand and official seal:

[Signature]
 Notary Public
 My commission expires: 12-15-97



CERTIFICATE OF DEDICATION

I, the undersigned, hereby certify that we are the owners and proprietors of the land described as follows:
 The South 450 feet of Lot 49-E, T. 55 N., R. 99 W., 6th P.M., Park County, Wyoming, said parcel contains 13.62 acres.
 That we have laid out, platted and subdivided same into lots as shown on this plat, under the name and style of "WALTER SUBDIVISION"; that we hereby dedicate these severally labeled parcels to the use by the persons or companies as stated; that the subdivisions of same and portions as well as the property owners and proprietors who have signed and returned rights or reservations of record, and that any rights by virtue of the heretofore exemption laws of the State of Wyoming are hereby released and waived.
 Further, we certify that in consideration of the Park County Board of County Commissioners' determination of this division of land as a "subdivision" and "subdivided land" as noted herein:
 1. We hereby waive all claims against Park County for damage or loss to our persons and/or property which may be assessed by such determination;
 2. 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 plat and/or other information which we have submitted in connection with this request;
 3. We hereby agree that this plat establishes vested property rights when recorded in the Office of the Park County Clerk and Recorder; and
 4. We hereby agree to abide by the conditions and stipulations contained herein.
 In witness whereof, the said owners, Scott Walter and Lynn Walter, husband and wife, have caused their names to be subscribed this 17th day of June, 1998.

[Signature]
 Scott Walter
[Signature]
 Lynn Walter

ACKNOWLEDGMENT
 State of Colorado, County of Weld
 The foregoing Certificate of Dedication was acknowledged before me this 17th day of June, 1998 by Scott Walter and Lynn Walter, husband and wife.
 Witness my hand and official seal:

[Signature]
 Notary Public
 My commission expires: 12-15-97



SURVEYORS CERTIFICATE

I, J. Harvey Copeland, being a registered land surveyor in the State of Wyoming, do hereby certify that this plat and copy of the WALTER 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 16th day of June, 1998.



PLAT SHOWING
WALTER SUBDIVISION

LOCATED IN
 SECTION 25, ORIGINAL SURVEY
 LOT 49, RESURVEY
 T. 55 N., R. 99 W., 6TH P.M.
 PARK COUNTY, WYOMING

PREPARED BY:
 COPELAND SURVEYING
 CODY, WYOMING
 14 JUNE 1998
 95-03-002F