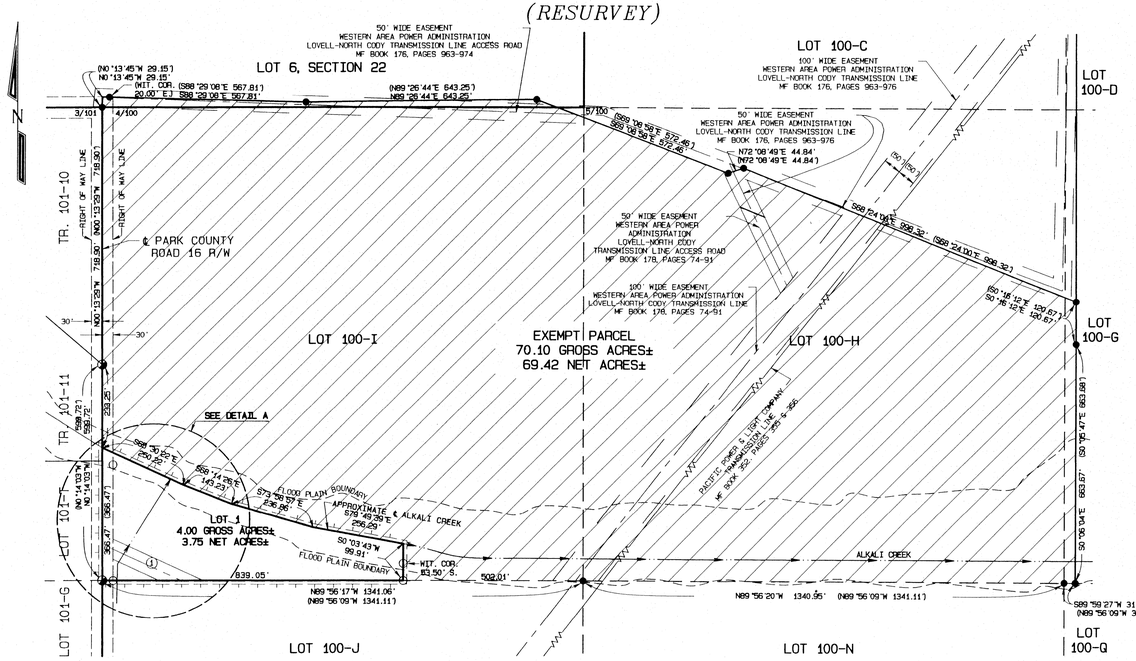
T. 55 N., R. 100 W.

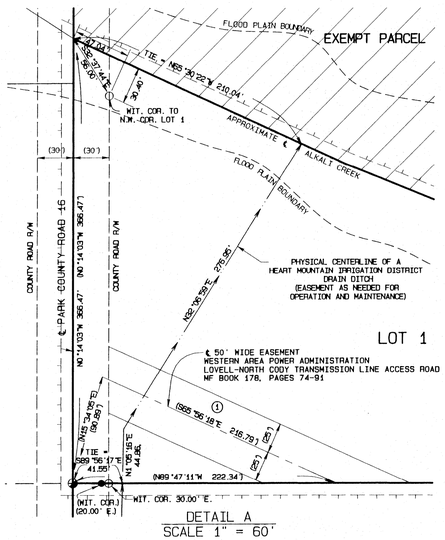
(RESURVEY)



DETAIL - SCHUTZMAN SS-49

GRAPHIC SCALE 1"=200'

0 200 400 600



DETAIL A
SCALE 1" = 60'

LEGEND

INDICATES REBAR WITH 2" ALUM. CAP SET ○

INDICATES REBAR WITH ALUM. CAP FOUND ●

INDICATES 1 3/4" IRON PIPE FOUND ◕

RECORD DIMENSIONS SHOWN THUS ( )

SUBDIVISION BOUNDARY SHOWN THUS

EASEMENTS OF RECORD

① 50' WIDE EASEMENT
WESTERN AREA POWER ADMINISTRATION
LOVELL-NORTH CODY TRANSMISSION LINE ACCESS ROAD
MF BOOK 178, PAGES 74-91

NOTES:

1. BEARINGS ARE TRUE NORTH DETERMINED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.

2. THE NET ACREAGES SHOWN FOR LOT 1 AND EXEMPT PARCEL EXCLUDE THE RIGHT OF WAY FOR PARK COUNTY ROAD 16.

3. THE FLOOD PLAIN BOUNDARY SHOWN IS APPROXIMATE AND WAS DIGITIZED FROM THE FEMA FLOOD HAZARD BOUNDARY MAP FOR THE UNINCORPORATED AREA OF PARK COUNTY, WYOMING DESIGNATED COMMUNITY-PANEL NUMBER 560065 0017 B AND REVISED AUGUST 31, 1982.

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 R. Siggins
CHAIRMAN

ATTEST: Debra A. Bush
ACTING PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY

DATE: March 15, 2005

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 19 DAY OF April, 2005.

Tim A. French
CHAIRMAN

ATTEST:
Karen Carter
PARK COUNTY CLERK

DATE: April 19, 2005

STATE OF WYOMING COUNTY CLERK PARK COUNTY

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 21ST DAY OF April, 2005, AND FILED FOR RECORD AT 9:51 A.M. UNDER DOCUMENT NUMBER 2005 2751 IN PLAT CABINET I AT PAGE 17.

Karen Carter
PARK COUNTY CLERK AND RECORDER

BY: Christine Eck
DEPUTY COUNTY CLERK

NO PUBLIC SEWAGE DISPOSAL SYSTEM PROPOSED.
NO PROPOSED PUBLIC DOMESTIC WATER SOURCE.
THERE ARE NO ROADS PROPOSED AS A PART OF THIS SUBDIVISION.

PLATTING CONDITIONS FOR SCHUTZMAN SS-49

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. VACATION. This subdivision may be vacated or partially vacated pursuant to applicable State law or County rules and regulations.

7. 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 without complying with all applicable subdivision regulations and requirements.

8. ROAD CONSTRUCTION AND ACCEPTANCE. The County shall not accept the maintenance of any road and bridge within the boundaries of SCHUTZMAN SS-49 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 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 assume maintenance.

9. IRRIGATION: There is no existing water right for SCHUTZMAN SS-49.

10. 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.

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 15TH DAY OF APRIL, 2005.

DON H. ABARR

Dusty Schutzman
DUSTY SCHUTZMAN

ACKNOWLEDGMENT:

STATE OF WYOMING } SS
COUNTY OF PARK }

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF APRIL, 2005 BY DON H. ABARR AND DUSTY SCHUTZMAN.

WITNESS MY HAND AND OFFICIAL SEAL:

Mary C. Wiener
(SIGNATURE)

MARY C. WIENER
NOTARY PUBLIC (PRINTED NAME OF NOTARY)

MARY C. WIENER Notary Public County of Park State of Wyoming My Commission Expires: 11-4-08

MY COMMISSION EXPIRES: November 4, 2008

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF PARK }

I, PAUL A. BLOUGH ON BEHALF OF HOLM, BLOUGH AND COMPANY OF CODY, WYOMING DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECTION ON MARCH 23 AND 24, 2005, THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

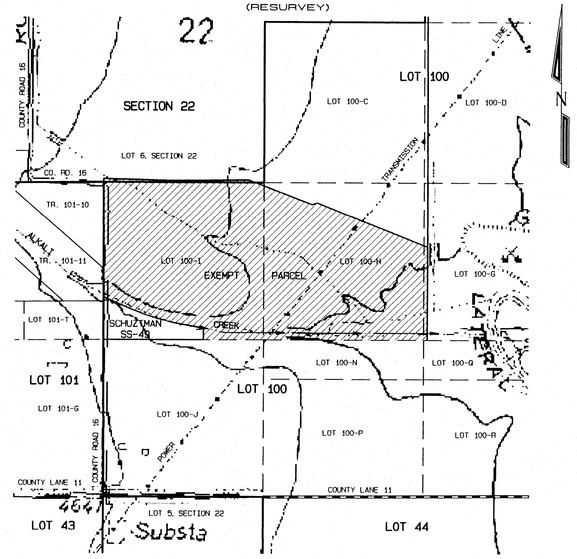
WYOMING L.S. REGISTRATION NO. 2332

Paul A. Blough
HOLM, BLOUGH AND COMPANY
BY: PAUL A. BLOUGH (AGENT)

Professional Land Surveyor Paul A. Blough 2332 Wyoming Date: 4/14/05

T. 55 N., R. 100 W.

(RESURVEY)



VICINITY MAP

SCALE: 1" = 600'

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT DON H. ABARR AND DUSTY SCHUTZMAN ARE THE OWNERS OF THAT PORTION OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED AS DOCUMENT NO. 2005-1247 IN THE BOOK OF DEEDS ON FILE IN THE OFFICE OF COUNTY CLERK AND RECORDER OF PARK COUNTY, WYOMING AND THE BOUNDARIES OF SCHUTZMAN SS-49 ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1:
A PARCEL OF LAND IN LOT 100-I OF LOT 100, T. 55 N., R. 100 W. OF THE 6TH P.M., PARK COUNTY, WYOMING ACCORDING TO THE GOVERNMENT RESURVEY; SAID LOT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 100-I; THENCE NORTH 0°14'03" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 366.47 FEET, MORE OR LESS, TO THE CENTERLINE OF ALKALI CREEK; THENCE ALONG SAID CENTERLINE AS FOLLOWS:

SOUTH 65°30'22" EAST, A DISTANCE OF 250.22 FEET; THENCE
SOUTH 68°14'25" EAST, A DISTANCE OF 143.23 FEET; THENCE
SOUTH 73°58'57" EAST, A DISTANCE OF 236.86 FEET; THENCE
SOUTH 79°49'39" EAST, A DISTANCE OF 256.29 FEET; THENCE

SOUTH 0°03'43" WEST, LEAVING SAID CENTERLINE, A DISTANCE OF 99.91 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 100-I; THENCE NORTH 89°56'17" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 839.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 4.00 GROSS ACRES, MORE OR LESS.

IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF "SCHUTZMAN SS-49", HAVE LAID OUT, PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF PARK, STATE OF WYOMING FOR THE USE BY THE PUBLIC, THE RIGHTS OF WAY AND OTHER PUBLIC AREAS AS SHOWN HEREON FOR USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY AND IRRIGATION EASEMENTS TO THE COUNTY OF PARK FOR USE BY UTILITY AND IRRIGATION COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES AND HEREBY DEDICATE TO THE HEART MOUNTAIN IRRIGATION DISTRICT AN EASEMENT AS NEEDED FOR OPERATION AND MAINTENANCE FOR A DRAIN DITCH AS SHOWN HEREON. IT IS UNDERSTOOD THAT DEDICATION OF RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN THE ESTABLISHMENT OF COUNTY ROADS OR ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF PARK.

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, DON H. ABARR AND DUSTY SCHUTZMAN HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS 15TH DAY OF APRIL, 2005.

DON H. ABARR

DUSTY SCHUTZMAN

ACKNOWLEDGEMENT:

STATE OF WYOMING} SS
COUNTY OF PARK}

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF APRIL, 2005 BY DON H. ABARR AND DUSTY SCHUTZMAN.

WITNESS MY HAND AND OFFICIAL SEAL.

Mary C Wiener
NOTARY PUBLIC

MARY C. WIENER Notary Public County of Park State of Wyoming My Commission Expires: 11-4-08

MY COMMISSION EXPIRES:
November 4, 2008

PLAT SHOWING

SCHUTZMAN SS-49

IN

LOT 100-I OF LOT 100,
T. 55 N., R. 100 W., 6TH P.M.
PARK COUNTY, WYOMING (RESURVEY)

HOLM, BLOUGH AND COMPANY
Consulting Engineers & Land Surveyors
1402 Stampede Ave.
Cody, Wyoming 82414

APRIL, 2005

BOOK NO. 446

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