

NO PROPOSED CENTRALIZED SEWAGE SYSTEM. NO PROPOSED CENTRAL WATER SUPPLY SYSTEM. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

SUBDIVISION PLATTING CONDITIONS

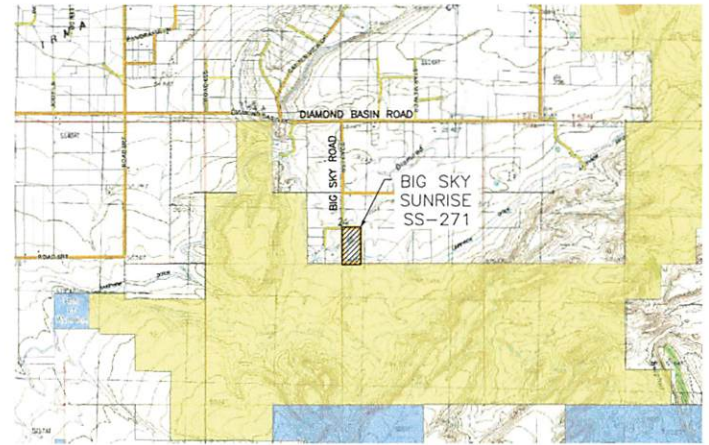
- RIGHT-OF-WAY: THE RIGHT-OF-WAY FOR HIGHWAY AND EXPRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES NOW OR HEREAFTER ESTABLISHED.
- MINERAL ESTATE: THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO THE FULL AND EFFICIENT DEVELOPMENT OF THE MINERAL ESTATE.
- AGRICULTURE: THIS PROPERTY IS IN AN AREA OF HISTORIC AGRICULTURAL USE. THIS USE IS PRESERVED BY THE WYOMING RIGHT TO FARM AND RANCH ACT OF 1991 (W.S. 11-144-101). HISTORIC AGRICULTURAL USE MAY CAUSE HOUSES, GOODS, DUST, FUELS, AND OTHER FACTORS THAT ARE CONSEQUENCES OF ACCEPTED AGRICULTURAL PRACTICES.
- FUTURE USE: LOTS IS FOR RESIDENTIAL PURPOSES.

NOTES

THE RIGHT OF WAY FOR LAKEVIEW IRRIGATION DISTRICT SHALL ENRACE THE ENTIRE WIDTH OF THE CANAL AND SUCH ADDITIONAL WIDTH AS MAY BE REQUIRED FOR THE PROPER OPERATION AND MAINTENANCE OF THE CANAL PURSUANT TO W.S. 36-7-324.
 ENTRIES RESPONSIBLE FOR MAINTENANCE AND SLOD REMOVAL FOR THE DRIVEWAY ARE ADDRESSED IN THE PROTECTIVE COVENANTS RECORDED AT DOCUMENT # _____

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CELESTIC MERIDIAN THROUGH THE SOUTHWEST CORNER OF SECTION 5 TO THE S1/16 WHICH BEARS N 07°14'47"W.



LOCATION MAP

SCALE: 1" = 2000'

BIG SKY SUNRISE SS-271

LEGEND

- FOUND MONUMENT AS NOTED
- SET 2 1/2" ALUMINUM CAP ON 3/8" x 24" REBAR, UNLESS OTHERWISE NOTED
- BIG SKY SUNRISE SS-271 BOUNDARY EASEMENTS DEDICATED BY THIS PLAT
- EXISTING EASEMENT
- LAKEVIEW IRRIGATION DITCH CENTERLINE

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS PLATTED HEREON AS BIG SKY SUNRISE SS-271, AS INDICATED BY THAT DEED RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AS DOCUMENT #2019-4296.
 DO DEDICATE THOSE PORTIONS SHOWN HERE ON BIG SKY SUNRISE SS-271, BEING DESCRIBED AS W1/2 OF THE SW1/4SW1/4, SECTION 5, RESURVEY T.51N., R.102W., 6TH P.M., PARK COUNTY, WYOMING.
 SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAYS, RESERVATIONS, ZONING RESTRICTIONS, COVENANTS AND ANY OTHER MATTER OF PUBLIC RECORD OR OTHERWISE ESTABLISHED; ALL ASSESSMENTS AND SUBSEQUENTLY ASSESSED TAXES.
 THE OWNERS AND PROPRIETORS HAVE BY THESE PRESENTS Laid Out and Surveyed BIG SKY SUNRISE SS-271, AND WITH THE SPECIFIC INTENT TO DO SO, DO HEREBY CREATE EASEMENTS AS Laid Out and FOR THE USES DEDICATED ON THIS PLAT.
 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.

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:
 WE HEREBY WAIVE ALL CLAIMS AGAINST PARK COUNTY FOR DAMAGE OR LOSS TO MY PERSON 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 ACKNOWLEDGE AND STATE UNDER OATH THAT WE ARE THE LEGAL OWNERS OF THE PROPERTY DESCRIBED HEREON.
 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 HEREON.
 IN WITNESS WHEREOF, THE SAID OWNERS OF THE BIG SKY SUNRISE SS-271 HAVE CAUSED THEIR NAME HEREON TO BE SUBSCRIBED THIS _____ DAY OF _____, 20____.

STEPHEN P. DEROCHE _____

STATE OF WYOMING } SS
 COUNTY OF PARK }
 THE FOREGOING OWNERS CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY STEPHEN P. DEROCHE, THIS _____ DAY OF _____, 20____.
 WITNESS MY HAND AND OFFICIAL SEAL, _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
 COUNTY OF PARK }
 I, CODY A. SCHWIZ OF ENGINEERING ASSOCIATES, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY AS FOLLOWS:
 IN DECEMBER, 2020 AND MARCH, 2021, BIG SKY SUNRISE SS-271 AS SHOWN HEREON WAS SURVEYED BY ME AND OTHERS UNDER MY DIRECTION. THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE OWNERS' CERTIFICATE OF DEDICATION AND THE SUBDIVISION THEREON IS CORRECTLY SHOWN ON THIS PLAT WHICH IS DRAWN TO THE SCALE INDICATED AS FAR AS THE PARK COUNTY SUBDIVISION REGULATIONS AND BELIEVE THIS SUBDIVISION COMPLES WITH THEM TO THE BEST OF MY KNOWLEDGE.



CODY A. SCHWIZ, P.E. & L.S. 12004
 S.A.T.

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS _____ DAY OF _____, 20____ AND FILED FOR RECORD AT _____ UNDER DOCUMENT NUMBER _____ IN PLAT CABINET _____ AT PAGE _____
 PARK COUNTY CLERK AND RECORDER _____
 BY DEPUTY COUNTY CLERK _____

— FINAL PLAT OF —
BIG SKY SUNRISE SS-271
 — LOCATED IN —

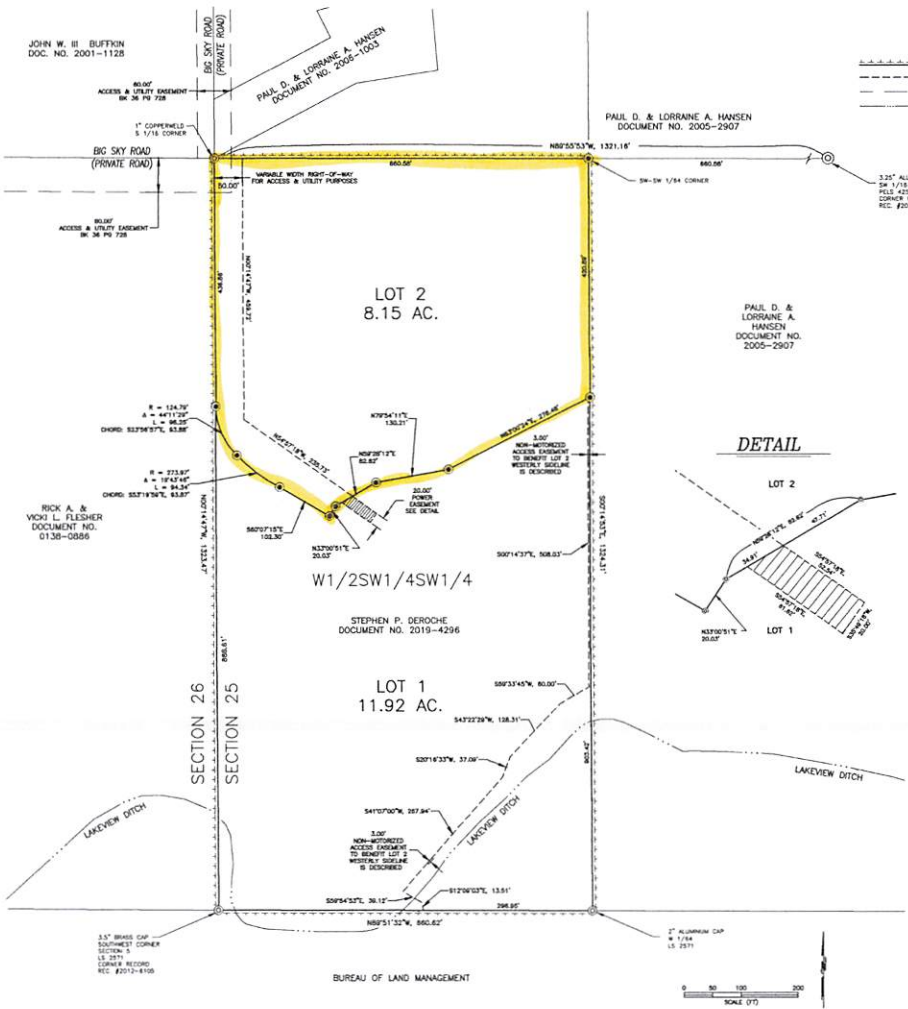
W1/2 OF THE SW1/4SW1/4,
 SECTION 5,
 RESURVEY T.51N., R.102W.,
 6TH P.M., PARK COUNTY, WYOMING

OWNER: STEPHEN P. DEROCHE
 24 BIG SKY ROAD
 CODY, WY 82414

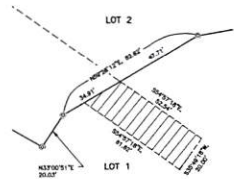
PREPARED BY: ENGINEERING ASSOCIATES
 CONSULTING ENGINEERS & SURVEYORS
 902 13TH STREET
 CODY, WYOMING 82414

JOB NO. 20125.00
 05/05/2021

SHEET 1 OF 1

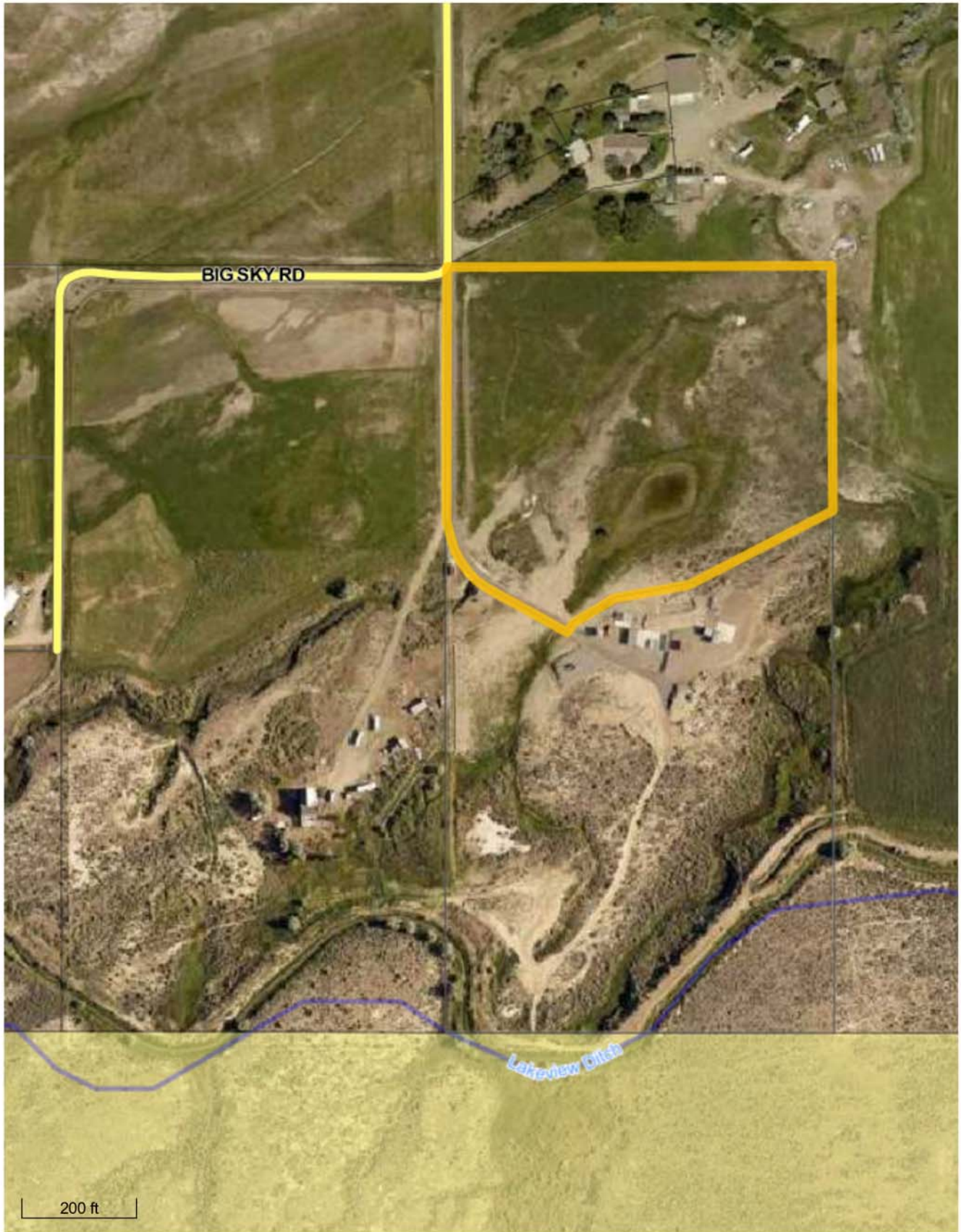


DETAIL

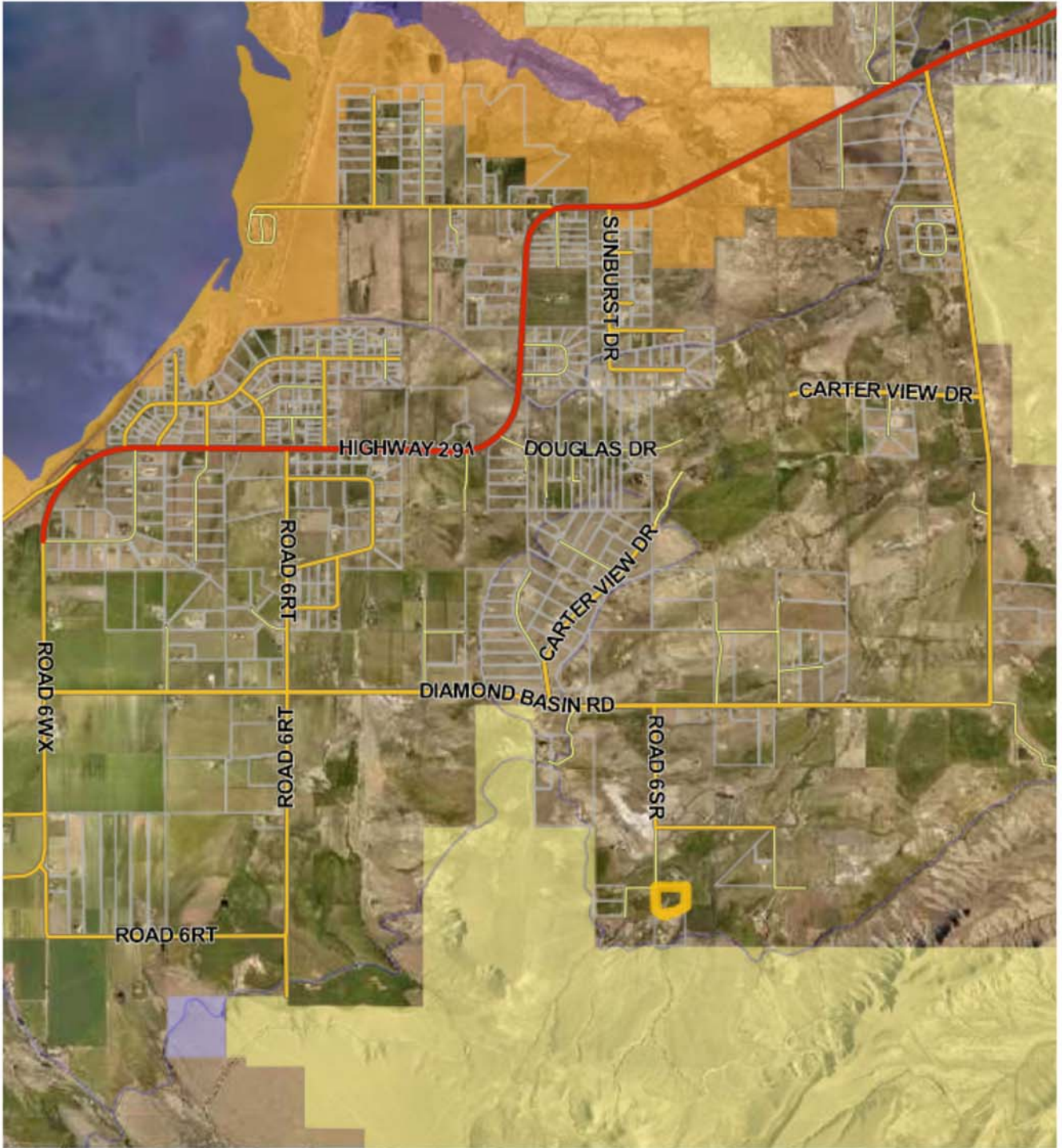


BUREAU OF LAND MANAGEMENT

Park County Wyoming MapServer



Park County Wyoming MapServer



5000 ft

State
of
Wyoming