

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 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.
- MINERAL ESTATE. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO THE FULL AND EFFECTIVE 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. 11-44-101). HISTORIC AGRICULTURAL USE MAY CAUSE NOISES, DODDS, DUST, PLEAS, AND OTHER FACTORS THAT ARE CONSEQUENCES OF ACCEPTED AGRICULTURAL PRACTICES.
- FUTURE USE OF LOTS IS FOR RESIDENTIAL PURPOSES.
- WATER WELLS MUST BE PERMITTED ACCORDING TO THE REQUIREMENTS OF THE WYOMING STATE ENGINEER'S OFFICE.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE GEODETIC MERIDIAN THROUGH THE CENTER EAST 1/4 CORNER OF SECTION 11 TO THE SOUTH EAST 1/4 CORNER BEARS S 00°14'32.7".

LEGEND

- FOUND 2" ALUMINUM CAP, OTHERWISE AS NOTED
- SET 2" ALUMINUM CAP ON 5/8" x 24" REBAR, UNLESS OTHERWISE NOTED
- COMPUTED POINT
- KISGEN MS-52 BOUNDARY
- EXISTING CENTERLINE POWERLINE ONLY
- EXISTING COUNTY ROAD RIGHT-OF-WAY
- EXISTING COUNTY ROAD CENTERLINE

NOTES

- NET ACREAGE EQUALS GROSS ACREAGE LESS COUNTY ROAD BVE & R/WC RIGHT-OF-WAY
- TOTAL GROSS ACREAGE OF KISGEN MS-52 IS 40.29 ACRES.



LOCATION MAP

SCALE: 1" = 2000'



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETOR OF THE LANDS PLATTED HEREIN AS KISGEN MS-52, AS INDICATED BY THAT DEED RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AS DOCUMENT #2018-5225.

DO DEDICATE THOSE PORTIONS SHOWN HERE ON AS KISGEN MS-52, BEING DESCRIBED AS NW1/4SE1/4, SECTION 11, TOWNSHIP 57 NORTH, RANGE 102 WEST, 6TH P.M., PARK COUNTY, WYOMING.

SUBJECT TO ALL PATENTS, EASEMENTS, RIGHTS-OF-WAYS, RESERVATIONS, ZONING RESTRICTIONS, COVENANTS AND ANY OTHER MATTER OF PUBLIC RECORD OR OTHERWISE ESTABLISHED, ALL ASSIGNMENTS AND SUBSEQUENTLY ASSIGNED TAXES.

THE OWNERS AND PROPRIETORS HAVE BY THESE PRESENTS Laid OUT AND SURVEYED KISGEN MS-52 AND WITH THE SPECIFIC INTENT TO DO SO, DO HEREBY CREATE EASEMENTS AS Laid OUT AND FOR THE USES DESIGNATED 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 AFFIDAVIT

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 ENROLLING, OMISSIONS OR MISDEALS 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 HEREIN.

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.

IN WITNESS WHEREOF, THE SAID OWNERS OF THE KISGEN MS-52 HAVE CAUSED THEIR NAME HEREON TO BE SUBSCRIBED THIS 16th DAY OF AUGUST, 2021.

Mark Kigen
MARK KISGEN

STATE OF WYOMING } ss
COUNTY OF PARK }
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY MARK KISGEN
THIS 16th DAY OF AUGUST, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.
Heidi McDaniel NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-1-2024

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
COUNTY OF PARK }
I, LYLE J. CASGARD OF ENGINEERS ASSOCIATES, LAND SURVEYOR IN THE STATE OF WYOMING,
DO HEREBY CERTIFY AS FOLLOWS:

IN FEBRUARY, 2021, KISGEN MS-52 AS SHOWN HEREON WAS SURVEYED BY OTHERS UNDER MY DIRECTION. THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATE OF DEDICATION AND THE SUBDIVISION THEREOF IS CORRECTLY SHOWN ON THIS PLAT WHICH IS DRAWN TO THE SCALE INDICATED. I AM FAMILIAR WITH THE PARK COUNTY SUBDIVISION REGULATIONS AND BELIEVE THIS SUBDIVISION COMPLIES WITH THEM TO THE BEST OF MY KNOWLEDGE.



BOARD OF COUNTY COMMISSIONERS APPROVAL & SUBDIVISION PERMIT

THIS PLAT IS HEREBY APPROVED AND THE SUBDIVISION PERMIT GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING THIS 3rd DAY OF Aug, 2021.

CHAIRMAN: *[Signature]* DATE: 08/23/2021
ATTY: *[Signature]*
PARK COUNTY CLERK



RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 18th DAY OF August, 2021, AND FILED FOR RECORD AS 1:26 PM UNDER DOCUMENT NUMBER 2021-5910 IN PLAT CABINET P AT PAGE 120.

COUNTY RECORDER
PARK COUNTY CLERK AND RECORDER
[Signature]
BY: DEPUTY COUNTY CLERK



- FINAL PLAT OF -
KISGEN MS-52

- LOCATED IN -
NW1/4SE1/4, SECTION 11,
T.57N., R.102W.,
6th P.M., PARK COUNTY, WYOMING

OWNER: MARK KISGEN
195 ROAD BVE,
POWELL, WYOMING 82435

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

JOB NO. 212000.13
08/16/2021



Park County Wyoming MapServer

