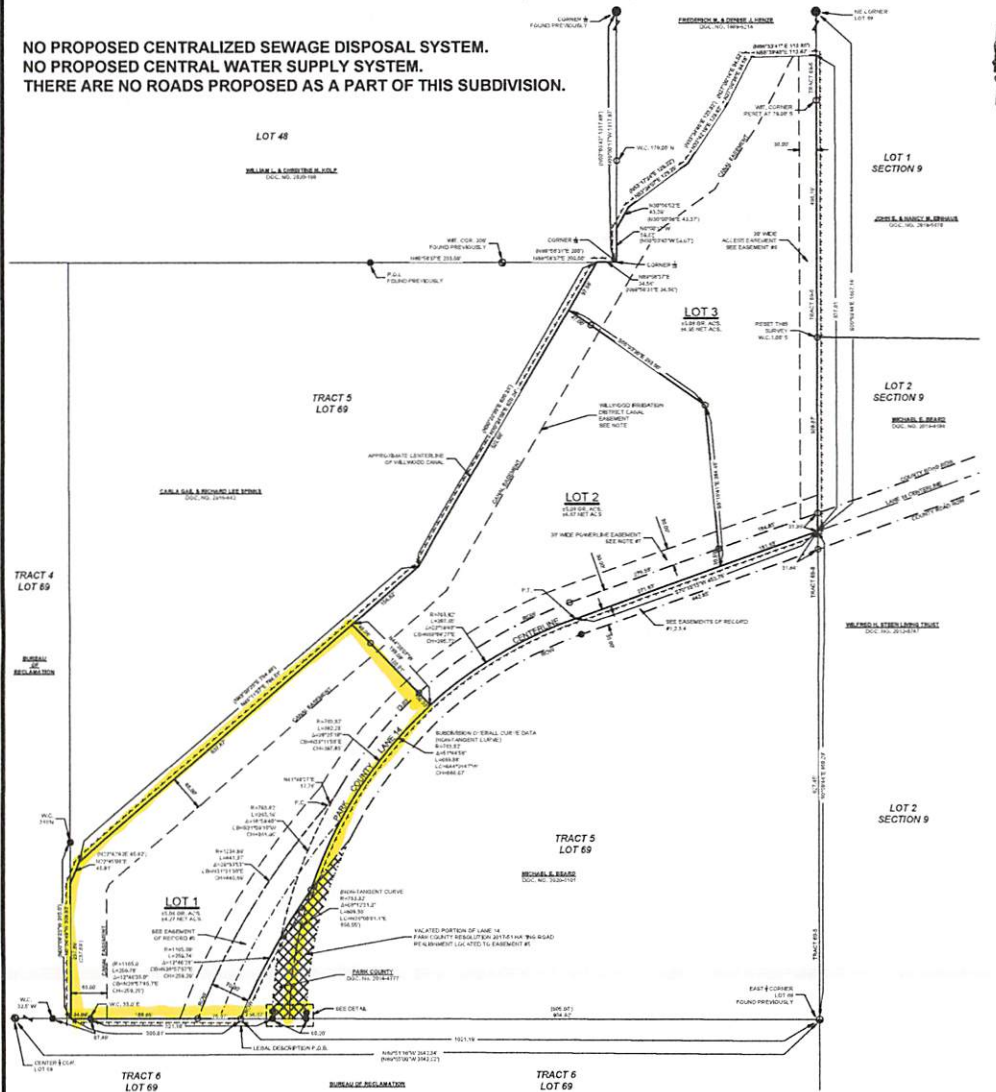


T.54 N., R. 100 W., 6TH P. M. (RESURVEY)

**NO PROPOSED CENTRALIZED SEWAGE DISPOSAL SYSTEM.
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM.
THERE ARE NO ROADS PROPOSED AS A PART OF THIS SUBDIVISION.**



CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT DANIEL G. MARTIN IS THE OWNER OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED AS DOCUMENT NO. 2018477 IN THE OFFICE OF THE CLERK AND RECORDER OF PARK COUNTY, WYOMING, OF WHICH WILLWOOD DAM MS-61 IS CENTRAL THEREIN; AND WILLWOOD DAM MS-61 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN TRACTS 3 OF LOT 69, T.54 N., R. 100 W., 6TH P. M. ACCORDING TO THE GOVERNMENT RESURVEY, PARK COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING 61.5 ACRES on the north side of said Tract 3 of Lot 69, more or less, which said parcel is bounded north by Tract 3 being 3,877.17 FEET, a distance of 102.19 feet, bearing North 89°17'13" East, a distance of 202.01 feet to the southeast corner of said Tract 3 of Lot 69, bearing North 30°04'09" West along the west side of said Tract 3 of Lot 69, a distance of 147.47 feet to the northeast corner of the Willwood Canal, bearing along said centerline the following bearings and distances: North 27°45'30" East, a distance of 40.57 feet; North 64°11'17" East, a distance of 1,661.53 feet; North 37°24'00" East, a distance of 422.84 feet to a point on the north line of Lot 48 of the 1st 6th P. M. of Range 100 West and Township 54 North, bearing along the following bearings and distances: North 37°07'17" East, a distance of 14.81 feet to the Corner of Lot 1 of said Lot 48, bearing North 30°02'17" West along the west line of said Lot 48, a distance of 142.28 feet to the southeast corner of said parcel; North 37°07'17" East, a distance of 43.33 feet; bearing North 57°24'17" East, a distance of 138.25 feet; bearing North 33°42'38" East, a distance of 113.82 feet; bearing North 27°07'17" East, a distance of 45.75 feet to the beginning of a non-graded road easement to the southeast having a width of 75.00 feet and a centerline angle of 31°44'30" and being subtended by a chord which bears South 42°14'47" West 686.83 feet; thence southeasterly along said curve, a distance of 858.88 feet to a point on the north boundary of said parcel; thence by a curved line as surveyed in Warranty Deed Document No. 2018477 as recorded with the Park County Clerk and Recorder's Office, bearing along said Park County Lane 14 centerline along the west boundary of said Park County Lane 14, a distance of 453.75 feet to the beginning of a non-graded road easement to the southeast having a width of 75.00 feet and a centerline angle of 17°42'52" and being subtended by a chord which bears South 29°57'57" West 293.25 feet; thence southeasterly along said curve, a distance of 238.74 feet to the POINT OF BEGINNING.

THE OWNER AND PROPRIETOR HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS "WILLWOOD DAM MS-61" AND WITH THE EXPRESS INTENT TO DO SO, DO HEREBY DEDICATE AND CONVEY TO AND FOR THE USE OF THE LOT OWNERS WITHIN THE SUBDIVISION HEREAFTER HEREBY THE ROADS AS ARE LAID OUT AND DESCRIBED ON THIS PLAT AND TO ALSO RESERVE TO THE LOT OWNERS WITHIN THE SUBDIVISION ALL RIGHTS AND BENEFITS OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. THE UNDERSIGNED HEREBY WAIVE AND RELEASE ALL RIGHTS AND BENEFITS OF THE HIGHWAY DEPARTMENT LANE OF THE STATE OF WYOMING, OFFICE OF REGISTRATION OF THE ROAD OR ROADS ON THIS PLAT IN NO WAY OBLIGATES THE PARK COUNTY COMMISSIONERS TO ACCEPT THE OFFER AND/OR MAINTAIN SUCH ROADS NOR DOES IT RELIEVE THE DEVELOPER OF THE OBLIGATION TO CONSTRUCT SUCH ROAD OR ROADS ACCORDING TO THE REQUIREMENTS OF THE PARK COUNTY SUBDIVISION REGULATIONS.

IN CONSIDERATION OF THE BOARD OF PARK COUNTY COMMISSIONERS' DETERMINATION OF THIS EASEMENT OF LAND AS A "SUBDIVISION" AND "SUBDIVISION 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 BE BROUGHT 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 DANIEL G. MARTIN IS THE LEGAL OWNER OF THE PROPERTY DESCRIBED HEREON, THE SUBDIVISION OF "WILLWOOD DAM MS-61" AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR.

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 OBLIGATION OF WHICH SHALL BE MADE BY THE CONDITIONS AND STIPULATIONS CONTAINED HEREIN AND IN THE COMMISSIONERS' RESOLUTIONS/SUBDIVISION PERMIT.

IN WITNESS WHEREOF, DANIEL G. MARTIN HAS CAUSED HIS NAME TO BE HEREON SUBSCRIBED THIS _____ DAY OF _____, 2022.

DANIEL G. MARTIN
STATE OF _____
COUNTY OF _____

THIS PLAT AND THE COPIES THEREOF OF OTHER THINGS REFERENCED HEREIN ARE THE WHOLE OF THE MATTER AND SHALL BE THE BASIS OF THE CONSTRUCTION THEREOF.

MY COMMISSION EXPIRES _____



LOCATION MAP

NOTES

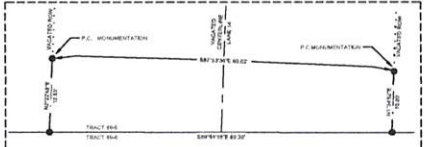
- FENCE ALONG THE NORTH SIDE OF COUNTY RIGHT OF WAY IS NOT ON LINE IN ALL LOCATIONS.
- BASES OF BEARINGS IS WYOMING STATE PLANS AND IS WEST CENTRAL ZONE, DISTANCES MODIFIED BY A CORRECTION SCALING SCALE FACTOR OF 1.000741996.
- WILLWOOD BRISTOL DISTRICT HAS CLAIMED A 150 FOOT WIDE RIGHT OF WAY FROM CENTERLINE OF CANAL/ACROSS, IRRIGATION AND MAINTENANCE EASEMENT FOR THE CANAL RIGHT OF WAY BUT MAINTAINING THE RIGHT TO ACCESS THAT IS NECESSARY FOR ALL CIRCUMSTANCES AND SUBJECT ANY BUILDING OR CONSTRUCTION PLANS NEAR THE BROWN EASEMENT LINE BE REVIEWED BY THE DISTRICT BEFORE CONSTRUCTION BEGINS. LAND OWNER, UPON COMPLETION OF WILLWOOD BRISTOL DISTRICT, CAN USE CANAL DITCH OPEN, PLEASE FREE OF CHARGE UPON THE LAND.
- LOTS 1, 2 AND 3 ARE INTENDED FOR RESIDENTIAL USE PURPOSES.
- TOTAL AREA OF SUBDIVISION IS 415.22 ACRES.
- THE GROSS AREAS OF LOTS 1, 2, AND 3 INCLUDE THE RIGHT OF WAY OF PARK COUNTY LANE 14.
- THE NET AREAS OF LOTS 1, 2, AND 3 INCLUDE THE RIGHT OF WAY OF PARK COUNTY LANE 14 AND INCLUDE THE RIGHT OF WAY OF THE WILLWOOD CANAL.

EASEMENTS OF RECORD

- EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN GRANTED TO PARK COUNTY FOR ROAD WAY AND UTILITIES RECORDED OCTOBER 22, 1994 IN WF BOOK 195 AT PAGE 887, CORRECTED EASEMENT RECORDED NUMBER 7, 1994 IN BOOK 195 AT PAGE 478 AND RECORDED IN WF BOOK 195 AT PAGE 718.
- AGREEMENT INCLUDING THE TERMS AND CONDITIONS THEREOF BETWEEN ROCHERY CHRISTENSEN AND JOHAN CHRISTENSEN, HUSBAND AND WIFE AND PARK COUNTY RECORDED OCTOBER 22, 1994 IN WF BOOK 195 AT PAGE 816.
- RIGHT-OF-WAY CERTIFICATE RECORDED JANUARY 14, 1985 IN WF BOOK 228 AT PAGE 848.
- RECORD OF SURVEY SHOWING RIGHT-OF-WAY BOUNDARY FOR PORTION OF PARK COUNTY LANE 14, ETC. RECORDED FEBRUARY 6, 2012 IN PLAT BOOK "X" AT PAGE 118.
- RIGHT-OF-WAY INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN GRANTED TO PARK COUNTY FOR ROAD RECORDED SEPTEMBER 28, 2004 IN DOCUMENT 2014474, RESOLUTION 2017451 SPEAKS OF VACATING ASSOCIATED PREVIOUS ROAD LOCATION AND USE OF THIS EASEMENT AS DOCUMENT 20174881.
- 30 FOOT WIDE EASEMENT FOR WIRELESS AND WIRELESS FOR GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS AS RECORDED IN DOCUMENT 1994-2524.
- 30 FOOT WIDE EASEMENT TO GARLAND LEAF AND POWER CO., A WYOMING NON-PROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS TO EXCAVATE FOR, CONSTRUCT, INSTALL, OPERATE, MAINTAIN, RENEW AND REPLACE ITS ELECTRICAL, LINE, POWER POLES, CONDUIT AND ALL OTHER APPURTENANCES, AND OTHER RELATED PARAPETNALS, OVER, ACROSS AND UNDER GRANTOR'S PROPERTY AS RECORDED IN DOCUMENT 2011241 TO BE INSTALLED AND REPLACED WITHIN 30 FEET WIDE EASEMENT WHICH THE SOUTH AND EAST EDGE IS CONTIGUOUS WITH PARK COUNTY ROAD LANE 14 RIGHT-OF-WAY AS SHOWN ON PLAT.

PLATTING CONDITIONS FOR WILLWOOD DAM MS-61

- ANY PROPOSED WATER WELLS ON THESE SUBDIVISION LOTS SHALL BE PERMITTED BY THE WYOMING STATE ENGINEERS' OFFICE PRIOR TO INSTALLATION AND WILL BE DRAINED, OPERATED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
- WYOMING RIGHT TO FARM AND RANCH ACT OF 1891, AND 1944-1951 THROUGH 1951 HISTORIC AGRICULTURAL USE MAY CAUSE NOISE, ODORS, DUST, FLEES AND OTHER FACTORS THAT ARE CONSIDERABLE OF ACCEPTED AGRICULTURAL PRACTICES. THIS SUBDIVISION AND ITS LOTS AND NEIGHBORING LANDS ARE LOCATED IN AN AREA THAT HAS BEEN USED HISTORICALLY FOR BEEHIVE CRIP PRODUCTION, HISTORIC FARMING PRACTICES, INCLUDING THE BURNING OF CROPLANDS AND THE USE OF DEFLECTS TO MOVE WATER, MAY CAUSE A SIGNIFICANT RISK IN THE WATER TABLE IN THE AREA. THE WATER TABLE IN THE AREA MAY BE DAMAGED DURING IRRIGATION SEASON. PURPOSES OF SUBDIVISION SHALL MAKE THIS FACTOR AN IMPORTANT CONSIDERATION WHEN SUBDIVISIONS ARE CONSTRUCTED ON SUBDIVISION LOTS.
- RIGHT-OF-WAY, THE RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS AND UNDER GRANTOR'S WAY 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.
- ANY EXISTING AND PROPOSED ACCESS FROM SUBDIVISION LOTS ONTO PARK COUNTY LANE 14 WILL REQUIRE, RIGHT-OF-WAY PERMITS FROM PARK COUNTY PUBLIC WORKS DEPARTMENT (COPRW).



DETAIL

PLAT OF
WILLWOOD DAM MS-61
IN TRACT 5 OF LOT 69, T. 54 N., R. 100 W., 6TH P.M.
PARK COUNTY, WYOMING (RESURVEY)
OWNER: DAN MARTIN

Morrison Maierle		6TH PRINCIPAL MERIDIAN		COUNTY, WYOMING	
FIELD WORK: JGM	DATE: 01/20/22	SCALE: 1" = 192.7' ± 1:197	PLOTTED DATE: 2/28/2022	PLOTTED BY: jmartin	CHECKED BY: JGM
DRAWN BY: JGM	PROJECT NO.: 2785.001	CLIENT: DAN MARTIN	SHEET 1 OF 1		
DRAWING NAME: J:\2785_1\Map\001\Major_Subdiv\001\ACASurvey\2785001_Plat_PLT_SHT.dwg					

CLERK AND RECORDER'S ACCEPTANCE

THIS SUBDIVISION PLAT HAS BEEN ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF PARK COUNTY, WYOMING, ON _____, 2022.

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2022.

CERTIFICATE OF SURVEYOR

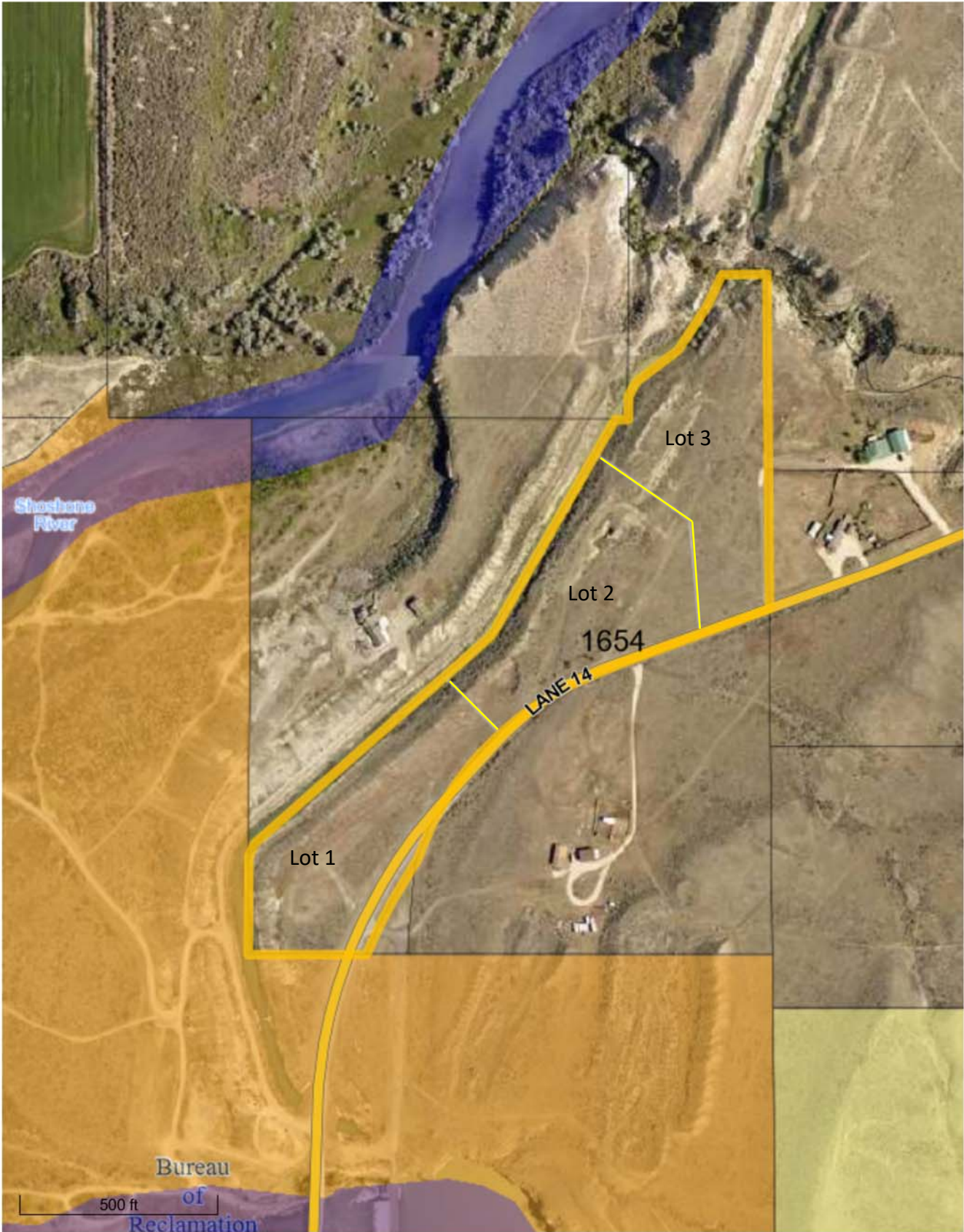
I, _____, A LICENSED SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THE FOREGOING DEED OR INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME BY THE PARTY OR PARTIES THEREIN AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME BY THE PARTY OR PARTIES THEREIN AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME BY THE PARTY OR PARTIES THEREIN.



ASSOCIATED DOCUMENTS

LANDOWNER HOLDING WRITING INSTRUMENT PLAN RECORDS OR DOCUMENT # _____
DEVELOPER STATEMENT IS REQUIRED ON DOCUMENT # _____

Park County Wyoming MapServer



Park County Wyoming MapServer

