

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 HEREINAFTER 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, ODORS, DUST, FLIES, AND OTHER FACTORS THAT ARE CONSEQUENCES OF ACCEPTED AGRICULTURAL PRACTICES.
- FUTURE USE LOTS IS FOR RESIDENTIAL PURPOSES.

NOTES

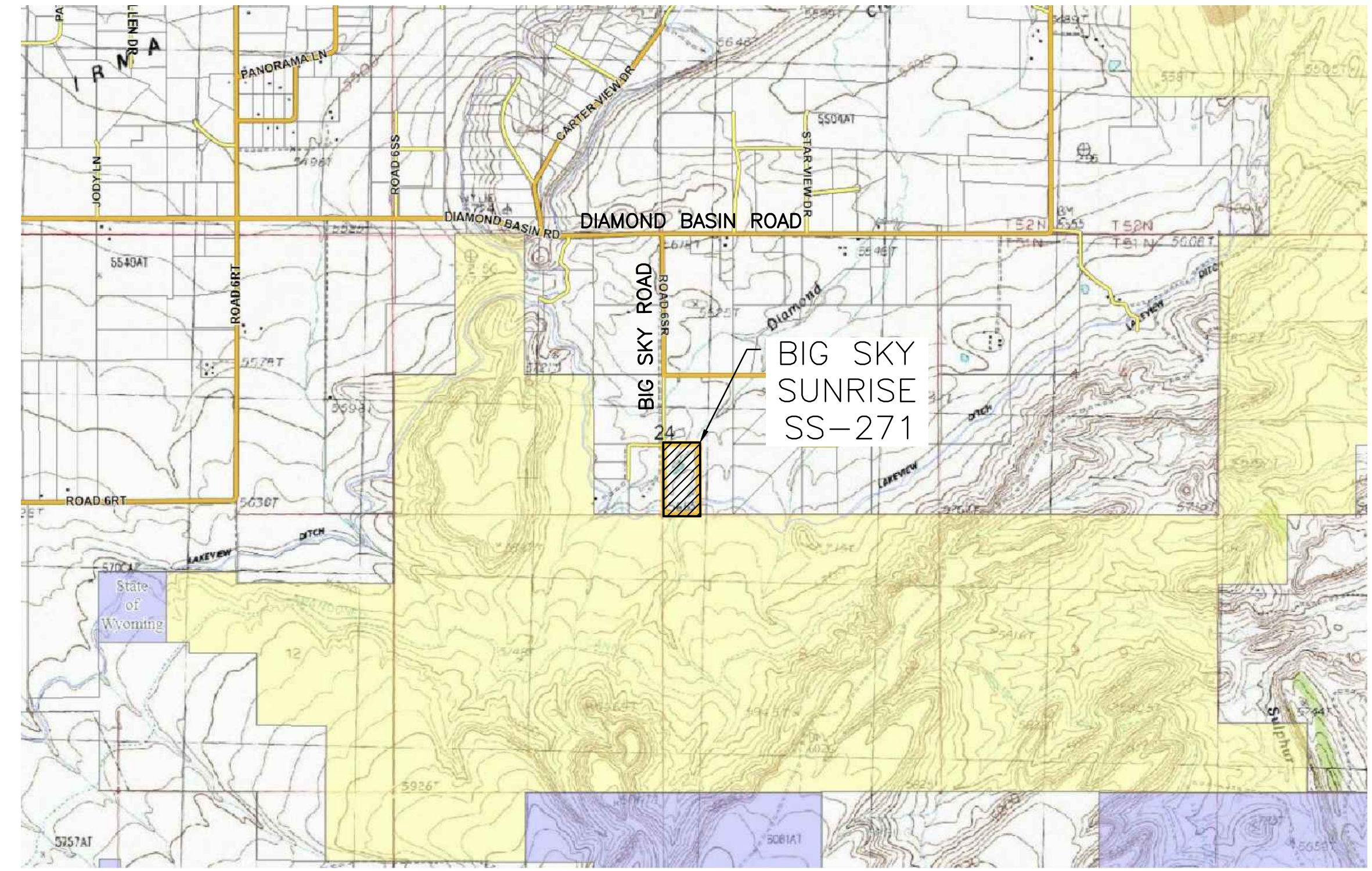
THE RIGHT OF WAY FOR LAKEVIEW IRRIGATION DISTRICT SHALL EMBRACE THE ENTIRE WIDTH OF THE CANAL AND SUCH ADDITIONAL WIDTH AS MAY BE REQUIRED FOR THE PROPER OPERATION AND MAINTENANCE OF THE CANAL PURSUANT TO W.S. 36-7-324.
 ENTITIES RESPONSIBLE FOR MAINTENANCE AND SNOW REMOVAL FOR THE DRIVEWAY ARE ADDRESSED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

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE GEODETIC MERIDIAN THROUGH THE SOUTHEAST CORNER OF SECTION 5 TO THE S1/16 WHICH BEARS N 0°14'47"W.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 2 1/2" ALUMINUM CAP ON 5/8" x 24" REBAR, UNLESS OTHERWISE NOTED
- BIG SKY SUNRISE SS-271 BOUNDARY
- - - EASEMENTS DEDICATED BY THIS PLAT
- - - EXISTING EASEMENT
- - - LAKE VIEW IRRIGATION DITCH CENTERLINE



LOCATION MAP

SCALE: 1" = 2000'

■ BIG SKY SUNRISE SS-271

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 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 TOWNSHIP 51 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 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 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 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 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 BIG SKY SUNRISE SS-271 HAVE CAUSED THEIR NAME

HEREON TO BE SUBSCRIBED THIS _____ DAY OF _____, 20____.

STEPHEN P. DEROCHE

STATE OF WYOMING }
 COUNTY OF PARK } SS

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY STEPHEN P. DEROCHE, THIS _____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____, NOTARY PUBLIC

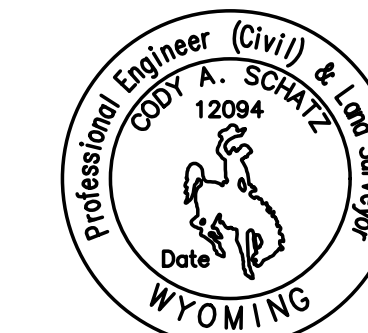
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF PARK } SS

I, CODY A. SCHATZ 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 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.

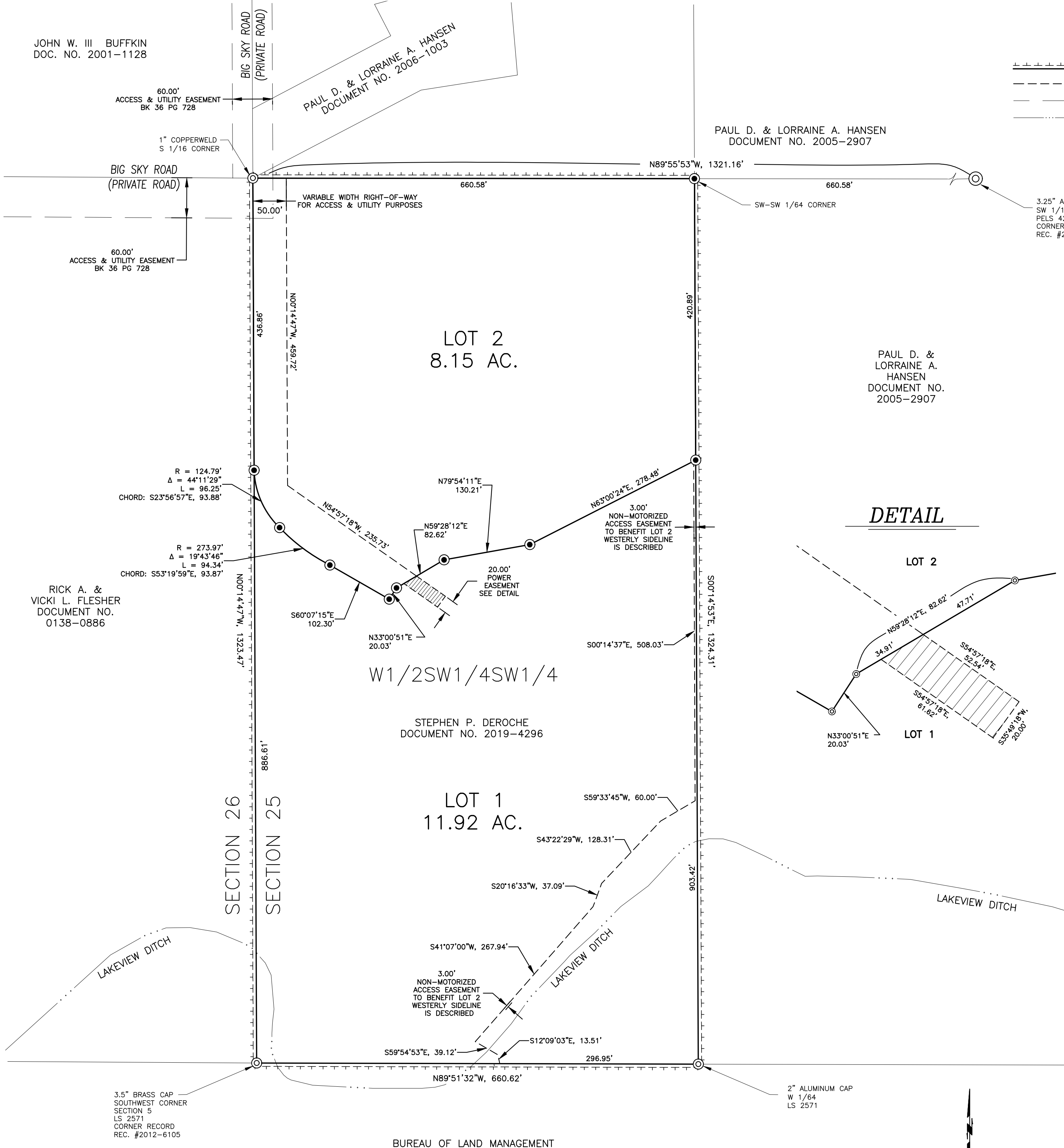


CODY A. SCHATZ, PE & LS 12094
 DATE _____

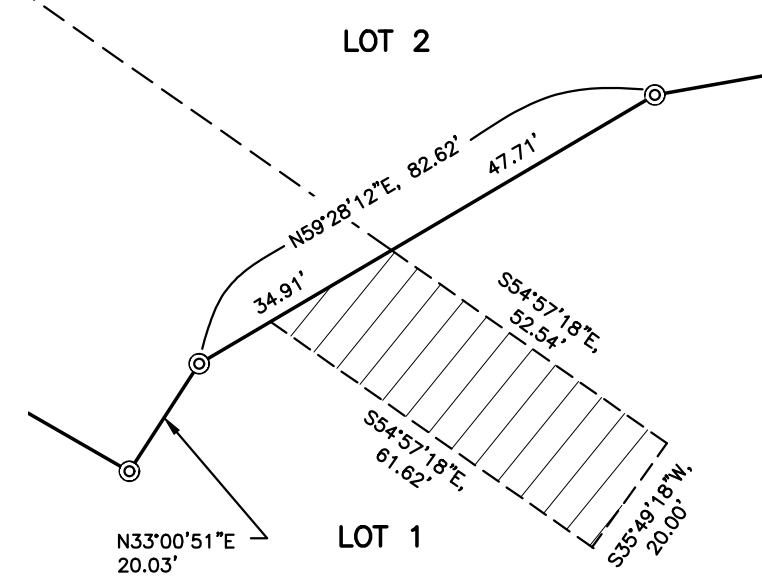


PREPARED BY: ENGINEERING ASSOCIATES & SURVEYORS
 CONSULTING ENGINEERS & SURVEYORS
 902 13TH STREET
 CODY, WYOMING 82414

JOB NO. 20125.00
 05/6/2021



DETAIL



BUREAU OF LAND MANAGEMENT

