

LEGEND

7 WONDERS PROPERTY BOUNDARY SUBDIVISION LOT LINE EASEMENT LINE SET 5/8 INCH REBAR WITH ALUMINUM CAP FOUND ALUMINUM CAP

NOTES

- 1. Subdivision area = 120.05 acres
- 2. Access to Lot 1 provided by McNeil Lane.
- 3. Bearing base for this survey is N 00°04'29" E along the west line of Lot #57.

 4. NO PUBLIC OR CENTRAL SEWAGE DISPOSAL
- SYSTEM PROPOSED
- 5. Domestic water provided by Northwest Rural Water. 6. 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 noise, odors, dust, flies, high groundwater and other factors that are consequences of accepted agricultural practices.

PLANNING COMMISSION RECOMMENDATION

The Park County Planning and Zoning Commission received no objections or has heard all objections to the proposed subdivision and hereby recommends this plat for approval.

D. E. Westerhold

Park County Plannning and Zoning Commission Secretary

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.

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.

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.

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.

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 an action for damages, have such violations enjoined of, 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.

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

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.

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 5 day of

> COUNTY CLERK

CERTIFICATE OF DEDICATION

Know all persons by these presents: That 7 Wonders, LLC., is the owner of that portion of land in Lot 57, Resurvey T.52N., R.101W., 6th P.M., in Park County Wyoming and the boundaries of SCHUTZMAN SS-120 are more particularly described as follows:

Beginning at a point on the west line of said Lot 57 which lies N00°04'29"E a distance of 464.56 FT from the W 1/4 corner of Lot 57; thence N00°04'29"E along the west line of lot 57 a distance of 2,154.48 FT to the NW corner of Lot 57; thence N88°46'44"E along the north line of said lot 57 a distance of 279.98 FT thence \$17°50'45"E for a distance of 253.15 FT; thence \$07°46'39"E a distance of 910.86 FT; thence \$00°05'58"W a distance of 235.19 FT; thence \$05°26'42"W a distance of 543.24 FT; thence due south a distance of 241.71 FT to a point on the north line of the property described in Book 2001, page 329 on file at the Park County Clerk and Recorders Office; thence N89°54'27"W along said north line a distance of 431.61 FT to the POINT OF BEGINNING, containing 21.11 gross acres, more or less.

in Park County, Wyoming, under the name and style of "SCHUTZMAN SS-120", 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. It is understood that dedication of public rights-of-way for streets and roads does not necessarily result in 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 owner and proprietor.

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 shown 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

In witness whereof, the said owner 7 Wonders, LLC., has caused his name to hereon be subscribed this 6th day of December, 2006.

ACKNOWLEDGMENT:

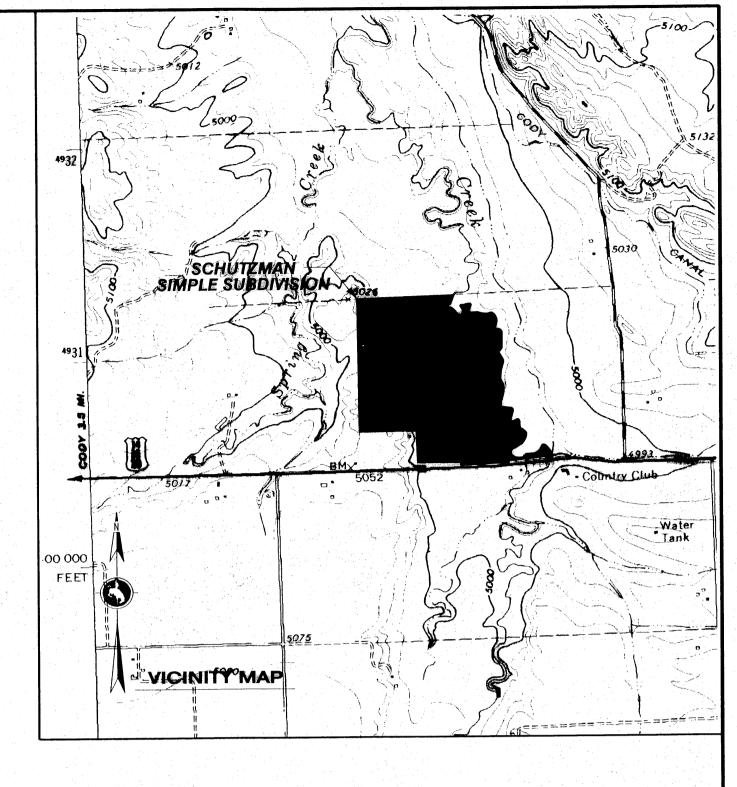
COUNTY OF PARK)

STATE OF WYOMING) SS

The foregoing owner's certificate was acknowledged before me this o day of DECEMBER, 2006 by Dusty Schutzman

Witness my hand and official seal:

My commision expires: \\-\-08



SURVEYOR'S CERTIFICATE

I, Paul R. Campbell, being a registered land surveyor in the State of Wyoming, do hereby certify that this plat and survey of SCHUTZMAN SS-120 was made by me and under my supervision, and that both are accurate to the best of my knowledge and in compliance with all State and County statutory provisions and regulations.

Wyoming L.S. Registration No. 2571



RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Park County Clerk and Recorder on this 12 day of December, 2006 and filed for record at []: 31 AH 2006 - 96 85 under reception number T-17/

Park County Clerk and Recorder By Chrotine Eck

WO 06-77

NOVEMBER 2006

FINAL PLAT SHOWING

SCHUTZMAN SS-120

CODY, WY 82414

NW1/4, W1/2NE1/4 LOT 57 Resurvey T.52N., R.101W., 6th P.M. Park County, Wyoming