

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM. NO PROPOSED CENTRALIZED SEWAGE SYSTEM. NO NEW ROADS ARE PROPOSED AS PART OF THIS SUBDIVISION.

FINAL PLAT OF

COUNTRY LIFE MS-87

BEING A PORTION OF TRACT 1, LOCATED WITHIN LOT 59,
TOWNSHIP 55 NORTH, RANGE 99 WEST, 6TH P.M.,
PARK COUNTY, WYOMING

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.
- AGRICULTURAL NOTICE: This property is in an area of historic agricultural use and lies within the Agricultural Overlay District. This use is preserved by the Wyoming Right to Farm and Ranch Act of 1991. (W.S. §11-44-101 through 103). Historic agricultural use may cause noise, odors, dust, flies and other factors that are consequences of accepted agricultural practices. This subdivision and its lots and neighboring lands are located in an area that has been used historically for flood irrigated crop production. Historic farming practices (including flood irrigation of crops and the use of ditches to move water) may cause a significant rise in the water table in the area. The water table in the area may rise dramatically during irrigation season.
- Any access approaches intended to serve the lots of this subdivision shall meet Park County Road & Bridge Standards and require a Right-of-Way (ROW) permit from the Park County Public Works Department. This includes the use and improvements of existing approaches. Shared accesses are encouraged when possible and practical.

NOTES

- HIGH GROUNDWATER: High groundwater may be present and engineered systems may be required.
- AMBIENT GROUNDWATER QUALITY: A water test from a nearby well, indicates Nitrate levels may be above normal levels and annual monitoring for Nitrates (or more regularly if infants under the age of 1 are consuming the water) is recommended.
- FUTURE USE: Future use of lots is for residential purposes.
- WATER WELLS: Any proposed water wells on these subdivision lots shall be permitted by the Wyoming State Engineer's Office prior to installation.

ASSOCIATED DOCUMENTS

Water User's Association is recorded as Document # _____
 Long Term Noxious Weed Management Plan is recorded as Document # _____
 Water Distribution Plan is recorded as Document # _____
 Protective covenants are recorded as Document # _____
 Subdivision Improvements Agreement is recorded as Document # _____
 Disclosure Statement is recorded as Document # _____
 Board of County Commissioners Resolution _____ recorded as Document # _____
 Board of County Commissioners, Resolution #2008-23, recorded as Document # 2008-2777, The sale to WYDOT for Highway 14A, created subdivisions based on the State Statutes and Park County Development Standards and Regulations and hereby approves relief for Swallow Farms from the definition of a "Unit of Land" to allow the separate parcels to be single units of land with the following conditions: 1. The units of land on the south side of the highway shall be clearly identified as part of the parcels on the north side of the highway on any subdivision plat. 2. The parcels on the south side of the highway shall be included within the subdivision lots or within the exempt parcels and cannot be sold separately.

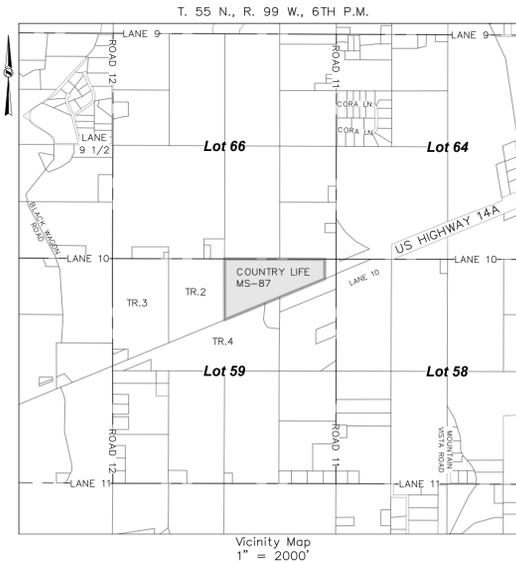
EASEMENTS OF RECORD

- Shoshone Irrigation District, Irrigation Facility Easement. The right to lay out, construct, inspect, operate and maintain irrigation facilities and the right to dispense irrigation waters for the benefit of the public, as shown hereon. Document # 2005-4755.

CERTIFICATE OF REGISTERED SURVEYOR

I, Christopher W. Kosine, a duly registered land surveyor in the State of Wyoming, do hereby certify as follows: Between June and July of 2025 the COUNTRY LIFE MS-87, shown hereon, was surveyed by me or under my direct supervision. 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 in every respect.

Christopher W. Kosine, PLS 19996



LAND USE TABLE

Total Acreage (Gross) = 52.80 acres
 Total Acreage (Net) = 43.02 acres*
 *Less US Highway 14A ROW & County Lane 10 ROW
 Zoning = "General Rural Powell" - GR-P
 Number of Lots = 4

BASIS OF BEARING:

CONTROL POINT #1 (BASE) WYDOT "PAPR 7"
 MODIFIED STATE PLANE FROM STATIC
 OBSERVATION 06-30-2025

US STATE PLANE WYOMING WEST CENTRAL 4903,
 NAD83, US SURVEY FEET
 WITH GROUND PROJECTION AT:
 NORTHING: 1544013.391 USFT
 EASTING: 1953834.409 USFT
 ELEVATION: 4479.682 USFT

NORTH LATITUDE: 44° 44' 12.40447"
 WEST LONGITUDE: 108° 48' 23.18022"
 ELLIPSOID HT: 4436.054 USFT
 SCALE FACTOR: 1.0002742709
 CONVERGENCE ANGLE: -0° 02' 23.0"
 DISTANCES ARE SHOWN AS GROUND DISTANCES

CERTIFICATE OF DEDICATION:

Know all men by these presents that I, William J. Holly, Registered Agent, Big Bear Motel, LLC, hereby certify that I am the owner and proprietor of the lands platted hereon as COUNTRY LIFE MS-87;

Do dedicate those portions shown hereon as COUNTRY LIFE MS-87, being a portion of Tract 1, Lot 59 located within Township 55 North, Range 99 West, 6th Principal Meridian, Park County, Wyoming, as shown on the Record of Survey Plat Showing Right-of-Way Boundary for US Highway 14 Alt., recorded on July 3, 2007 at Document No. 2007-4995, Plat Cabinet J, Page 28 in the Park County Clerk and Recorders Office, more particularly described as follows:

BEGINNING AT POINT (POB), said point being the northwest corner of said Tract 1, Lot 59; thence, along the centerline of County Lane 10, S 89° 44' 20" E, a distance of 2368.99 feet to the northwest corner of lands of the Transportation Commission of Wyoming, according to the Warranty Deed filed for record on September 10, 2007, at Document No. 6990 in the Park County Clerk and Recorder's Office; thence, leaving the centerline of County Lane 10, along the west boundary of said Transportation Commission of Wyoming, S 00° 15' 30" W, a distance of 30.00 feet to the south Right-of-Way of County Lane 10; thence, continuing along the west boundary of said Transportation Commission of Wyoming, S 00° 15' 30" W, a distance of 163.94 feet to the north Right-of-Way of US Highway 14A per said plat; thence, continuing along the west boundary of said Transportation Commission of Wyoming, S 00° 15' 30" W, a distance of 149.54 feet to the south Right-of-Way of US Highway 14A per said plat; thence, continuing along the west boundary of said Transportation Commission of Wyoming, S 00° 15' 30" W, a distance of 109.28 feet to the south boundary said Tract 1, Lot 59; thence, leaving the west boundary of said Transportation Commission of Wyoming, along the south boundary of said Tract 1, Lot 59, S 66° 34' 57" W, a distance of 2582.27 feet to the southwest corner of said Tract 1, Lot 59; thence, along the west boundary of said Tract 1, Lot 59, N 00° 06' 07" E, a distance of 159.00 feet to the south Right-of-Way of US Highway 14A per said plat; thence, continuing along the west boundary of said Tract 1, Lot 59, N 00° 06' 07" E, a distance of 149.37 feet to the north Right-of-Way of US Highway 14A per said plat; thence, continuing along the west boundary of said Tract 1, Lot 59, N 00° 06' 07" E, a distance of 1151.45 feet to the south Right-of-Way of County Lane 10; thence, continuing along the west boundary of said Tract 1, Lot 59, N 00° 06' 07" E, a distance of 30.00 feet to the POINT OF BEGINNING (POB). Containing 52.80 Acres, more or less;

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 owner and proprietor have by these presents laid out and surveyed COUNTRY LIFE MS-87, and with the specific intent to do so, do hereby create easements as laid out and for the uses designated on this plat.

OWNERS 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 our persons 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. The subdivision of land as described as COUNTRY LIFE MS-87, and appears on this plat, is with the free consent and in accordance with the desires of the undersigned owner and proprietor.

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, and in the commissioners resolution/subdivision permit.

In witness whereof, the owner of Country Life MS-87 have caused his name hereon to be

subscribed this _____ day of _____, 2026.

William J. Holly, Registered Agent, Big Bear Motel, LLC.

STATE OF WYOMING

:SS
 COUNTY OF PARK)

On this _____ day of _____, 2026, before me, a notary public in and for the State of Wyoming, personally appeared William J. Holly, Registered Agent of Big Bear Motel, LLC, known to me to be the person who signed the forgoing instrument. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Wyoming

My Commission Expires _____

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 this _____ day of _____, 2026.

Attest:

Chairman _____ Date _____ Park County Clerk _____

RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Park County Clerk and Recorder on the _____ day of _____, 2026, and filed for record at _____, under Document # _____ in plat cabinet _____ at page _____.

Park County Clerk and Recorder

Deputy County Clerk



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CODY
 Phone: (307)609-5541

GREAT FALLS
 Phone: (406)604-4644

BOZEMAN
 Phone: (406)522-9526

HELENA
 Phone: (406)442-8594

FIELD: JTM
 DRAWN: IM
 CHECKED: CWK
 DATE: 12/23/2025

SHEET
1 OF 2

OWNER: BIG BEAR MOTEL, LLC

