



Park County
Board of County Commissioners
1002 Sheridan Ave.
Cody, WY 82414
(307) 527-8510 Fax (307) 527-8515

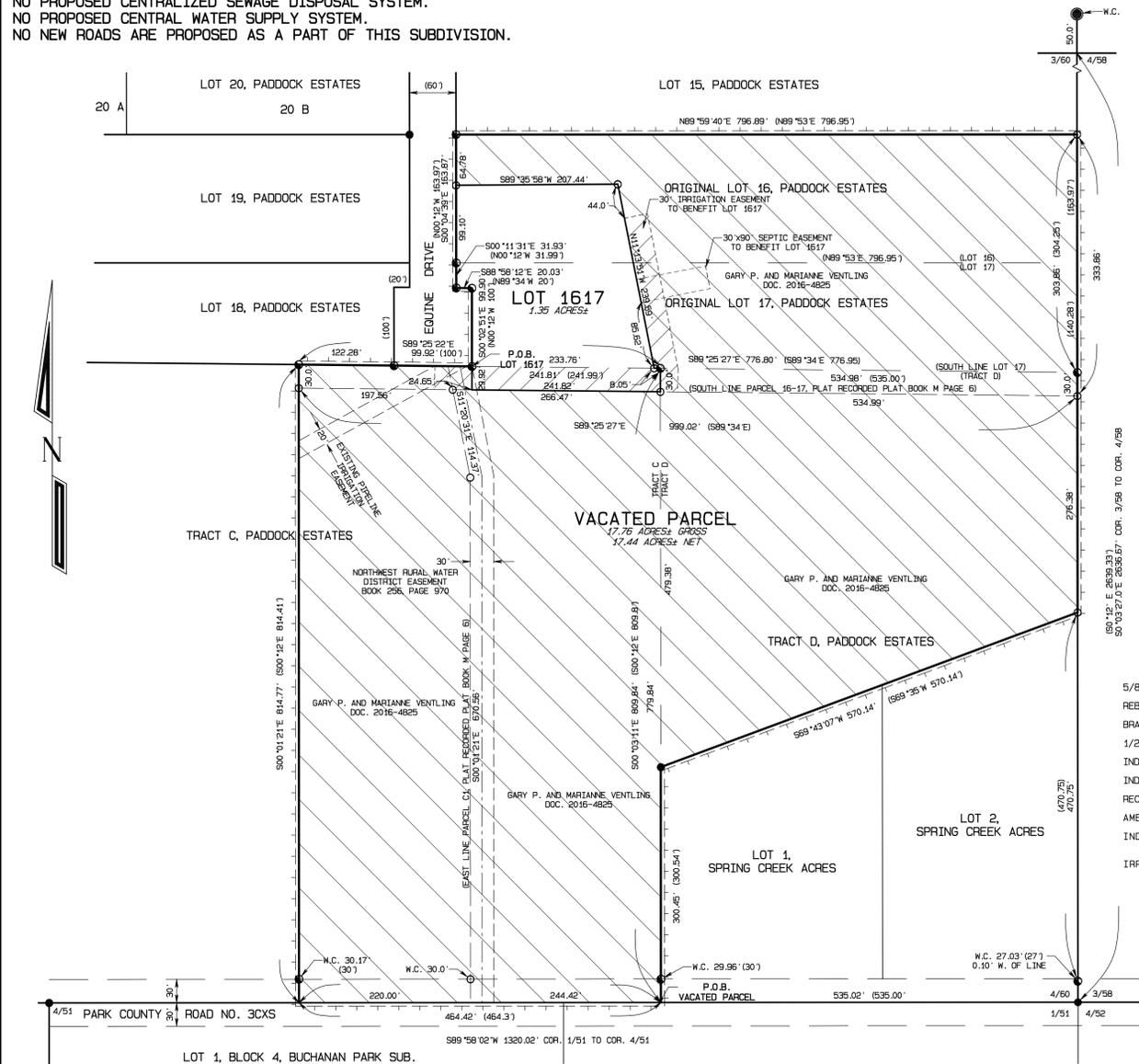
NOTICE OF PUBLIC HEARING
AMENDED PLAT AND PARTIAL VACATION
OF PADDOCK ESTATES SUBDIVISION
(ORIGINAL LOTS 16 AND 17 AND PARTS OF ORIGINAL TRACTS C AND D)

At their regular meeting on Tuesday, March 17, 2026, at 9:50am, the Park County Board of Commissioners will conduct a public hearing to consider the Amended Plat and Partial Vacation of Paddock Estates Subdivision (original lots 16 & 17 and parts of original tracts C & D) (applicant/landowner: Gart Ventling). The proposed amended plat shall vacate and reconfigure portions of original Lots 16 & 17 and portions of original Tracts C & D. The applicant proposes reducing original Lots 16 and 17 (currently referred to as Lot 16-17) to a 1.35-acre lot, to be newly designated as Lot 1617 within the Paddock Estates Subdivision. Further, the applicant wishes to merge/combine the remaining 4.78 acres of Lot 16-17, 8.34 acres of original Tract C, and 4.64 acres of original Tract D into a 17.76-acre parcel, said parcel to be vacated from the Paddock Estates Subdivision. The properties are located at the terminus of Equine Drive (32 Equine Drive, Cody), in a Residential 1/2-Acre (R-H) zoning district in the Sage Creek Planning Area. The subdivision is within Lot 60, Resurvey, T52N, R101W, of the 6th P.M., Park County, Wyoming. The landowner wishes to be contacted at 307-587-1100 with any questions.

The hearing will be held in the Commissioners' Meeting Room #105 in the Original Courthouse, 1002 Sheridan Ave. Cody, WY. Visit <https://parkcounty-wy.gov/planning-and-zoning/pzmeeting-calendar/>. Anyone wishing to comment on this matter is encouraged to attend, or submit comments to the Planning & Zoning Department, 1002 Sheridan Ave., Suite #109, Cody, 82414 or email to planning@parkcounty-wy.gov. For more information call 527-8540 or 754-8540.

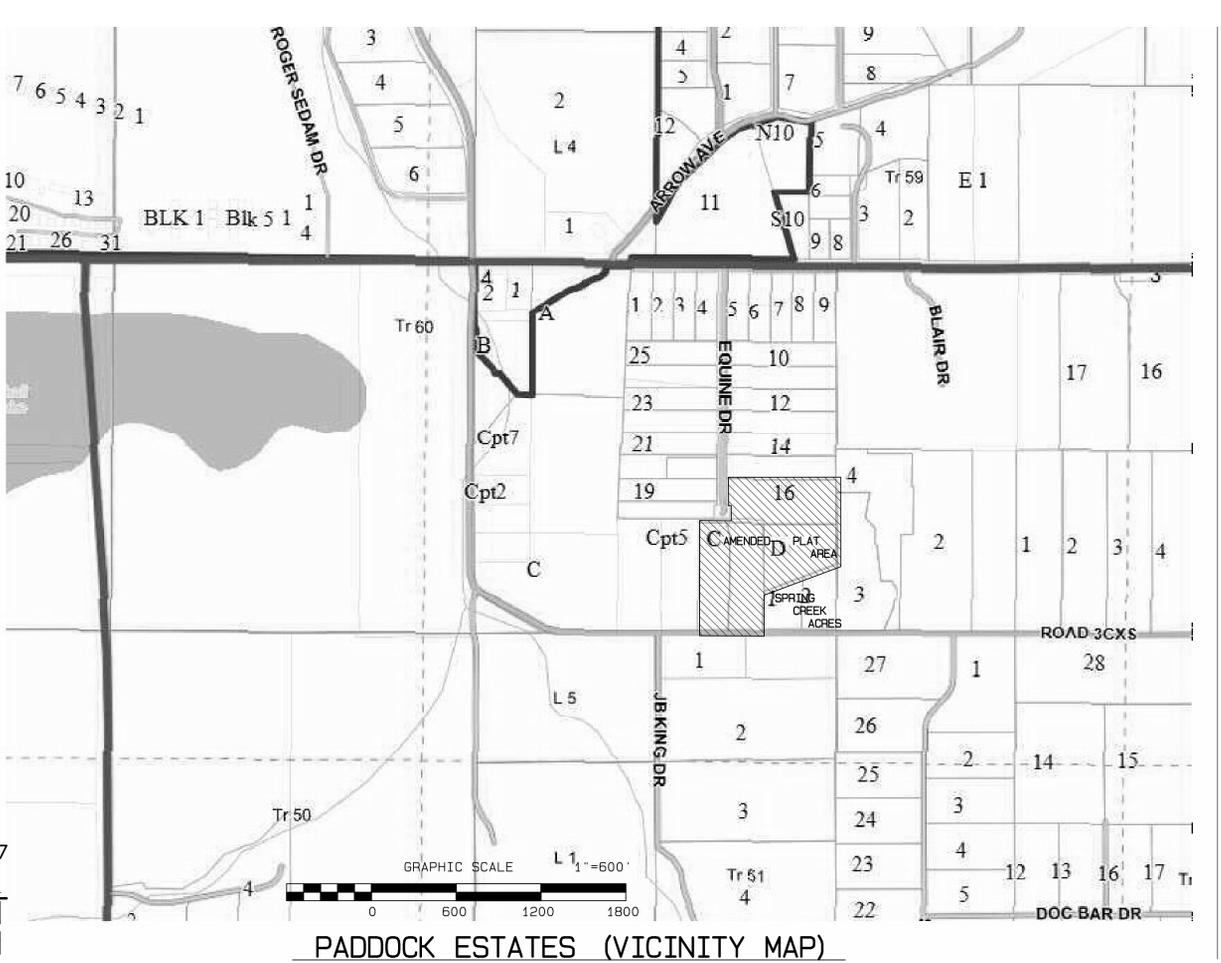
Please run as a legal ad in the *Cody Enterprise* on Tuesday, February 24, 2026
and Tuesday, March 10, 2026

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



LEGEND

- 5/8" REBAR WITH 2" ALLUM. CAP SET
- REBAR WITH ALLUM. CAP FOUND
- BRASS CAP FOUND
- 1/2" IRON PIPE FOUND
- INDICATES BREAK IN LINE
- INDICATES AMENDED PLAT LOT NO.
- RECORD DIMENSIONS SHOWN THIS ()
- AMENDED PLAT BOUNDARY
- INDICATES VACATED PARCEL
- IRRIGATION EASEMENT CREATED THIS PLAT



PARTIAL VACATION, AMENDMENT, AND CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF LOTS 16 AND 17 AND PART OF TRACTS C AND D OF THE "PADDOCK ESTATES" SUBDIVISION WITHIN LOT 60, T.52N. R.101W. OF THE 6TH P.M. PARK COUNTY, WYOMING; RESURVEY CONVEYED BY THE WARRANTY DEED RECORDED AS DOCUMENT NO. 2016-4825 OF THE DEED RECORDS OF THE PARK COUNTY CLERK AND RECORDER.

THEREFORE, PURSUANT TO WYOMING STATUTE 34-12-108, LOTS 16 AND 17, AND THE PORTIONS OF TRACT C AND D OF THE PADDOCK ESTATES SUBDIVISION DESCRIBED IN DOCUMENT NO. 2016-4825 AS ARE HEREBY VACATED, AND THE PLAT DESCRIBED AS THE PADDOCK ESTATES SUBDIVISION RECORDED AND FILED IN PLAT CABINET "C" AT PAGE 51 IN THE RECORDS OF THE CLERK AND RECORDER OF PARK COUNTY, WYOMING; IS HEREBY AMENDED TO DESCRIBE LOT 1617 AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 17 OF SAID PADDOCK ESTATES; THENCE SOUTH 00°02'51" EAST, ALONG THE WEST LINE OF LOT 17 EXTENDED SOUTHERLY, FOR A DISTANCE OF 29.92 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 16-17 AS SHOWN ON THE RECORD OF SURVEY RECORDED AS DOCUMENT NO. 2013-6238 IN PLAT BOOK M, PAGE 6 OF THE PLAT RECORDS OF THE PARK COUNTY CLERK AND RECORDER ALSO BEING THE SOUTH LINE OF PARCEL 4 DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 2016-4825 OF THE PARK COUNTY CLERK AND RECORDER DEED RECORDS; THENCE SOUTH 89°25'27" EAST ALONG SAID LINE, A DISTANCE OF 241.82 FEET TO A POINT ON THE WEST LINE OF TRACT D OF PADDOCK ESTATES; THENCE NORTH 00°03'11" WEST ALONG THE WEST LINE OF TRACT D OF PADDOCK ESTATES, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°25'27" WEST ALONG THE SOUTH LINE OF LOT 17, A DISTANCE OF 8.05 FEET; THENCE NORTH 11°13'51" WEST, A DISTANCE OF 239.59 FEET; THENCE SOUTH 89°35'58" WEST, A DISTANCE OF 207.44 FEET TO THE WEST LINE OF LOT 16; THENCE ALONG SAID WEST LINE, SOUTH 00°04'39" EAST, FOR A DISTANCE OF 99.10 FEET TO THE SOUTHWEST CORNER OF LOT 16; THENCE ALONG THE WEST LINE OF LOT 17, SOUTH 00°11'31" EAST, A DISTANCE OF 31.93 FEET; THENCE SOUTH 89°58'12" EAST, A DISTANCE OF 20.03 FEET; THENCE SOUTH 00°02'51" EAST, A DISTANCE OF 99.90 FEET TO THE POINT OF BEGINNING.

AND TO DESCRIBE THE VACATED PARCEL AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT C OF SAID PADDOCK ESTATES SUBDIVISION THENCE SOUTH 89°58'02" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 464.42 FEET TO THE SOUTHWEST CORNER OF LANDS CONVEYED AS TRACT 1 WITHIN TRACT C OF SAID PADDOCK ESTATES SUBDIVISION TO GARY P. VENTLING AND MARIANNE VENTLING BY THE WARRANTY DEED RECORDED AS DOCUMENT NO. 2016-416 IN THE DEED RECORDS OF THE PARK COUNTY CLERK AND RECORDER; THENCE NORTH 00°12'21" WEST ALONG THE WEST LINE OF SAID VENTLING LANDS, A DISTANCE OF 914.77 FEET TO THE SOUTH LINE OF LOT 18 OF SAID PADDOCK ESTATES; THENCE SOUTH 89°25'27" EAST ALONG THE SOUTH LINE OF LOT 18, A DISTANCE OF 222.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE SOUTH 00°02'51" EAST ALONG WEST LINE OF SAID LOT 17 EXTENDED SOUTHERLY, A DISTANCE OF 29.92 FEET TO A POINT ON THE NORTH LINE OF PARCEL C2 AS SHOWN ON THE RECORD OF SURVEY RECORDED AS DOCUMENT NO. 2013-6238 IN PLAT CABINET M AT PAGE 6; THENCE SOUTH 89°25'27" EAST ALONG SAID NORTH LINE, A DISTANCE OF 266.47 FEET TO THE NORTHWEST CORNER OF PARCEL D1 AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 00°03'11" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 17; THENCE NORTH 89°25'27" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 8.05 FEET; THENCE NORTH 11°13'51" WEST, A DISTANCE OF 239.59 FEET; THENCE SOUTH 89°35'58" WEST, A DISTANCE OF 207.44 FEET TO THE WEST LINE OF SAID LOT 17; THENCE NORTH 00°04'39" WEST ALONG SAID WEST LINE, A DISTANCE OF 163.87 FEET TO THE NORTHWEST CORNER OF LOT 17; THENCE NORTH 89°59'40" EAST ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 796.89 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°03'27" EAST ALONG THE EAST LINE OF SAID LOT 17 AND TRACT D, A DISTANCE OF 610.24 FEET TO THE NORTHEAST CORNER OF THE SPRING CREEK ACRES SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN BOOK F, PAGE 88 OF SAID PLAT RECORDS; THENCE SOUTH 69°43'07" WEST, ALONG THE NORTHERLY LINE OF SAID SPRING CREEK ACRES SUBDIVISION, A DISTANCE OF 570.14 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°03'11" EAST ALONG THE WEST LINE OF SAID SPRING CREEK ACRES, A DISTANCE OF 300.45 FEET TO THE SOUTHWEST CORNER OF TRACT C OF SAID PADDOCK ESTATES SUBDIVISION AND THE POINT OF BEGINNING.

AND, BY THESE PRESENTS DO HEREBY DEDICATE TO THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OF LOT 1617 THE 30 FOOT WIDE SEPTIC EASEMENT AS SHOWN HEREON AND DO HEREBY DEDICATE TO DOWNSTREAM WATER USERS THE 30 FOOT WIDE IRRIGATION EASEMENT LYING ACROSS THE VACATED PARCEL AND LOT 1617. THE UNDERSIGNED HEREBY WAIVE AND RELEASE ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

IN CONSIDERATION OF THE BOARD OF 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 I/WE HAVE SUBMITTED IN CONNECTION WITH THIS REQUEST.

WE HEREBY FURTHER AGREE THAT THIS PLAT WHEN RECORDED IN THE OFFICE OF THE 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.

THE AMENDMENT TO THE "PADDOCK ESTATES" SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. IN WITNESS WHEREOF THE UNDERSIGNED OWNERS AND PROPRIETORS HAVE CAUSED THEIR NAMES TO BE SUBSCRIBED HEREON:

IN WITNESS WHEREOF, THE SAID OWNERS, GARY P. VENTLING AND MARIANNE VENTLING HAVE CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS ____ DAY OF _____, 2026.

GARY P. VENTLING MARIANNE VENTLING

BOARD OF COUNTY COMMISSIONERS APPROVAL AND SUBDIVISION PERMIT

THIS AMENDED PLAT IS HEREBY APPROVED AND THE SUBDIVISION PERMIT GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING THIS ____ DAY OF _____, 2026.

CHAIRMAN - SCOTT STEWARD

ATTEST: PARK COUNTY CLERK - COLLEEN RENNER

DATE: _____

CLERK AND RECORDER'S ACCEPTANCE

THIS AMENDED PLAT WAS ACCEPTED IN THE OFFICE OF THE CLERK AND RECORDER, PARK COUNTY, WYOMING AT ____ O'CLOCK ____ M. ON THIS ____ DAY OF _____, 2026, AND FILED FOR RECORD UNDER DOCUMENT NUMBER ____ IN PLAT CABINET ____ AT PAGE ____

COLLEEN RENNER
 PARK COUNTY CLERK AND RECORDER

ASSOCIATED DOCUMENTS

COVENANTS, BOOK 362 PAGE 43
 PADDOCK ESTATES SUBDIVISION PLAT: PLAT CABINET C, PAGE 51

APPROVAL BY BCC RESOLUTION

ACKNOWLEDGEMENT:

STATE OF WYOMING }
 COUNTY OF PARK } SS
 THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026 BY GARY P. VENTLING AND MARIANNE VENTLING.
 WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE _____ NOTARY PUBLIC (PRINTED NAME) _____
 MY COMMISSION EXPIRES: _____

PLATTING CONDITIONS FOR AMENDED PLAT OF PADDOCK ESTATES SUBDIVISION (LOTS 16 AND 17, PARTS OF TRACTS C AND D)

1. 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.
2. ROAD CONSTRUCTION AND ACCEPTANCE. The County shall not accept the maintenance of any road and bridge within the boundaries of "AMENDED PLAT OF PADDOCK ESTATES SUBDIVISION (LOTS 16 AND 17, PARTS OF TRACTS C AND D)" until and unless the road or bridge meets all County road and bridge specifications and all requirements of the Statutes of the State of Wyoming regarding establishment of a public road in effect at the time a petition for acceptance is filed with the Park County Board of County Commissioners. The Board of County Commissioners shall have sole authority to determine whether or not to accept maintenance. Nothing shall require the Board of County Commissioners to assume maintenance.
3. MINERAL ESTATE. The surface estate of the land to be subdivided is subject to the full and effective development of the mineral estate.
4. AGRICULTURAL NOTICE. 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 through 103). Historic agricultural use may cause noise, odors, dust, fumes 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 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. Purchasers of subdivision lots should make this factor an important consideration when buildings are constructed on subdivision lots.
5. All water wells shall be permitted by the Wyoming State Engineer's Office.
6. No further subdivision of the subject lots, parcels, or other units of land which would increase the number of lots, parcels, or other units of land within this subdivision will be permitted without complying with all applicable subdivision regulations and requirements.

AMENDED PLAT OF "PADDOCK ESTATES" (LOTS 16 & 17 AND PART OF TRACTS C & D) A SUBDIVISION IN LOT 60, T.52 N., R.101 W. 6th P.M. (RESURVEY) PARK COUNTY, WYOMING

 1402 Stampede Avenue Cody, WY 82414 Phone: 307.587.8881 Fax: 307.587.8882 engineers-surveyors-planners-scientists	1/4 SEC.	SECTION	TOWNSHIP	RANGE
	LOT 60	62 N.	101 W.	
FIELD WORK: RBB DRAWN BY: RBB CHECKED BY: ECR	DATE: 01/07/2026 SCALE: 1"=100' PROJ. #: 10924.001	6th PRINCIPAL MERIDIAN PARK COUNTY, WYOMING PLOTTED DATE: Feb 12, 2026 PLOTTED BY: rbb CLIENT: GARY VENTLING		
DRAWING NAME: J:\Agreements\Pending\2026 Pending\Ventling\13-022.pro		SHEET 1 OF 1		

NOTES:

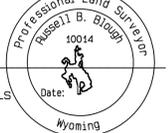
1. THE PURPOSE OF THIS AMENDMENT TO THE "PADDOCK ESTATES" SUBDIVISION IS TO COMBINE PORTIONS OF LANDS WITHIN LOTS 16 AND 17 WITH PART OF THE ORIGINAL TRACT C AND D OF THE "PADDOCK ESTATES" SUBDIVISION RECORDED PLAT BOOK C, PAGE 51 OF THE PLAT RECORDS ON FILE IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE, AND TO VACATE AND COMBINE THE REMAINDER OF LOTS 16 AND 17 OF PADDOCK ESTATES AND THE REMAINDER OF PARCELS WITHIN TRACTS C AND D AS DESCRIBED IN THE DEED RECORDED AS 2013-1825 OF THE DEED RECORDS OF THE PARK COUNTY CLERK AND RECORDER.
2. THE BASIS OF BEARINGS IS THE CENTRAL MERIDIAN OF THE WYOMING WEST CENTRAL STATE PLANE PROJECTION MODIFIED TO GROUND BY A COMBINED SCALE FACTOR OF 1.000297449.
3. THE NET ACREAGE OF THE VACATED PARCEL EXCLUDES THE RIGHT-OF-WAY OF PARK COUNTY ROAD NO. 3CX5.

EASEMENTS, CONDITIONS, RESTRICTIONS OF RECORD

1. THE AMENDED LOT 1617 SHOWN HEREON IS SUBJECT TO THE "PADDOCK ESTATES" RESTRICTIVE COVENANTS AS RECORDED IN BOOK 362, PAGE 43, ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER.
2. EXISTING EASEMENTS: NORTHWEST RURAL WATER AND 20' BURIED IRRIGATION LINE
3. NEW EASEMENTS BY THIS PLAT: 30' IRRIGATION EASEMENT AND 30' SEPTIC EASEMENT
3. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESERVATIONS, ZONING RESTRICTIONS AND COVENANTS OF RECORD OR OTHERWISE ESTABLISHED.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF PARK } SS
 I, RUSSELL B. BLOUGH, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT AMENDED PLAT OF PADDOCK ESTATES SUBDIVISION (LOTS 16 AND 17, PART OF TRACTS C AND D) WAS SURVEYED UNDER MY DIRECTION ON DECEMBER 12, 2025. 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.



MORRISON-MAIERLE, INC.
 BY: RUSSELL B. BLOUGH (AGENT)
 WYOMING REGISTRATION NO. 10014 LS

REVISION	DATE
ORIGINAL	10-JAN-2026