

Affidavit of Subdivision Exemption

For Parcels Recorded on or before July 1, 2008

*****Please Note: This form is not valid unless approved by Natrona County Planning Department*****

Subdivision Exemptions

For all types of subdivision exemptions, applicants must meet with Planning staff prior to completing the application and affidavit. Please see application for additional submittal requirements.

Process for Subdivision Exemptions

To begin the process, the applicant needs to schedule an appointment with Planning and Development staff prior to submitting the application, by calling 307-235-9447 or emailing ncplanning@natronacounty-wy.gov to set up an appointment.

Submit Affidavit with the following documents at time of application.

- Completed affidavit with additional signatory pages for the Grantor and each Grantee.
- Proof of ownership of original property with copy of warranty deed.
- Copy of new warranty deed to Grantee(s) with exact legal description.
- Record of Survey for new property with exact legal description.
- Digital Shape File of the Record of Survey, and any other documents deemed necessary.

The Affidavit and all required documents are reviewed by Assessor, GIS, and Planning. All required documents must be submitted at time of application.

After approval of the Affidavit of Subdivision Exemption, the applicant will receive notification. The applicant is responsible for collecting all original materials from the Planning Department, and recording them with the County Clerk's office and the Records Office.

Applicant records new deed, Record of Survey, and the Affidavit.

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Grantor Information			
NAME:			
Address	City	State	Zip
Grantee Information			
NAME:			
Address	City	State	Zip
Legal Description			
Physical Address			Zoning District
Total Acreage of Original Parcel		Total Acreage for Exempt Parcel	
The deed for Grantor(s) dated _____, is the subject of this affidavit and was recorded on _____ (date)			
Natrona County Clerk Instrument No. _____			
OR. in book _____, page _____			
FAMILY EXEMPTIONS: The land has been titled in the name of the grantor(s) for _____ years.			
Signature of Grantor(s)			
Signature of Grantor			Date
Printed Name:			
Signature of Grantor			Date
Printed Name:			
Signature of Grantee(s)			
Signature of Grantee			Date
Printed Name:			
Signature of Grantee			Date
Printed Name:			
Exemption Information <i>***To Be Completed By Staff***</i>			
This division of land appears to qualify for an exemption pursuant to W.S. 18-5-316 (a) exemption.			
Approved by _____, on _____			
(Staff Signature)			(Date)

This affidavit shall be recorded with any Subdivision Exemption deed transfer

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The undersigned has read and understands that W.S. § 18-5-314 provides:

“Any person who willfully violates any provision of this article of any rule or order issued under this article and any person who as an agent for a subdivider, developer, or owner of subdivided land offers for sale any subdivided land or subdivisions without first complying with the provisions of this article shall upon conviction be fined not more than \$500 or imprisoned in a county jail for not more than 30 days or both. Each day of violation constitutes a new offense.”

The Grantor or transferor of real property hereby swears upon oath that the following facts are true and correct:

- 1. I have personal knowledge of the facts contained herein and have the authority to execute this document either as the grantor or transferor of real property or as an agent on behalf of the grantor or transferor.
2. This affidavit concerns an interest in real property located in Natrona County, Wyoming.
3. The undersigned has read and understands that if the division of land does not meet one or more of the exemptions, they are required to apply for a subdivision permit from Natrona County in accordance with the Natrona County Subdivision Regulations before the land is subdivided, advertised for sale or commence the physical layout or construction of the subdivision.
4. This subdivision of land or sale of land is exempt from the subdivision laws of the State of Wyoming and Natrona County Subdivision Regulations pursuant to W.S. §18-5-303

I hereby certify that I have familiarized myself with the provisions for exemption from the requirement to obtain a subdivision permit pursuant to W.S. §18-5-303 with respect to the filing of this affidavit and that the foregoing statements and answers contained on the affidavit and in required documents are true and accurate to the best of my knowledge. The grantor(s) and grantee(s) have read and understand this affidavit and all the restrictions that may apply to the use of this property.

Initials of Grantor(s) Initials of Grantor(s)

Acknowledgement

State of Wyoming
County of

This instrument was acknowledged before me on, by
Date Name of Person

Witness my hand and official seal.

Signature of Notary Public
My Commission Expires:

Acknowledgement

State of Wyoming
County of

This instrument was acknowledged before me on, by
Date Name of Person

Witness my hand and official seal.

Signature of Notary Public
My Commission Expires:



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Natrona County
Development Dept.
200 N Center St., Rm 202
Casper, WY 82601

Additional Acknowledgement Page for Affidavit of Subdivision Exemption

Acknowledgement

State of Wyoming
County of _____

This instrument was acknowledged before me on _____, by _____
Date Name of Person

Witness my hand and official seal.

Signature of Notary Public
My Commission Expires: _____

Acknowledgement

State of Wyoming
County of _____

This instrument was acknowledged before me on _____, by _____
Date Name of Person

Witness my hand and official seal.

Signature of Notary Public
My Commission Expires: _____

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Subdivision Exemption Types

W.S. 18-5-316

(a) Except as otherwise provided, a county may, by resolution, elect to apply the provisions of this article on a uniform basis to the sale or disposition of any land where the subdivision creates parcels that are thirty-five (35) acres or larger and up to one hundred forty (140) acres.

EXEMPTION:

Except as provided in this subsection, each **lawfully recorded parcel of land on July 1, 2008** shall be exempted from all provisions of this section **other than compliance with paragraphs (i) through (iii) of this subsection and W.S. 18-5-317** and shall be allowed to be divided into **not more than ten (10) parcels of one hundred forty (140) acres or less** in size, provided that each new or remaining parcel is **no less than thirty-five (35) acres**.

Parcels created pursuant to this exemption may be created at any time and may be created over a period of years through separate transactions.

In no case, however, shall this exemption be used to create more **than ten (10) parcels of land** from each original parcel and

The provisions of W.S. 18-5-306 and 18-5-315 shall not be applicable to a subdivision of land under this section **but nothing in this sentence shall prohibit application of lawfully adopted zoning provisions**.

Before granting the exemption provided in this subsection the board may require the person seeking the exemption to submit any or all of the following:

Is this division over 35 acres? _____

(Anything under 35 acres does not qualify for this exemption. Please contact the Planning Department for more info.)

Has this parcel been previously divided? _____

How many parcels have been divided off of the original? _____

(If necessary please contact the Assessor's Office for Parcel History – Please allow for the time it will take to provide this information)

Please list dates of divisions. _____

Signature of Grantor(s) _____ Date _____

Signature of Grantee(s) _____ Date _____

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Application for Subdivision Exemption

1. The applicant must meet with Planning staff prior to application submittal. Please call 307-235-9447 or email ncplanning@natronacounty-wy.gov.
2. The application is submitted with the required documents.
 - Completed affidavit with original signatures. Each Grantor and each Grantee must have an Acknowledgement.
 - Proof of Ownership of original property with copy of warranty deed.
 - Copy of new warranty deed to Grantee(s) with exact legal description.
 - Record of Survey for new property with exact legal description.
 - Digital File of Record of Survey (using the regional CAD template).
3. The affidavit and all required document will be reviewed by applicable county departments.
4. The Planning department will then notify the applicant of the status of the application.
5. Once approved the applicant is responsible for collecting all original documents and recording the Affidavit of Exemption with the new warranty deed with the Natrona County Clerk and Recorder.

Grantor(s)

Name of Applicant:	
Applicant Phone Number: (H)	(Cell)
Applicant Mailing Address (Current):	
Applicant Email Address:	
Name of Authorized Agent (if applicable):	
Agent Phone Number: (O)	(Cell)
Agent Mailing Address:	
Agent Email:	

Grantee(s)

Name of Applicant:	
Applicant Phone Number: (H)	(Cell)
Applicant Mailing Address (Current):	
Applicant Email Address:	
Name of Authorized Agent (if applicable):	
Agent Phone Number: (O)	(Cell)
Agent Mailing Address:	
Agent Email:	

Please explain how your request qualifies for the subdivision exemption according to W.S. §18-5-303 (b). You may attached a statement separately with this explanation.