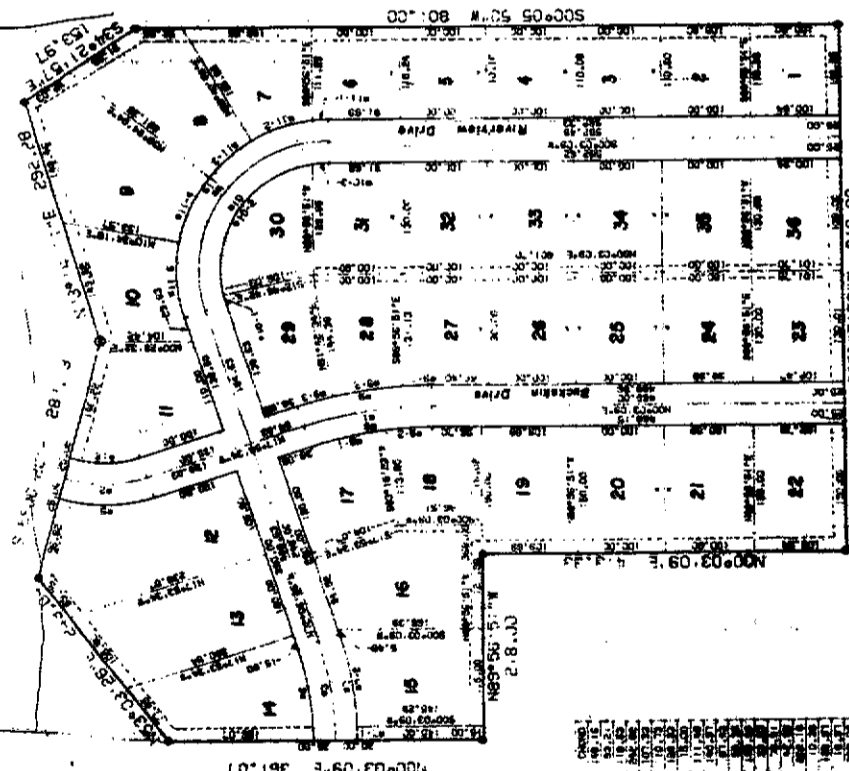


EASTLAND PARK ADDITION TO THE TOWN OF BAGGS



CURVE TABLE

Station	Chord	Angle	Radius	Chord	Angle	Radius
1+00.00	100.00	90° 00'	100.00	100.00	90° 00'	100.00
1+05.00	105.00	89° 59'	105.00	105.00	89° 59'	105.00
1+10.00	110.00	89° 58'	110.00	110.00	89° 58'	110.00
1+15.00	115.00	89° 57'	115.00	115.00	89° 57'	115.00
1+20.00	120.00	89° 56'	120.00	120.00	89° 56'	120.00
1+25.00	125.00	89° 55'	125.00	125.00	89° 55'	125.00
1+30.00	130.00	89° 54'	130.00	130.00	89° 54'	130.00
1+35.00	135.00	89° 53'	135.00	135.00	89° 53'	135.00
1+40.00	140.00	89° 52'	140.00	140.00	89° 52'	140.00
1+45.00	145.00	89° 51'	145.00	145.00	89° 51'	145.00
1+50.00	150.00	89° 50'	150.00	150.00	89° 50'	150.00

- LEGEND**
- Set 1/2" Rebar with Aluminum Cap
 - Formed Rebar
 - Limit of 10' wide Utility Easements

ABSTRACT

BEFORE ALL MEN BY THESE PRESENTS, That I, Edward T. Griev, Patricia Ann Griev, Edward S. Buchanan and Jere L. Buchanan, do hereby certify that the above and foregoing plat is a true and correct copy of the original plat of the Eastland Park Addition to the Town of Baggs, State of Wyoming, located in a portion of the Northeast Quarter of Section 5, Township 12 North, Range 21 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at the Southeast Corner of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 5 and running thence South 89° 51' 59" West along the South Line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 5 a distance of 618.86 feet;

Thence North 00° 03' 09" East, a distance of 413.33 feet;

Thence North 89° 56' 51" West, a distance of 218.00 feet;

Thence North 03° 03' 09" East, a distance of 361.07 feet;

Thence North 59° 03' 26" East, a distance of 793.04 feet;

Thence South 75° 06' 28" East, a distance of 287.13 feet;

Thence North 73° 18' 11" East, a distance of 282.78 feet;

Thence South 34° 21' 52" East, a distance of 153.97 feet;

Thence South 00° 45' 50" West along the East Line of said Section 5, a distance of 601.00 feet to the point of beginning.

The above describe parcel of land contains 18,755.313 and the plat thereon is shown on this plat, is with the free consent of and in accordance with the interests of the owners and proprietors, and does not affect any rights, claims and interests as shown on this plat, in the Town of Baggs, and in the general 1921 - 1976. In a dedication is made subject to any existing easements and rights-of-way for mining and mineral reservations of record.

Witness our hands this 1st day of _____, 1976.

Cordell T. Griev
 Patricia Ann Griev
 Edward S. Buchanan
 Jere L. Buchanan

STATE OF WYOMING }
 COUNTY OF CARBON } SS

The foregoing instrument was acknowledged before me this 1st day of _____, 1976. Witness my hand and official seal.

Notary Public

This plat is approved by the Town Council of Baggs, Wyoming, for filing with the office of the County Clerk and Register of Deeds in and for the County of Carbon, State of Wyoming, for conveyance to the Town for the public dedication shown hereon, subject to the provisions that the approval is to be obligated to the Town for financing or constructing the improvement on lands, streets or easements dedicated to the public, including water and sewer lines, except as specifically agreed to by the Town Council and, further, that said improvement shall be made at the expense of the Town, and the satisfaction of all such streets which are not dedicated to the public, and the completion and plat to be further subject to the terms and conditions of that certain agreement entered into between the owners and proprietors and the Town of Baggs, dated the 22nd day of _____, 1976.

Approved by the Mayor and Town Council of the Town of Baggs, Wyoming, this _____ day of _____, 1976.

Notary Public

STATE OF WYOMING }
 COUNTY OF CARBON } SS

The foregoing instrument was acknowledged before me this 5th day of _____, 1976. Witness my hand and official seal.

Notary Public

STATE OF WYOMING }
 COUNTY OF CARBON } SS

The foregoing instrument was acknowledged before me this 5th day of _____, 1976. Witness my hand and official seal.

Notary Public



COVENANTS

On this 27 day of October, 1977, Leeland T. Grieve and Patricia Ann Grieve, husband and wife and tenants by the entireties, owners of an undivided one-half interest and Edward M. Buchanan and Karen L. Buchanan, husband and wife and tenants by the entireties, also owning an undivided one-half interest in the below described property, to-wit:

Lots 1 through 36 of the Eastland Park Addition to the Town of Baggs, Carbon County, Wyoming, lying and being within Section 5, Township 12 North, Range 91 West, 6th P.M., Carbon County, Wyoming:

HEREBY STATE that the within benefits and burden of the below covenants herein contained shall annex to and run with the land so long as such shall be used for residential or business commercial purposes and the roads, sewer, water and all other utilities hereby provided for shall exist in or upon the above described land and shall be binding upon the respective heirs, legal representatives and assigns of the respective parties hereto and any party who shall subsequently purchase and become owner of any property within Eastland Park Addition to the Town of Baggs, Wyoming, as follows:

1. All roads, water, sewer and other utilities which shall be installed in or upon Eastland Park Addition, Lots 1 through 36, shall be the responsibility of the respective owner/purchasers of such respective lots in Eastland Park Addition, to be served by such roads and utilities required for residential or business commercial purposes, and sellers Grieve and Buchanan above-named shall not be responsible for installation or cost of such utilities desired by such owner/purchasers, all such lots sold unimproved.

2. Pursuant to the above, a purchaser of each respective lot or parcel in Eastland Park Addition shall be responsible for a one-thirty-sixth (1/36) proportionate share of the total cost of the roads and utilities installed in or upon Eastland Park Addition as shall be deemed reasonably necessary for the intended residential or business commercial purposes of such lots. Total costs of such roads and utilities installation shall be determined as cost figures therefor available for such one-thirty-sixth (1/36) proportionate share of respective owner/purchasers shall be paid as such respective



Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

owner/purchasers shall agree upon or as same shall fall due, with no obligation therefor upon sellers Grieve and Buchanan.

3. The owner/purchasers of the respective lots in Eastland Park Addition shall, when a sufficient number have purchased lots to pay for the above-described roads and utilities to be installed, such owner/purchasers shall cause the same to be installed of design and plan approved by the afore-named sellers and so as to comply with the ordinances, regulations and laws of the Town of Baggs and the State of Wyoming; but sellers Grieve and Buchanan shall not, however, have any responsibility therefor.

4. The within provisions for benefit and burden shall be binding on or inure to the benefit of all such owner/purchasers, their heirs, assigns and successors and shall be covenants running with the land whether such purchasers became owners thereof prior or subsequent to the within covenants by purchase from sellers Grieve and Buchanan.

5. Such covenants or provisions for benefit and burden shall be enforceable by proper court of law having jurisdiction by either afore-named sellers or other owner/purchasers damaged or injured by any other owner/purchasers' violation or breach of any other within covenants of benefit and burden. If such action is necessary to insure compliance with provisions hereof, then such sellers or owner/purchasers who shall bring such legal action to compel compliance with provisions hereof shall be entitled to recover reasonable attorney fees from non-complying or defaulting owner/purchasers.

Leeland T. Grieve
Leeland T. Grieve

Patricia Ann Grieve
Patricia Ann Grieve

Edward N. Buchanan
Edward N. Buchanan

Karen L. Buchanan
Karen L. Buchanan

6031772
STATE OF WYOMING }
COUNTY OF CARBON }
FILED FOR RECORD ON THIS 27th DAY
OF October A. D. 1977 at 1:52
P. M. in Book 665
Page 959.
Mary L. Bradford
Mary L. Bradford, County Clerk and Justice of the Peace
Margaret A. Ryan

STATE OF WYOMING
COUNTY OF CARBON SS:

-2-
The foregoing instrument was acknowledged before me this 27
day of October, 1977 by *Leeland T. Grieve, Patricia Ann Grieve,*
Edward N. Buchanan and *Karen L. Buchanan*

Catharine J. Hunt
Notary Public
Commission Expires: *By Order of the State Board of Notaries Public*