

FINAL PLAT OF BEULAH LAND ESTATES A SUBDIVISION OF A PORTION OF SECTIONS 30 AND 31 T53N, R60W, 6TH P.M. CROOK COUNTY, WYOMING

OWNER'S CERTIFICATE
STATE OF WYOMING COUNTY OF CROOK

THE SHOWN AND FOREGOING SUBDIVISION:

A tract of land lying in the SW1/4NW1/4, SE1/4NW1/4, E1/2SW1/4, NW1/2SW1/4, Section 30, and the NW1/4E1/2, Section 31, T53N, R60W, of the Sixth P. M., Crook County, Wyoming, and being more particularly described as follows:

Beginning of the Northwest 1/16 corner of said Section 30 a set pin and cap.
Thence N 89°00'00"E 1314.48' along the sixteenth line to the center north 1/16 corner of said Section 30, a set pin and cap, also being the basis of bearing for this description.

Thence N 89°00'00"E along the sixteenth line 1555.69 feet to a set pin and cap.

Thence S 00°00'00"W 971.54' to a set pin and cap.

Thence S 40°36'20"W 470.47' to a set pin and cap.

Thence S 75°45'22"W 273.54' to a set pin and cap.

Thence S 89°00'52"W 133.22' to a set pin and cap.

Thence S 01°16'20"E 2629.62' to a set pin and cap.

Thence S 77°30'03"W 606.69' to a set pin and cap.

Thence S 85°31'40"W 299.55' to the east intersection of the right of way of Crook County Highway No. 115 and a set pin and cap.

Thence N 02°17'17"W 247.39' along said right of way to a point of curvature, a set pin and cap.

Thence along said right of way along a curve to the left with a radius of 542.71' an arc distance of 330.71' to the point of tangency, a set pin and cap.

Thence continuing along said right of way, S 12°35'40"W 30.00' to a point of curvature.

Thence along said right of way along a curve to the right with a radius of 536.05' an arc distance of 251.47' to the point of tangency, a set pin and cap.

Thence N 07°17'01"W 726.34' along said right of way to a point of curvature, a set pin and cap.

Thence along said right of way along a curve to the left having a radius of 270.34' an arc distance of 413.80' to the point of tangency, a set pin and cap.

Thence N 87°23'02"W 107.31' along said right of way to a point of curvature, a set pin and cap.

Thence along said right of way along a curve to the right having a radius of 387.94' an arc length of 187.93' to the point of tangency, a set pin and cap.

Thence N 52°39'41"W 255.50' along said right of way to a point of curvature, a set pin and cap.

Thence along said right of way along a curve to the left having a radius of 198.37' an arc length of 248.91' to the point of tangency, a set pin and cap.

Thence along said right of way, N 85°39'28"W 116.99' to a point of curvature, a set pin and cap.

Thence along said right of way along a curve to the right having a radius of 198.37' an arc length of 302.05' to the point of tangency, a set pin and cap.

Thence along said right of way N 02°28'16"E 570.42' to a point of curvature, a set pin and cap.

Thence along said right of way along a curve to the left with a radius of 211.16' an arc length of 180.07' to the intersection of the east west center 1/4 line of said Section 30 a set pin and cap.

Thence N 87°14'23"E 82.05' to the center west 1/16 corner of said Section 30, a set pin and cap.

Thence N 02°29'43"E 1325.32' along the 1/16 line to the Northeast 1/16 corner of said Section 30 the point of beginning.

Said tract of land containing 178.88 acres more or less.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 178.88 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS BEULAH LAND ESTATES AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE HEREAFTER THE ROADS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 14th DAY OF Nov. 1998.

BY: Frank Island Trustee of the Frank Island Irrevocable Trust w/d March 30, 1992
BY: Daniel P. Island Trustee of the Frank Island Irrevocable Trust w/d March 30, 1992
BY: Patricia Ann Island Trustee of the Frank Island Irrevocable Trust w/d March 30, 1992
BY: Patricia Ann Island Trustee of the Frank Island Irrevocable Trust w/d March 30, 1992

STATE OF WYOMING COUNTY OF CROOK

THE FOREGOING INSTRUMENT WAS RECEIVED BEFORE ME THIS 14th DAY OF November 1998
BY: Frank Island
WITNESS BY HAND AND OFFICIAL SEAL OF SAID COUNTY CLERK
MY COMMISSION EXPIRES: 12/15/00

THE FOREGOING INSTRUMENT WAS RECEIVED BEFORE ME THIS 9th DAY OF November 1998
BY: Patricia Ann Island
WITNESS BY HAND AND OFFICIAL SEAL OF SAID COUNTY CLERK
MY COMMISSION EXPIRES: 12/15/00

THE FOREGOING INSTRUMENT WAS RECEIVED BEFORE ME THIS 14th DAY OF November 1998
BY: Patricia Ann Island
WITNESS BY HAND AND OFFICIAL SEAL OF SAID COUNTY CLERK
MY COMMISSION EXPIRES: 12/15/00

CERTIFICATE OF REGISTERED LAND SURVEYOR
I, JOHN W. ARLETH, RLS 506, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF BEULAH LAND ESTATES TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

CERTIFICATE OF CROOK COUNTY ENGINEER
APPROVED BY THE CROOK COUNTY CONTRACT ENGINEER THIS 6th DAY OF September 1998
ATTEST: John W. Arleth CROOK COUNTY CONTRACT ENGINEER

CERTIFICATE OF APPROVAL OF THE BOARD OF COMMISSIONERS OF CROOK COUNTY, WYOMING
PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF CROOK COUNTY, WYOMING, 4th DAY OF September 1998

ATTEST: Carrie D. Schuster COUNTY CLERK
MEMBER: Michael Smith MEMBER: Paula Clark

STATE OF WYOMING COUNTY OF CROOK

THE FOREGOING INSTRUMENT WAS RECEIVED BEFORE ME THIS 4th DAY OF November 1998
BY: Frank Island Trustee of the Frank Island Irrevocable Trust w/d March 30, 1992
WITNESS BY HAND AND OFFICIAL SEAL OF SAID COUNTY CLERK
MY COMMISSION EXPIRES: MONDAY IN JANUARY 1999

STATE OF WYOMING COUNTY OF CROOK

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 10:00 O'CLOCK, THIS 25th DAY OF November 1998 AND RECORDED IN MAP NO. 1366 AND FILE NO. 834

LINE	BEARING	DISTANCE	DELTA ANGLE	TANGENT
1	N 07°17'01" E	726.34'		128.10'
2	N 87°23'02" W	107.31'		127.38'
3	N 52°39'41" W	255.50'		125.83'
4	N 85°39'28" W	116.99'		124.81'
5	N 02°28'16" E	570.42'		123.81'
6	N 87°14'23" E	82.05'		122.81'
7	N 02°29'43" E	1325.32'		121.81'
8	N 07°17'01" W	726.34'		120.81'
9	S 00°00'00" W	971.54'		119.81'
10	S 40°36'20" W	470.47'		118.81'
11	S 75°45'22" W	273.54'		117.81'
12	S 89°00'52" W	133.22'		116.81'
13	S 01°16'20" E	2629.62'		115.81'
14	S 77°30'03" W	606.69'		114.81'
15	S 85°31'40" W	299.55'		113.81'
16	N 02°17'17" W	247.39'		112.81'
17	S 12°35'40" W	30.00'		111.81'
18	S 21°47'03" W	413.80'		110.81'
19	N 87°23'02" W	107.31'		109.81'
20	N 52°39'41" W	255.50'		108.81'
21	N 85°39'28" W	116.99'		107.81'
22	N 02°28'16" E	570.42'		106.81'
23	N 87°14'23" E	82.05'		105.81'
24	N 02°29'43" E	1325.32'		104.81'
25	N 07°17'01" W	726.34'		103.81'
26	S 00°00'00" W	971.54'		102.81'
27	S 40°36'20" W	470.47'		101.81'
28	S 75°45'22" W	273.54'		100.81'
29	S 89°00'52" W	133.22'		99.81'
30	S 01°16'20" E	2629.62'		98.81'
31	S 77°30'03" W	606.69'		97.81'
32	S 85°31'40" W	299.55'		96.81'
33	N 02°17'17" W	247.39'		95.81'
34	S 12°35'40" W	30.00'		94.81'
35	S 21°47'03" W	413.80'		93.81'
36	N 87°23'02" W	107.31'		92.81'
37	N 52°39'41" W	255.50'		91.81'
38	N 85°39'28" W	116.99'		90.81'
39	N 02°28'16" E	570.42'		89.81'
40	N 87°14'23" E	82.05'		88.81'
41	N 02°29'43" E	1325.32'		87.81'
42	N 07°17'01" W	726.34'		86.81'
43	S 00°00'00" W	971.54'		85.81'
44	S 40°36'20" W	470.47'		84.81'
45	S 75°45'22" W	273.54'		83.81'
46	S 89°00'52" W	133.22'		82.81'
47	S 01°16'20" E	2629.62'		81.81'
48	S 77°30'03" W	606.69'		80.81'
49	S 85°31'40" W	299.55'		79.81'
50	N 02°17'17" W	247.39'		78.81'
51	S 12°35'40" W	30.00'		77.81'
52	S 21°47'03" W	413.80'		76.81'
53	N 87°23'02" W	107.31'		75.81'
54	N 52°39'41" W	255.50'		74.81'
55	N 85°39'28" W	116.99'		73.81'
56	N 02°28'16" E	570.42'		72.81'
57	N 87°14'23" E	82.05'		71.81'
58	N 02°29'43" E	1325.32'		70.81'
59	N 07°17'01" W	726.34'		69.81'
60	S 00°00'00" W	971.54'		68.81'
61	S 40°36'20" W	470.47'		67.81'
62	S 75°45'22" W	273.54'		66.81'
63	S 89°00'52" W	133.22'		65.81'
64	S 01°16'20" E	2629.62'		64.81'
65	S 77°30'03" W	606.69'		63.81'
66	S 85°31'40" W	299.55'		62.81'
67	N 02°17'17" W	247.39'		61.81'
68	S 12°35'40" W	30.00'		60.81'
69	S 21°47'03" W	413.80'		59.81'
70	N 87°23'02" W	107.31'		58.81'
71	N 52°39'41" W	255.50'		57.81'
72	N 85°39'28" W	116.99'		56.81'
73	N 02°28'16" E	570.42'		55.81'
74	N 87°14'23" E	82.05'		54.81'
75	N 02°29'43" E	1325.32'		53.81'
76	N 07°17'01" W	726.34'		52.81'
77	S 00°00'00" W	971.54'		51.81'
78	S 40°36'20" W	470.47'		50.81'
79	S 75°45'22" W	273.54'		49.81'
80	S 89°00'52" W	133.22'		48.81'
81	S 01°16'20" E	2629.62'		47.81'
82	S 77°30'03" W	606.69'		46.81'
83	S 85°31'40" W	299.55'		45.81'
84	N 02°17'17" W	247.39'		44.81'
85	S 12°35'40" W	30.00'		43.81'
86	S 21°47'03" W	413.80'		42.81'
87	N 87°23'02" W	107.31'		41.81'
88	N 52°39'41" W	255.50'		40.81'
89	N 85°39'28" W	116.99'		39.81'
90	N 02°28'16" E	570.42'		38.81'
91	N 87°14'23" E	82.05'		37.81'
92	N 02°29'43" E	1325.32'		36.81'
93	N 07°17'01" W	726.34'		35.81'
94	S 00°00'00" W	971.54'		34.81'
95	S 40°36'20" W	470.47'		33.81'
96	S 75°45'22" W	273.54'		32.81'
97	S 89°00'52" W	133.22'		31.81'
98	S 01°16'20" E	2629.62'		30.81'
99	S 77°30'03" W	606.69'		29.81'
100	S 85°31'40" W	299.55'		28.81'

SE 1/4 SW 1/4
SE 1/4 SW 1/4

BOUNDARY OF SUBDIVISION
SECTION LINE
SECTION QUARTER LINE
SECTION SIXTEENTH LINE
10' UTILITY EASEMENT ON REAR PERIMETER LOT LINES AND
10' EACH SIDE OF REAR INTERIOR LOT LINES.

NOTES:
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
SEWAGE DISPOSAL SYSTEMS WILL BE PRIVATE ON-SITE DISPOSAL SYSTEMS. SYSTEMS MUST BE PERMITTED BY THE WY. DEPT. OF ENVIRONMENTAL QUALITY FOR SAFETY AND SANITY.
NO PROPOSED PUBLIC DISPOSAL OF GARBAGE.
GARBAGE DISPOSAL WILL BE THE RESPONSIBILITY OF EACH SEPARATE LOT OWNER.
NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
CONVEYMENT WILL BE ESTABLISHED TO CONTROL THE NUMBER AND TYPE OF BUILDINGS ALSO FOR ANIMAL AND NOXIOUS WEED CONTROL.
NO INDIVIDUAL ACCESS TO COUNTY ROAD ALLOWED.
DEVELOPMENT WILL ONLY ALLOW SINGLE FAMILY RESIDENCES.
NO COMMERCIAL AREA.
OWNERS OF LOTS 17, 28 & 27 MAY NOT INSTALL LEACH FIELDS NEARER THAN 100' TO WELL EASEMENT

(B) INDICATES RURAL ADDRESS SYSTEM

TOTAL ACREAGE: 178.88 ACRES, more or less
TOTAL NUMBER OF LOTS: 32

SUBDIVIDER: ISLAND FAMILY TRUST - 1044 TULANE, SPEARFISH, SD 57783 605-643-2248
FRANK ISLAND IRREVOCABLE TRUST AND DANIEL P. ISLAND

ENGINEER: RALPH GOODSON, BEARLODGE LTD. INC., 611 MAIN, SUNDANCE WY 82729-0139
307-283-3833

● INDICATES NO. 5 REBAR WITH ALUMINUM CAP STAMPED ARLETH AND ASSOCIATES NO. 5008

PA - PA - PA - PA - 20' POWERLINE EASEMENT - 10' EACH SIDE OF CENTERLINE

- - - 40' DRAINAGE EASEMENT - 20' EACH SIDE OF CENTERLINE

ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO, THE SUBDIVISION SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.

 ARLETH & ASSOCIATES 382 MAIN STREET DEADWOOD, SD 57732 605-578-1637	PROJECT: A SUBDIVISION OF A PORTION OF SECTION 30 & 31, T53N, R60W, 6TH P.M., CROOK COUNTY, WY.	DATE: JULY 20, 1998/REV. 10-9-98 REV. 10-26-98
	DRAWN BY: LOV/KBA	APPROVED:
JOB NO. 4169		DWG: 4169CLPT.DWG