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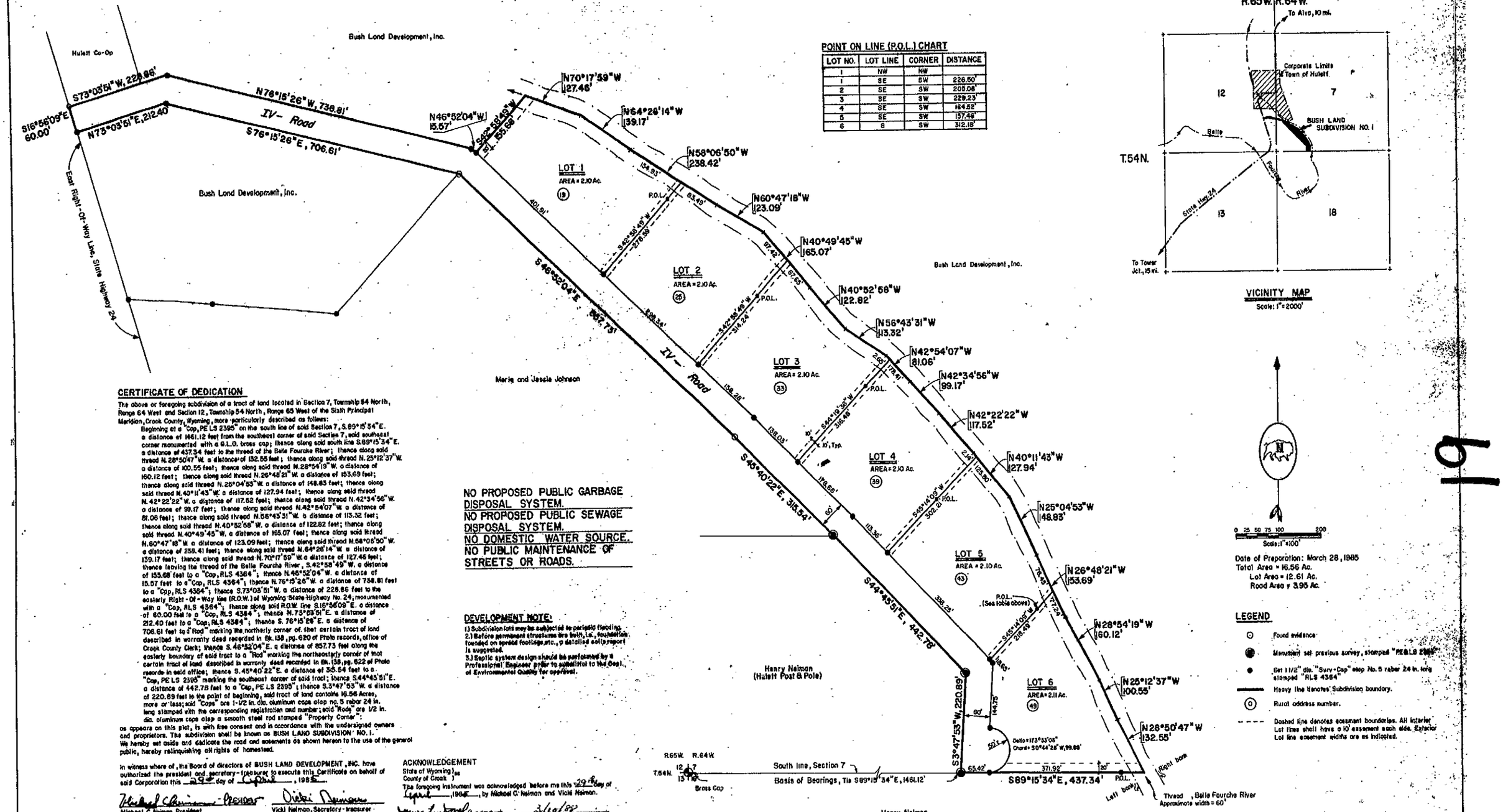
Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).




## POINT ON LINE (P.O.L.) CHART

| LOT NO. | LOT LINE | CORNER | DISTANCE |
|---|---|---|---|
| 1 | NW | NW | |
| 1 | SE | SW | 226.50' |
| 2 | SE | SW | 205.08' |
| 3 | SE | SW | 229.23' |
| 4 | SE | SW | 184.52' |
| 5 | SE | SW | 157.46' |
| 6 | S | SW | 312.18' |

## VICINITY MAP

Scale: 1"=2000'

## CERTIFICATE OF DEDICATION

The above or foregoing subdivision of a tract of land located in Section 7, Township 54 North, Range 64 West and Section 12, Township 54 North, Range 65 West of the Sixth Principal Meridian, Crook County, Wyoming, more particularly described as follows:

Beginning at a "Cap, PE LS 2395" on the south line of said Section 7, S.89°15'54"E. a distance of 1461.12 feet from the southeast corner of said Section 7, said southeast corner monumented with a G.L.O. brass cap; thence along said south line S.89°15'34"E. a distance of 437.34 feet to the thread of the Belle Fourche River; thence along said thread N.28°50'47"W. a distance of 132.55 feet; thence along said thread N.25°12'37"W. a distance of 100.55 feet; thence along said thread N.28°54'19"W. a distance of 160.12 feet; thence along said thread N.26°48'21"W. a distance of 153.69 feet; thence along said thread N.25°04'53"W. a distance of 148.83 feet; thence along said thread N.40°11'43"W. a distance of 127.94 feet; thence along said thread N.42°22'22"W. a distance of 117.52 feet; thence along said thread N.42°34'56"W. a distance of 99.17 feet; thence along said thread N.42°54'07"W. a distance of 81.06 feet; thence along said thread N.56°43'31"W. a distance of 113.32 feet; thence along said thread N.40°52'68"W. a distance of 122.82 feet; thence along said thread N.40°49'45"W. a distance of 165.07 feet; thence along said thread N.60°47'18"W. a distance of 123.09 feet; thence along said thread N.58°06'50"W. a distance of 238.41 feet; thence along said thread N.64°28'14"W. a distance of 139.17 feet; thence along said thread N.70°17'59"W. a distance of 127.45 feet; thence leaving the thread of the Belle Fourche River, S.42°58'49"W. a distance of 155.68 feet to a "Cap, RLS 4364"; thence N.46°52'04"W. a distance of 15.57 feet to a "Cap, RLS 4364"; thence N.76°15'26"W. a distance of 738.81 feet to a "Cap, RLS 4364"; thence S.73°03'51"W. a distance of 228.85 feet to the easterly Right-Of-Way line (R.O.W.) of Wyoming State Highway No. 24; monumented with a "Cap, RLS 4364"; thence along said R.O.W. line S.16°56'09"E. a distance of 60.00 feet to a "Cap, RLS 4364"; thence N.73°03'51"E. a distance of 212.40 feet to a "Cap, RLS 4364"; thence S.76°15'26"E. a distance of 706.61 feet to a "Rod" marking the northerly corner of that certain tract of land described in warranty deed recorded in Bk. 138, pg. 620 of Photo records, office of Crook County Clerk; thence S.46°52'04"E. a distance of 857.73 feet along the easterly boundary of said tract to a "Rod" marking the northeasterly corner of that certain tract of land described in warranty deed recorded in Bk. 138, pg. 622 of Photo records in said office; thence S.45°40'22"E. a distance of 315.54 feet to a "Cap, PE LS 2395" marking the southeast corner of said tract; thence S.44°45'51"E. a distance of 442.78 feet to a "Cap, PE LS 2395"; thence S.3°47'53"W. a distance of 220.89 feet to the point of beginning, said tract of land contains 16.56 Acres, more or less; said "Caps" are 1-1/2 in. dia. aluminum caps atop no. 5 rebar 24 in. long stamped with the corresponding registration and number; said "Rods" are 1/2 in. dia. aluminum caps atop a smooth steel rod stamped "Property Corner":

as appears on this plat, is with free consent and in accordance with the undersigned owners and proprietors. The subdivision shall be known as BUSH LAND SUBDIVISION NO. 1. We hereby set aside and dedicate the road and easements as shown hereon to the use of the general public, hereby relinquishing all rights of homestead.

In witness where of, the Board of directors of BUSH LAND DEVELOPMENT, INC. have authorized the president and secretary-treasurer to execute this Certificate on behalf of said Corporation this 29th day of April, 1985.

Michael C. Nelson, President — Vicki Nelson, Secretary-treasurer

ACKNOWLEDGEMENT
State of Wyoming } ss
County of Crook }
The foregoing instrument was acknowledged before me this 29th day of April, 1985, by Michael C. Nelson and Vicki Nelson.
Notary public — My commission expires 3/10/88

## DEVELOPMENT NOTE:

1.) Subdivision lots may be subjected to periodic flooding.
2.) Before permanent structures are built, i.e., foundation founded on spread footings, etc., a detailed soils report is suggested.
3.) Septic system design should be performed by a Professional Engineer prior to submittal to the Dept. of Environmental Quality for approval.

NO PROPOSED PUBLIC GARBAGE DISPOSAL SYSTEM.
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
NO DOMESTIC WATER SOURCE.
NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

## CERTIFICATE OF APPROVAL TOWN OF HULETT, WYOMING

The foregoing plat of BUSH LAND SUBDIVISION NO.1 is hereby approved for filing by the Town Council of Hulett, Wyoming this 6th day of May, 1985.

Mayor J.C. Houghton
Member Charles E. Simmons III
Member Nancy G. Colby
Member Ella Fowler
Member Mike Nelson

## CERTIFICATE OF APPROVAL CROOK COUNTY, WYOMING

The foregoing plat of BUSH SUBDIVISION NO.1 is hereby approved for filing by the undersigned Board of County Commissioners in and for the County of Crook, State of Wyoming this 2nd day of May, 1985.

Chairman Donald G. Jones
Member Wayne W. Hancock
Member John A. Thelen

## CERTIFICATE OF RECORDER

State of Wyoming } ss
County of Crook }
This instrument was recorded this 7 day of October, 1985, at 3:15 o'clock P.M., filed in Map File 209, and assigned map No. 1290.

Ruth E. Davidson, by Connie L. Schaller, Deputy
Crook County Clerk

## CERTIFICATE OF SURVEYOR

I, Joseph L. Fealey, of Sundance, Crook County, Wyoming, do hereby certify that this map was prepared from notes taken during an actual survey performed by me in February, 1985, and that the results of said survey are accurately shown hereon.

Joseph L. Fealey, Wyo. R.L.S. No. 4364

## LEGEND

- Found evidence
- Monument set previous survey, stamped "PE&LS 2395"
- Set 1 1/2" dia. "Surv-Cap" atop No. 5 rebar 24 in. long stamped "RLS 4364"
- Heavy line denotes Subdivision boundary.
- Rural address number.
- Dashed line denotes easement boundaries. All interior Lot lines shall have a 10' easement each side. Exterior Lot line easement widths are as indicated.

Date of Preparation: March 28, 1985
Total Area = 16.56 Ac.
Lot Area = 12.61 Ac.
Road Area = 3.95 Ac.

# FINAL PLAT

# BUSH LAND SUBDIVISION NO. 1

DEVELOPER: Bush Land Development, Inc.
P.O. Box 73
Hulett, WY 82720

PREPARED BY: Bearlodge Engineering
P.O. Box 130, 611 Main
Sundance, WY 82729

Located in S.7, T.54N., R.64W. and S.12, T.54N., R.65W. of the 6th P.M., Crook Co., Wyo.

19