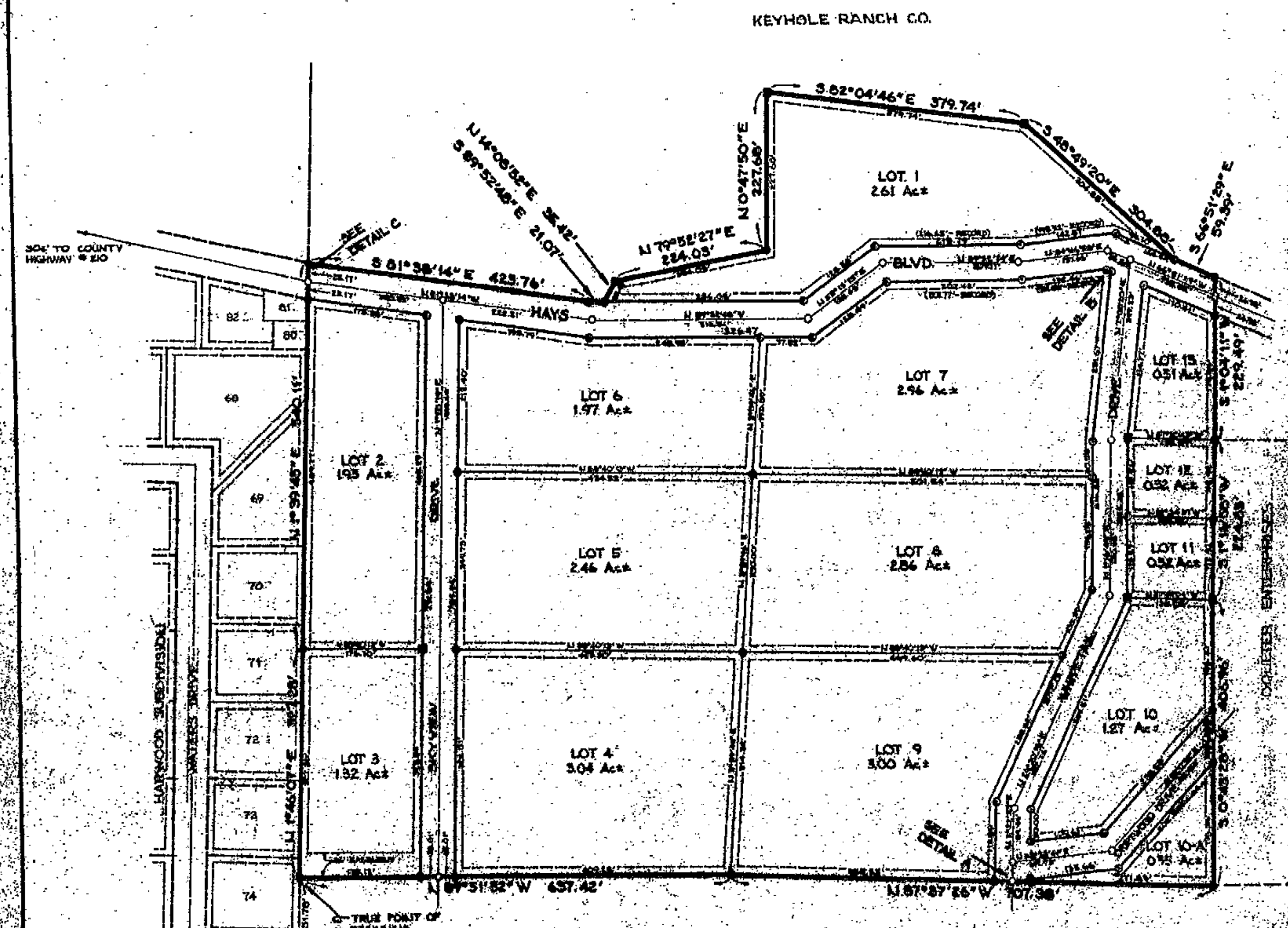
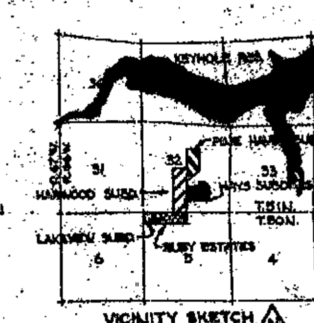


NOTES:

1. EACH LOT HAS A 10 FOOT UTILITY EASEMENT ON ALL SIDES UNLESS OTHERWISE NOTED.
2. BUILDING SETBACK LINES:
   FRONT - 30'
   SIDES - 10'
   REAR - 10'
3. BASIS OF BEARING: PINE HAVEN COORDINATE SYSTEM.

S 1/4 COR. SEC. 32 (BRASS CAP)

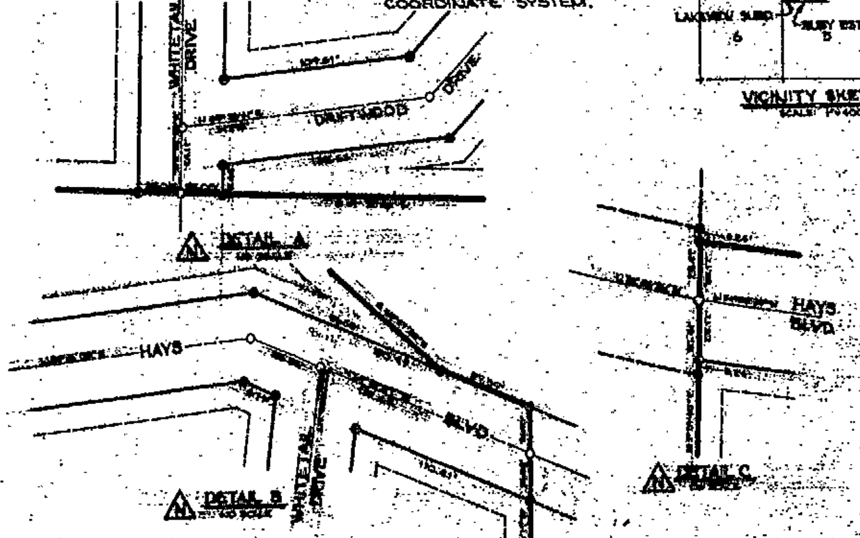


VICINITY SKETCH
SCALE: 1"=4000'

LEGEND:

- 3/4" PIPE (FOUND)
- 1/2" PIPE (FOUND)
- NO. 4 REBAR (FOUND)
- NO. 5 REBAR WITH ALUM. CAP MARKED PE. L.S. 2457 (SET)
- NO. 5 REBAR (SET)

SCALE: 1"=100'



LEGAL DESCRIPTION

THE ABOVE OR FOREGOING SUBDIVISION OF THE FOLLOWING DESCRIBED LANDS OR REAL ESTATE, TO WIT:

A TRACT OF LAND BEING SITUATE IN THE SOUTH ONE-HALF OF SECTION 32, TOWNSHIP 51 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 32, THENCE N1°44'37"E A DISTANCE OF 461.78 FEET ALONG THE EAST LINE OF THE HARWOOD SUBDIVISION TO AN ALUMINUM CAP MARKED P.E. L.S. 2457, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N1°46'07"E A DISTANCE OF 327.28 FEET ALONG SAID EAST LINE TO A ONE-HALF INCH PIPE; THENCE N1°39'45"E A DISTANCE OF 340.11 FEET ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HAYS BOULEVARD, SAID POINT BEING AN ALUMINUM CAP MARKED P.E. L.S. 2457; THENCE S81°38'14"E A DISTANCE OF 423.76 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO AN ALUMINUM CAP MARKED P.E. L.S. 2457; THENCE S89°52'48"E A DISTANCE OF 21.07 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO AN ALUMINUM CAP MARKED P.E. L.S. 2457; THENCE N14°08'52"E A DISTANCE OF 35.42 FEET TO A THREE-QUARTER INCH PIPE; THENCE N79°52'27"E A DISTANCE OF 224.03 FEET TO AN ALUMINUM CAP MARKED P.E. L.S. 2457; THENCE N0°47'50"E A DISTANCE OF 227.68 FEET TO A THREE-QUARTER INCH PIPE; THENCE S82°04'46"E A DISTANCE OF 379.74 FEET TO A THREE-QUARTER INCH PIPE; THENCE S48°49'20"E A DISTANCE OF 304.88 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HAYS BOULEVARD SAID POINT BEING AN ALUMINUM CAP MARKED P.E. L.S. 2457; THENCE S64°51'29"E ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 59.39 FEET TO AN ALUMINUM CAP MARKED P.E. L.S. 2457; THENCE S1°04'11"W A DISTANCE OF [illegible] FEET TO AN ALUMINUM CAP MARKED P.E. L.S. 2457; THENCE S1°18'50"W A DISTANCE OF 324.63 FEET TO A THREE-QUARTER INCH PIPE; THENCE S0°45'28"W A DISTANCE OF 406.76 FEET TO AN ALUMINUM CAP MARKED P.E. L.S. 2457; THENCE N87°37'26"W A DISTANCE OF 707.38 FEET TO AN ALUMINUM CAP MARKED P.E. L.S. 2457; THENCE N89°51'52"W A DISTANCE OF 437.42 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 28.81 ACRES MORE OR LESS.

SAID PLAT IS OFFERED AND PROPOSED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS AND THE UNDERSIGNED OWNERS AND PROPRIETORS DO HEREBY RELEASE AND WAIVE ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF WYOMING.

IN TESTIMONY WHEREOF: THE WYOMING NATIONAL BANK OF CASPER, WYOMING, TRUSTEE FOR ROBERT H. HAYS KEOGH PLAN, DAVID M. KEMP TRUST OFFICER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 13th DAY OF MARCH, 1981.

David M. Kemp
DAVID M. KEMP, TRUST OFFICER

STATE OF WYOMING } S.S.
COUNTY OF CROOK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF March, 1981, BY DAVID M. KEMP TRUST OFFICER.

WITNESS MY HAND AND OFFICIAL SEAL Kari Ilvi
MY COMMISSION EXPIRES January 27, 1985

IN TESTIMONY WHEREOF: REX L. & EMMA LEE SOLOMON, HUSBAND & WIFE HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 2nd DAY OF August, 1980.

Rex L. Solomon
REX L. SOLOMON
Emma Lee Solomon
EMMA LEE SOLOMON

STATE OF WYOMING } S.S.
COUNTY OF CROOK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF August, 1980, BY REX L. & EMMA LEE SOLOMON, HUSBAND & WIFE.

WITNESS MY HAND AND OFFICIAL SEAL Jane E. McDaniels
MY COMMISSION EXPIRES December 4, 1982

JANE E. McDANIELS - Notary Public, County of Crook, State of Wyoming. My Commission Expires Dec. 4, 1982

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "HAYS SUBDIVISION"

AGREEMENTS

COMES NOW THE UNDERSIGNED LAND OWNERS HEREINAFTER REFERRED TO AS THE FIRST PARTY, IN AND FOR THE CONSIDERATION OF THE APPROVAL OF THE FINAL PLAT OF "HAYS SUBDIVISION" IN THE COUNTY OF CROOK, WYOMING, SAID FIRST PARTY AGREES TO INSTALL THE FOLLOWING IMPROVEMENTS WITHIN SAID SUBDIVISION:

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PINE HAVEN IMPROVEMENT AND SERVICE DISTRICT SPECIFICATIONS FOR STREETS AND ROADS AND SHALL BE SURFACED WITH 6 INCHES OF CRUSHED ROCK. THE LANDOWNERS WILL CONSTRUCT AND MAINTAIN ALL STREETS IN SAID SUBDIVISION.

"NO PUBLIC MAINTENANCE OF STREETS OR ROADS"

EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND WIDTH OF WHICH IS SHOWN IN DASHED LINES ON THE ACCOMPANYING PLAT AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES AND POLES, TELEPHONE LINES AND POLES, AND TYPES OF PUBLIC UTILITIES NOW OR HERETOAFTER BEING GENERALLY UTILIZED BY THE PUBLIC.

WATER DESIGN SHALL BE SUBMITTED TO AND AUTHORIZED FOR CONSTRUCTION BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE PINE HAVEN IMPROVEMENT AND SERVICE DISTRICT ENGINEER.

"NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM"

"NO PROPOSED PUBLIC GARBAGE DISPOSAL SYSTEM"

IN TESTIMONY WHEREOF: WILLIS H. & EVELYN J. HINZ, HUSBAND & WIFE HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 2nd DAY OF August, 1980.

Willis H. Hinz
WILLIS H. HINZ
Evelyn J. Hinz
EVELYN J. HINZ

STATE OF WYOMING } S.S.
COUNTY OF CROOK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF August, 1980, BY WILLIS H. & EVELYN J. HINZ, HUSBAND & WIFE.

WITNESS MY HAND AND OFFICIAL SEAL Jane E. McDaniels
MY COMMISSION EXPIRES December 4, 1982

IN TESTIMONY WHEREOF: PAUL W. & MARTHA O'DONNELL (HUSBAND & WIFE) HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 4th DAY OF August, 1980.

Paul W. O'Donnell
PAUL W. O'DONNELL
Martha O'Donnell
MARTHA O'DONNELL

STATE OF WYOMING } S.S.
COUNTY OF CROOK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF August, 1980, BY PAUL W. & MARTHA O'DONNELL, HUSBAND & WIFE.

WITNESS MY HAND AND OFFICIAL SEAL Jane E. McDaniels
MY COMMISSION EXPIRES December 4, 1982

JANE E. McDANIELS - Notary Public, County of Crook, State of Wyoming. My Commission Expires Dec. 4, 1982

IN TESTIMONY WHEREOF: GLADYS D. LANG HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 27 DAY OF March, 1980.

Gladys D. Lang
GLADYS D. LANG

STATE OF WYOMING } S.S.
COUNTY OF CROOK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF March, 1980, BY GLADYS D. LANG.

WITNESS MY HAND AND OFFICIAL SEAL Jane E. McDaniels
MY COMMISSION EXPIRES December 4, 1982

JANE E. McDANIELS - Notary Public, County of Crook, State of Wyoming. My Commission Expires Dec. 4, 1982

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } S.S.
COUNTY OF CAMPBELL

I, R.J. TIMM OF GILLETTE, WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE DURING THE MONTHS OF APRIL THROUGH SEPTEMBER BY PETER A. ROMANENKO FOR WHOSE WORK I STAND PERSONALLY RESPONSIBLE AND THAT SAID SURVEY IS ACCURATELY REPRESENTED ON THIS MAP AND IS SET OUT ON THE GROUND AS SHOWN HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.

R.J. Timm
R.J. TIMM
WYO. REG. P.E.L.S. 2457

COUNTY CLERK

STATE OF WYOMING } S.S.
COUNTY OF CROOK

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT ___ O'CLOCK ON THIS 26 DAY OF May 1981 AND RECORDED IN PLAT BOOK NUMBER ___ ON PAGE NUMBER ___ Pocket 2 Folder 2

Ruth E. [illegible]
COUNTY CLERK

APPROVAL BY THE PINE HAVEN IMPROVEMENT AND SERVICE DISTRICT

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED MEMBERS OF THE PINE HAVEN IMPROVEMENT AND SERVICE DISTRICT THIS 12 DAY OF August, 1980.

Karl H. Harwood
CHAIRMAN president
Walter J. S[illegible]
MEMBER
Othel C. Waters
MEMBER

APPROVAL BY THE COUNTY

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS IN AND FOR THE COUNTY OF CROOK, STATE OF WYOMING ON THIS 4 DAY OF May 1981

[illegible]
CHAIRMAN
Donald C. [illegible]
MEMBER
Fred H. [illegible]
MEMBER

407911

FINAL PLAT
HAYS SUBDIVISION

PREPARED FOR:
ROBERT H. HAYS
P.O. DRAWER 3000
GILLETTE, WYOMING 82716

T&A TIMM & ASSOCIATES
Consulting Engineers & Surveyors
P.O. Box 726
Gillette, Wyoming 82716
Ph. 307/686-0228

DATE DRAWN: Apr. 9, 1980	DRAWN BY: G.G. & K.L.M.
CHECKED BY: ARC.	FIELD BK.: PAGE:
PROJ. NO. TP-0678-034	FILE NO. 4U-51-32-003

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