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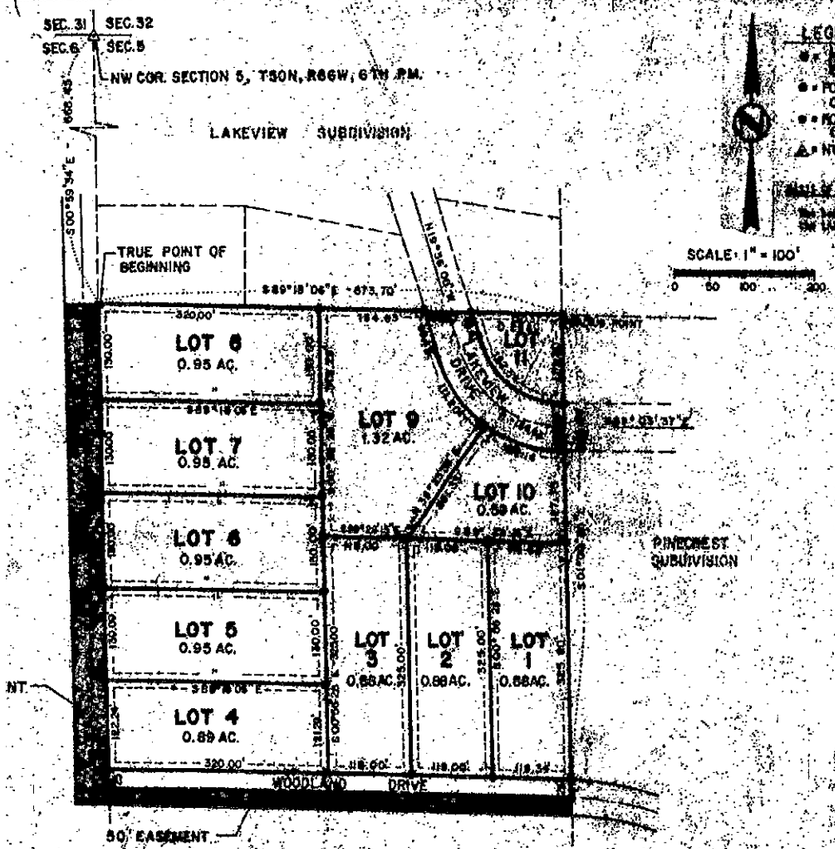
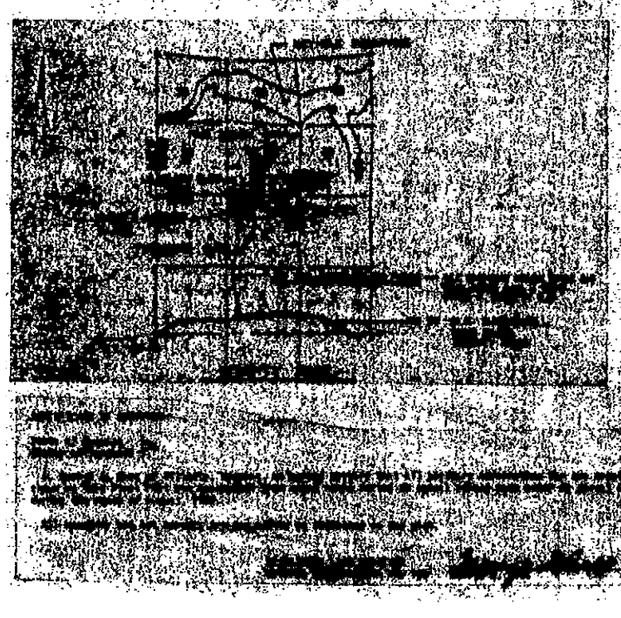
Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).





SCALE: 1" = 100'
0 50 100 200

NOTES
1. EACH LOT HAS A 10' WIDE UTILITY EASEMENT ON THE INTERIOR SIDES OF ALL LOT LINES.
2. BUILDING SETBACK LINES
FRONT = 30'
SIDE = 10'
BACK = 10'
3. SUBDIVISION AREA

RESIDENTIAL	=	9.54 ACRES , 11 LOTS
STREET	=	0.76 ACRES
TOTAL	=	10.30 ACRES

JANIE'S ACRES SUBDIVISION

EASEMENT FOR WOODLAND DRIVE

A 30' Wide strip of land lying parallel and adjacent to the exiting paved roadway as now located, said centerline located within the SW¼ of Sec. 5, T50N, R66W, 6th P.M. as shown on the accompanying plat is hereby dedicated for public use.

Said easement may be enjoyed in perpetuity as a covenant running with the land for the purpose of constructing access and installing, repairing, replacing and maintaining roads, sewer, water lines, gas lines, power cables or poles, telephone lines, cables or poles and other forms of public utilities now or hereafter commonly utilized by the public.

IN TESTIMONY WHEREOF: We the undersigned have caused these presents to be signed this 2nd day of August, 1980.

Bert Cox

State of Wyoming } ss
County of Crook }

The foregoing instrument was acknowledged before me this 2nd day of August, 1980 by Bert Cox

Witness my hand and official seal

My Commission Expires

NOTARY PUBLIC

IN TESTIMONY WHEREOF: We the undersigned have caused these presents to be signed this 2nd day of August, 1980.

William E. Appel

State of Wyoming } ss
County of Crook }

The foregoing instrument was acknowledged before me this 2nd day of August, 1980 by William E. Appel

Witness my hand and official seal

My Commission Expires 11-29-83

NOTARY PUBLIC

EASEMENT FOR 50' DRIVE

A fifty foot wide strip of land lying parallel and adjacent to the exiting dirt roadway as now located, said centerline located within the SW¼ of Sec. 5, T50N, R66W, 6th P.M. as shown on the accompanying plat is hereby dedicated for public use.

Said easement may be enjoyed in perpetuity as a covenant running with the land for the purpose of constructing access and installing, repairing, replacing and maintaining roads, sewer, water lines, gas lines, power cables or poles, telephone lines, cables or poles and other forms of public utilities now or hereafter commonly utilized by the public.

IN TESTIMONY WHEREOF: We the undersigned have caused these presents to be signed this 4th day of August, 1980.

A. A. Waters

State of Wyoming } ss
County of Crook }

The foregoing instrument was acknowledged before me this 4th day of August, 1980 by A. A. Waters

Witness my hand and official seal

My Commission Expires December 24, 1983

NOTARY PUBLIC

CERTIFICATE OF ENGINEER

State of Wyoming } ss
County of Campbell }

I, Eugene D. Wasserburger of Spearfish, South Dakota, do hereby certify that all engineering information shown on the Final Plat is true and has been completed under my direct supervision.

Eugene D. Wasserburger

403109

STATE OF WYOMING } ss
COUNTY OF CROOK }

This instrument was filed for record at 2:45 o'clock P.M. this 5th day of Sept. A.D. 1980 and duly recorded in Book 3 of Misc. on page 403

Pocket 2 Folder 2

Robert A. McGuire

The foregoing instrument was acknowledged before me this 3 day of Sept. 1980, by Robert A. McGuire

Witness my hand and official seal

My Commission Expires January 24, 1985

NOTARY PUBLIC

The Janie's Acres Subdivision Zoning Committee referred to as the First Party, in and for the consideration of the approval of the Janie's Acres Subdivision in the County of Crook, Wyoming, said First Party

Easements

Utility easements are hereby dedicated for public use, the location and width of which is shown in dotted lines on the accompanying plat and such easements may be enjoyed in perpetuity as a covenant running with the land for the purpose of constructing, maintaining, repairing, and installing sewer, water lines, gas lines, power cables or poles, telephone lines, and other forms and types of public utilities now or hereafter commonly utilized by the public. A twenty (20') foot easement centered on side lot lines is also provided for the construction and maintenance of water and sewer lines and other public utilities.

Roads

All roads shall be constructed and maintained according to the plan hereby as delineated. All streets shall be constructed to Crook County and Sundance Sanitation Districts Specifications for sidewalk, curb and gutter, and shall be paved with 6 inches of crushed rock. The subdivider

Water Supply

Water supply shall meet county and State Board Subdivision and Service District subdivision regulations.

Sewage

Sewage shall be disposed of by connection with Sundance Sanitation District's sewer system.

Individual sewage disposal systems shall meet with State Board of Health's regulations.

Fire Protection

Fire protection shall be provided by Crook County. A copy of the covenants, conditions, and restrictions of the Janie's Acres Subdivision shall be filed with the Crook County Clerk.

Dedication

The undersigned, Robert A. McGuire has caused these presents to be signed this 3 day of Sept. 1980

Robert A. McGuire

The foregoing instrument was acknowledged before me this 3 day of Sept. 1980, by Robert A. McGuire

Witness my hand and official seal

My Commission Expires January 24, 1985

NOTARY PUBLIC

The Crook County Planning Commission recommends the approval of the foregoing plat this

Chairman

Secretary

The Board of County Commissioners approves the foregoing plat this 2nd day of Sept. 1980.

Secretary

Accepted by the Crook County Board of County Commissioners in and for the County of Crook, Wyoming, this 2nd day of Sept. 1980.

Donald C. Sims

FINAL PLAT
OF THE
JANIE'S ACRES SUBDIVISION
LOCATED IN THE NW1/4 ...
SECTION 5, T50N, R66 W, 6TH P.M.
CROOK COUNTY, WYOMING

PREPARED FOR:
ROBERT MC GUIRE
BOX 217 PH.: 307-756-3740
MOORCROFT, WYOMING

PREPARED BY:
BRADY CONSULTANTS
ENGINEERS / ARCHITECTS / PLANNERS
S.D. PH.605-642-4806 WYO.PH. 307-[illegible]
650 COLORADO BOULEVARD, SPEARFISH, S.D.
1001 DOUGLAS HIGHWAY, GILLETTE, WYO.