



LEGEND :

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
2. NO PROPOSED DOMESTIC WATER SOURCE.
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
4. Property is subject to the agreement for right-of-way, dated February 27, 1950, between Blanche & Lloyd A. Cole granting to the Town of Sundance, Wyoming, the right to lay and maintain a water line. The location of said water line is approximately shown hereon.

CERTIFICATE OF SURVEYOR

I, Lawrence T. Price, of Newcastle, Wyoming do hereby certify that on May 27, 1975, Theodore Vore, under my direction, did survey the exterior boundaries, and that during the month of July, 1975, I did subdivide said parcel of land as shown hereon. I further state that said survey is accurate and that the plat shown hereon is a true and accurate representation of said survey.

Lawrence T. Price
 Wyoming L.S. NO. 450

MOUNTAIN VIEW ESTATES
Vondriska Subdivision Number One
 S 1/2 SW 1/4 SEC. 11 & NW 1/4 SEC. 14, T51N, R63W
CROOK COUNTY, WYOMING

CERTIFICATE OF DEDICATION:

STATE OF WYOMING)
 County of Crook) ss.

The foregoing subdivision of the following described land to wit:

A tract of land comprising that portion of the S 1/2 SW 1/4 of Section 11 and the NW 1/4 of Section 14, Township 51 North, Range 63 West of the Sixth Principal Meridian, Crook County, Wyoming and being more particularly described as follows:

Commencing at a point on the East boundary of Canyon Road, which lies S 62°54' E a distance of 1167.03 feet from the Northwest corner of Section 14, Township 51 North, Range 63 West, the point of beginning; thence N 15°28' W for a distance of 37.22 feet; thence S 12°15' E for a distance of 69.39 feet; thence N 41°30' E for a distance of 432.03 feet; thence S 12°19' E for a distance of 189.05 feet; thence N 66°59' E for a distance of 246.32 feet; thence N 87°41' E for a distance of 131.01 feet; thence N 67°54' E for a distance of 80.0 feet; thence S 67°25' E for a distance of 227.8 feet; thence S 10°42' N for a distance of 425.85 feet; thence S 08°01' W for a distance of 600.44 feet; thence N 01°59' W for a distance of 173.0 feet; thence S 29°50' N for a distance of 139.1 feet; thence N 38°29' W for a distance of 270.9 feet; thence N 86°13' W for a distance of 65.16 feet; thence S 88°26' W for a distance of 67.23 feet; thence N 35°55' E for a distance of 300.76 feet to the point of beginning. Said tract contains 17.379 acres, more or less.

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 "MOUNTAIN VIEW ESTATES".

Said plat is proposed and offered 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 the State of Wyoming.

ACCESS ROAD RIGHT-OF-WAY DESCRIPTION:

A public road right-of-way 60 feet wide, being 30 feet on either side of a centerline across the NW 1/4 SW 1/4 and W 1/2 SW 1/4 of Section 14, SE 1/4 SW 1/4 of Section 15 and S 1/2 SW 1/4 of Section 11, Township 51 North, Range 63 West of the Sixth Principal Meridian, Crook County, Wyoming. Beginning at the entrance gate to the Sundance Cemetery and terminating at the North end of Canyon Road being more fully described as follows:

Commencing at a point 30 feet East of the entrance gate to the Sundance Cemetery, within the right-of-way of the County Road known as the Sundance Cemetery Road, which commences at the West end of Main Street of the Town of Sundance and terminates at the entrance gate of the cemetery run N 13°11' W for 305 feet to a point 30 feet East and 30 feet North of the Northeast corner of the cemetery; thence N 57°40' W for 340 feet; thence N 42°51' N for 434 feet; thence N 85°24' W for 264 feet to a point which is N 29°09' E, 212 feet from the West 1/4 corner of Section 14; thence N 49°15' E for 279 feet to the centerline of the existing graded road; thence N 42°36' E for 340 feet; thence N 49°15' E for 178 feet; thence N 41°49' W for 530 feet; thence N 14°30' W for 220 feet; thence N 79°12' E for 187 feet; thence N 25°12' E for 575 feet to a point which is N 85°06' E, 477 feet from the North-west corner of Section 14; thence N 51°02' E for 320 feet; thence N 61°41' E for 755 feet; thence S 2°06' E for 452 feet to the North end of the Canyon Road, Mountain View Estates, the point of termination and being N 84°11' E, 1331.2 feet from the Northeast corner of Section 14, Township 51 North, Range 63 West.

This is to certify that the undersigned owners have caused this Public Access Right-of-Way to be surveyed and do hereby dedicate the same to the public for street purposes for access to the Mountain View Estates Subdivision. This access road shall not receive any public maintenance from the Board of the County Commissioners of Crook County, Wyoming. The right of the public to use this road shall be limited to all vehicles, whether loaded or unloaded, having a gross vehicle weight less than five tons on that portion of the above described road from the Southwest corner of the cemetery to the existing graded road which is N 8°53' W, 466.6 feet from the West 1/4 Northwest corner of Section 14. An exception to this weight limit exists for those vehicles necessary for construction work within the Mountain View Estates Subdivision.

As shown on said plat, excepting the public access road right-of-way so designated above, are and shall remain the sole and exclusive property of said owners and shall be controlled, improved, graded, and maintained and regulated by them for all purposes, and the use and enjoyment of the owners of said lots, their heirs and assigns. The common use and enjoyment of the owners of said lots, whether loaded or unloaded, shall not be used by any vehicles, whether loaded or unloaded, having a gross weight greater than three tons, except for such vehicles as are necessary for construction work within the Mountain View Estates Subdivision.

IN TESTIMONY WHEREOF, the undersigned owners have caused these presents to be signed this 6 day of June, 1977.

Dr. Gilbert G. Vondriska
 OWNER

Rhea K. Vondriska
 OWNER

STATE OF WYOMING)
 County of Crook) ss.

The foregoing instrument was acknowledged before me this 6 day of June, 1977, by Dr. Gilbert G. Vondriska and Rhea K. Vondriska.

My commission expires Sept 8, 1979.

Pauline D. Kanode (Seal)
 Notary Public

APPROVAL BY THE TOWN:

The foregoing plat is hereby approved for filing by the undersigned Mayor and City Clerk in and for the Town of the City of Sundance, County of Crook, State of Wyoming, on the 7 day of June, 1977.

Floyd Carr
 Mayor

Carole Westover (Seal)
 City Clerk

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 7 day of June, 1977.

Donald C. Gose
 Chairman

Joseph Svaboda
 Member

Joe Graham
 Member

(Seal)
 County

389304

STATE OF WYOMING)
 COUNTY OF CROOK)
 This instrument was filed for record at 4:00 o'clock P. M., on the 7 day of June, 1977.
John R. Ruppel
 County Clerk and Ex-Officio Register of Deeds
William M. Anderson
 When Recorded Return To:

Pocket 2 - Folder 2