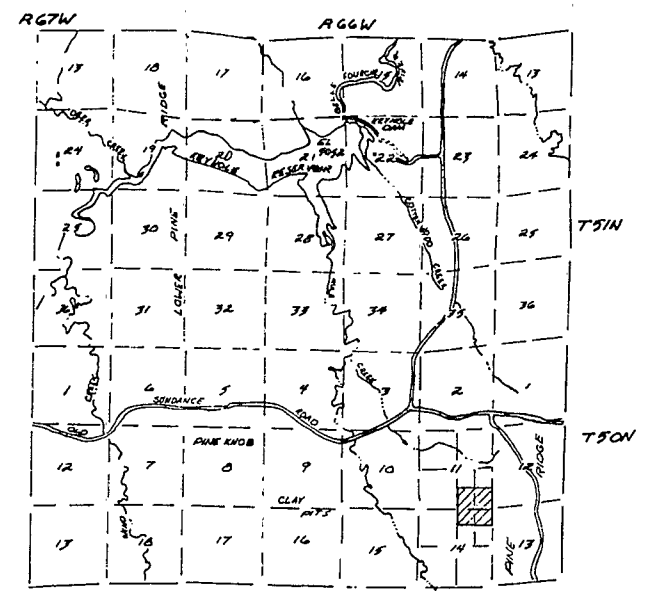


PLAT OF THE
PINE RIDGE ESTATES SUBDIVISION

3 1/2 SE 1/4 SECTION 11 N 1/2 NE 1/4 SECTION 14
TOWNSHIP 50 NORTH RANGE 66 WEST
6TH PRINCIPAL MERIDIAN
CROOK COUNTY WYOMING

SCALE 1"=200'

SUBDIVIDER:
GARY R. MARSHALL AND ALBERT G. TOWNSEND
BUFFALO, WYOMING



VICINITY MAP
SCALE 1:62,500

CERTIFICATE OF PLATTING

GARY R. MARSHALL AND ALBERT G. TOWNSEND, TENANTS IN COMMON, HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOREGOING DESCRIBED SUBDIVISION LOCATED IN AND BEING THE 3 1/2 SE 1/4 OF SECTION 11 AND THE N 1/2 NE 1/4 OF SECTION 14 OF TOWNSHIP 50 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN OF CROOK COUNTY WYOMING. BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 11, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 11 BEARS N00°46'35"E A DISTANCE OF 2849.77 FT., THENCE ALONG SAID N00°46'35"E BEARING A DISTANCE OF 1387.94 FT. TO THE NORTHEAST CORNER OF SAID 3 1/2 SE 1/4 OF SECTION 11; THENCE ALONG THE NORTH LINE OF SAID 3 1/2 SE 1/4 OF SECTION 11 ON A BEARING OF S88°52'38"W A DISTANCE OF 2619.01 FT. TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S 00°39'12"W A DISTANCE OF 1332.71 FEET ALONG THE WEST LINE OF SAID TRACT TO THE SOUTH W CORNER OF SAID SECTION 11; THENCE S01°19'31"E A DISTANCE OF 1350.41 FEET ALONG THE WEST LINE OF SAID N 1/2 NE 1/4 OF SECTION 14 OF SAID TOWNSHIP AND RANGE, TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N00°20'42"E A DISTANCE OF 843.93 FEET ALONG THE SOUTH LINE OF SAID TRACT TO THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE N01°18'48"W A DISTANCE OF 1382.68 FEET ALONG THE EAST LINE OF SAID TRACT TO THE POINT OF BEGINNING, CONTAINING 164.30 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 164.30 ACRES MORE OR LESS, MADE BY THESE PRESENTS Laid Out, and Surveyed as PINE RIDGE ESTATES SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE FOREVER HEREFTER THE STRIP AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND TO ALSO RESERVE CERTAIN EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

WITNESS OUR HANDS AND SEALS THIS 1 DAY OF NOV 1977.

GARY R. MARSHALL
ALBERT G. TOWNSEND

LOT AREAS

1 3.27 AC	36 1.83 AC	70 2.74 AC
2 3.65 AC	37 4.88 AC	71 1.44 AC
3 2.79 AC	38 4.59 AC	72 1.80 AC
4 8.00 AC	39 3.93 AC	73 1.77 AC
5 1.46 AC	40 3.39 AC	74 1.74 AC
6 4.76 AC	41 2.84 AC	75 1.88 AC
7 1.41 AC	42 3.84 AC	76 1.10 AC
8 1.30 AC	43 3.33 AC	77 1.18 AC
9 2.33 AC	44 2.77 AC	78 1.20 AC
10 3.38 AC	45 2.74 AC	79 2.87 AC
11 2.05 AC	46 1.44 AC	
12 1.48 AC	47 1.81 AC	
13 1.88 AC	48 4.49 AC	
14 1.58 AC	49 1.82 AC	
15 1.61 AC	50 3.90 AC	
16 1.53 AC	51 1.23 AC	
17 2.36 AC	52 1.80 AC	
18 2.88 AC	53 1.28 AC	
19 1.70 AC	54 1.26 AC	
20 1.44 AC	55 1.68 AC	
21 1.89 AC	56 3.08 AC	
22 0.98 AC	57 1.63 AC	
23 0.76 AC	58 1.49 AC	
24 1.88 AC	59 1.83 AC	
25 1.54 AC	60 2.07 AC	
26 1.88 AC	61 1.72 AC	
27 1.83 AC	62 3.33 AC	
28 0.73 AC	63 0.76 AC	
29 1.95 AC	64 0.76 AC	
30 0.98 AC	65 0.82 AC	
31 0.83 AC	66 0.83 AC	
32 0.91 AC	67 0.76 AC	
33 1.48 AC	68 0.71 AC	
34 1.24 AC	69 0.75 AC	
35 3.91 AC	70 1.53 AC	

CURVE DATA

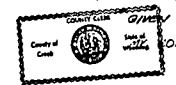
① Δ 103-33-32 R 130.00 L 224.98	④ Δ 86-00-00 R 250.00 L 483.27
② Δ 11-22-23 R 288.00 L 24.22	⑤ Δ 90-00-00 R 800.00 L 782.40
③ Δ 23-30-00 R 188.00 L 53.32	
⑥ Δ 103-27 R 130.00 L 231.72	
⑦ Δ 15-43-00 R 180.00 L 21.20	
⑧ Δ 19-00-00 R 180.00 L 43.27	
⑨ Δ 31-15-00 R 138.00 L 30.18	

GENERAL COMMENTS

1. EASEMENTS: IN ADDITION TO THE EASEMENTS SPECIFICALLY SET FORTH BY THE PLAT, ADDITIONAL UTILITY EASEMENTS ARE RESERVED ON OLD ALIENS IN TRACT ON EITHER SIDE OF ALL LOT LINES AND ON AND ALONG ALL ROADWAYS. FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND OPERATION OF ALL UTILITY LINES, DITCHES AND CONDUITS AS SHOWN.
2. WATER SUPPLY: WATER IS TO BE SUPPLIED BY WELLS LOCATED THROUGHOUT THE PROPERTY, THERE IS CURRENTLY 0 PRODUCING WELLS LOCATED ON LOT 34.
3. SEWER TREATMENT: SEWERS WILL BE HANDLED BY INDIVIDUAL TREATMENT SYSTEMS, THE TYPE OF SYSTEM TO BE BASED ON THE FINDINGS OF THE SOIL CONSERVATION SERVICE AND TO BE IN COMPLIANCE WITH THE DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS.
4. ROAD MAINTENANCE: PAVED OF THE SUBDIVISION ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS LAID OUT IN THE ACCOMPANYING COVENANTS.
5. FLOOD CONTROL: FLOOD POSSIBILITIES ARE MINIMAL, MANHOLE COVERS WILL BE INSTALLED WHERE NECESSARY TO PROVIDE ADEQUATE DRAINAGE.
6. APPROACHES: ALL APPROACHES TO THE LOTS ARE TO BE BUILT AND MAINTAINED BY THE INDIVIDUAL OWNERS.
7. GARBAGE DISPOSAL: Garbage disposal will be taken care of individually, with no public garbage disposal.

ROSENDALH ENGINEERING & SURVEYING

BOX 102
STORY, WYO



STATE OF WYOMING } ss
COUNTY OF CROOK }

ON THIS 1 DAY OF NOV 1977, BEFORE ME PERSONALLY APPEARED ALBERT G. TOWNSEND AND GARY R. MARSHALL, TENANTS IN COMMON TO ME, PERSONALLY KNOWN TO ME, THE UNDERSIGNED, IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR RESPECTIVE FREE ACT AND DEED.

PLANNING COMMISSION APPROVAL

APPROVED BY THE CROOK COUNTY PLANNING COMMISSION THIS 19 DAY OF NOV 1977.

CHAIRMAN OF THE BOARD

COUNTY COMMISSIONER'S APPROVAL

APPROVED BY THE CROOK COUNTY BOARD OF COUNTY COMMISSIONERS THIS 19 DAY OF NOV 1977.

CHAIRMAN OF THE BOARD

CERTIFICATE OF SURVEYOR

AND ALL MEN BY THESE PRESENTS THAT I, WAYNE ROSENDALH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CROOK COUNTY.

Wayne Rosendahl
REGISTERED LAND SURVEYOR
NO. 1010

STATE OF WYOMING
COUNTY OF CROOK } ss
This instrument was filed for record at 4:00 P.M. on the 19th day of NOV 1977.

Helen M. Dukes
County Clerk and Ex-Officio Recorder

STATE OF WYOMING } ss
COUNTY OF CROOK }

HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND FILED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CROOK COUNTY.

Wayne Rosendahl
COUNTY CLERK

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