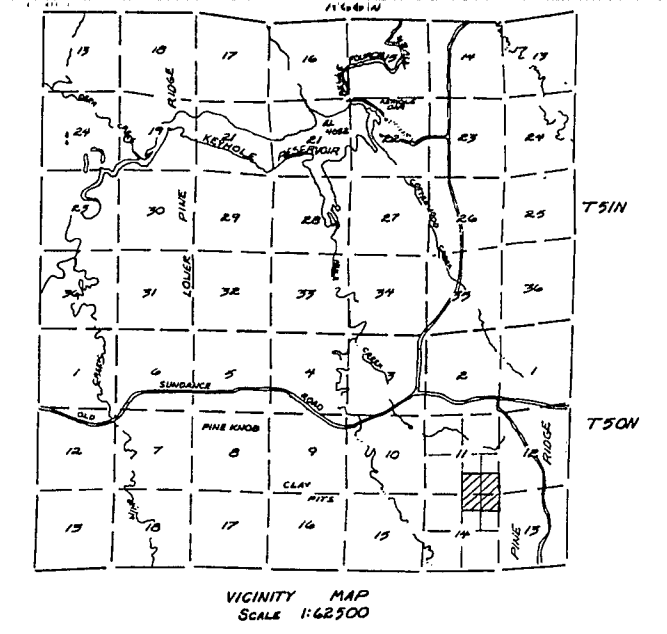


PLAT OF THE
PINE RIDGE ESTATES SUBDIVISION
 S 1/2 SE 1/4 SECTION 11 N 1/2 NE 1/4 SECTION 14
 TOWNSHIP 50 NORTH RANGE 66 WEST
 6TH PRINCIPAL MERIDIAN
 CROOK COUNTY WYOMING
 SCALE 1" = 200'
 SUBDIVIDER:
T & M ENTERPRISES
 BUFFALO, WYOMING



CERTIFICATE OF PLATTING

T & M Enterprises, a limited partnership, hereby certify that they are the owners and proprietors of the foregoing described subdivision located in and being the S 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 more 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 14 bears N 00° 45' 30" E a distance of 3745.73 feet, thence along said N 00° 45' 30" E bearing a distance of 1387.44 feet to the northeast corner of said S 1/2 SE 1/4 of Section 11; thence along the north line of said S 1/2 SE 1/4 of Section 11 on a bearing of S 80° 27' 58" W a distance of 2611.91 feet to the northwest corner of said tract, thence S 00° 37' 30" W a distance of 1352.71 feet along the west line of said tract to the SW corner of said S 1/2 SE 1/4 of Section 11; thence S 01° 19' 33" W a distance of 1350.21 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 N 88° 25' 12" E a distance of 2613.63 feet along the south line of said tract, to the southwest corner of said N 1/2 NE 1/4 of Section 14, said Township and Range; thence N 01° 18' 44" W a distance of 1382.88 feet along the east line of said tract to the point of beginning, containing 164.30 acres more or less, and as appears on this plat shall be known as "Pine Ridge Estates", Crook County, Wyoming; said T & M Enterprises, a limited partnership, in recording this plat of Pine Ridge Estates, have designated certain areas as "Ditch", "Roadway" and "Irrigation" easements which areas are reserved by T & M Enterprises for use and enjoyment by the owners of lots in the subdivision and thereafter to Pine Ridge Estates Owners Association, Inc., all in accordance with the declaration of covenants, conditions and restrictions covering the subdivided land and recorded in the Crook County records in Book _____ at page _____ of _____.

THE AREAS SO DESIGNATED ARE NOT DEDICATED BY INTENT FOR USE BY THE GENERAL PUBLIC BUT ARE RATHER DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE LANDOWNERS IN PINE RIDGE ESTATES AND SUCH OTHER PERSONS AS PROVIDED IN THE DECLARATION REFERRED TO ABOVE. SAID DECLARATION IS BY THIS REFERENCE HEREBY INCORPORATED AND MADE A PART OF THIS PLAT AS IF SET FORTH AT LENGTH.

THE UNDERSIGNED OWNERS AND PROPRIETORS OF SAID FOREGOING SUBDIVISION AND THE LANDS THEREIN CONTAINED, WAIVE AND RELINQUISH ALL RIGHTS THEY MAY HERETO, BY VIRTUE OF THE HOMESTEAD EXTENSION LAWS OF THE STATE OF WYOMING.

DATED AT Buffalo, WYOMING THIS 6th DAY OF July, 19 77.

T & M Enterprises, a Wyoming Partnership
 ATTEST: _____
Wayne Marshall
 Gary Marshall

Albert Townsend
 ATTEST: _____
Albert Townsend
 Albert Townsend

LOT AREAS

1 2.97 ac	31 0.90 ac	61 2.34 ac
2 3.10 ac	32 0.97 ac	62 3.31 ac
3 3.00 ac	33 1.62 ac	63 1.97 ac
4 2.29 ac	34 1.26 ac	64 1.16 ac
5 1.19 ac	35 3.91 ac	65 1.23 ac
6 1.69 ac	36 1.03 ac	66 1.14 ac
7 1.47 ac	37 4.04 ac	67 1.18 ac
8 1.72 ac	38 4.89 ac	68 1.23 ac
9 1.67 ac	39 4.18 ac	69 2.08 ac
10 1.38 ac	40 2.88 ac	70 2.44 ac
11 1.64 ac	41 2.01 ac	71 1.06 ac
12 1.45 ac	42 2.21 ac	72 1.16 ac
13 1.15 ac	43 1.38 ac	73 1.14 ac
14 1.61 ac	44 2.00 ac	74 2.08 ac
15 1.95 ac	45 1.24 ac	75 2.35 ac
16 1.56 ac	46 2.00 ac	76 1.13 ac
17 2.10 ac	47 1.78 ac	77 1.20 ac
18 2.06 ac	48 1.24 ac	78 1.22 ac
19 1.01 ac	49 2.22 ac	79 2.56 ac
20 1.15 ac	50 2.47 ac	
21 1.17 ac	51 1.58 ac	
22 1.29 ac	52 1.05 ac	
23 0.94 ac	53 2.32 ac	
24 1.08 ac	54 2.05 ac	
25 1.58 ac	55 1.81 ac	
26 1.85 ac	56 2.31 ac	
27 1.85 ac	57 1.39 ac	
28 1.15 ac	58 1.98 ac	
29 1.44 ac	59 1.14 ac	
30 1.23 ac	60 1.80 ac	

GENERAL COMMENTS

- EASEMENTS:** IN ADDITION TO THE EASEMENTS SPECIFICALLY SET FORTH IN THE PLAT, ADDITIONAL UTILITY EASEMENTS ARE RESERVED ON AND ALONG 200 FEET ON EITHER SIDE OF ALL LOT LINES AND ON AND ALONG ALL ROADS, FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE AND OPERATION OF ALL UTILITY LINES, DITCHES AND CONDUITS AS REQUIRED.
- WATER SUPPLY:** WATER IS TO BE SUPPLIED BY WELLS LOCATED THROUGHOUT THE PROPERTY. THERE ARE CURRENTLY TWO (2) PRODUCING WELLS LOCATED ON LOT 34.
- SEWAGE TREATMENT:** SEWAGE SHALL 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.
- ROAD MAINTENANCE:** ROADS OF THE SUBDIVISION TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS LAID OUT IN THE ACCOMPANYING COVENANTS.
- FLOOD CONTROL:** FLOOD POSSIBILITIES ARE MINIMAL, HOWEVER CULVERTS WILL BE INSTALLED WHERE NECESSARY TO PROVIDE ADEQUATE DRAINAGE.
- APPROACHES:** ALL APPROACHES TO THE LOTS ARE TO BE BUILT AND MAINTAINED BY THE INDIVIDUAL OWNERS.

ROSENDAHL ENGINEERING & SURVEYING
 STORY, WYOMING
 MAY 20, 1977

PLANNING COMMISSION APPROVAL
 APPROVED BY THE CROOK COUNTY PLANNING COMMISSION THIS 31 DAY OF July, 19 77.
 ATTEST: _____

 CLERK GOVERNOR OF THE PLANNING COMMISSION

COUNTY COMMISSIONERS APPROVAL
 APPROVED BY THE CROOK COUNTY BOARD OF COUNTY COMMISSIONERS THIS 31 DAY OF July, 19 77.
 ATTEST: _____

 CLERK CHAIRMAN OF THE BOARD

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS: I, WAYNE ROSENDAHL, DO HEREBY CERTIFY THAT I RECEIVED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MARKINGS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CROOK COUNTY.
Wayne Rosendahl
 REGISTERED LAND SURVEYOR
 WYOMING L.S. #330

STATE OF WYOMING } SS
 COUNTY OF CROOK }
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:00 P.M. O'CLOCK THIS 31 DAY OF July, 19 77, AND RECORDED IN PLAT BOOK NUMBER ON PAGE NUMBER .

108