

LEGEND

- FOUND NO. 5 REBAR W/ALUMINUM CAP MARKED RE. L.S. 2457
- SET NO. 5 REBAR W/ALUMINUM CAP MARKED RE. L.S. 2457
- SET NO. 5 REBAR
- △ FOUND NO. 5 REBAR W/ PLASTIC CAP MARKED L.S. 150
- ◇ FOUND BRASS CAP
- SET NO. 5 REBAR W/ALUMINUM CAP

NOTES:

- 1) LAKEVIEW DRIVE HAS A 45' R.O.W. ALL OTHER STREETS HAVE 50' R.O.W.'S.
- 2) EACH LOT HAS A 10' WIDE UTILITY EASEMENT ON THE INTERIOR SIDES OF ALL LOTS (EXCEPT WHERE NOTED OTHERWISE, NOTED)
- 3) BUILDING SETBACK LINES FRONT - 30' SIDE - 10' REAR - 10'

CURVE DATA

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	153.01'	24° 51' 56"	87.72'	S 54° 24' 00" E	57.27'
2	100.51'	55° 47' 02"	115.40'	S 53° 56' 27" E	109.15'
3	69.01'	55° 47' 02"	78.05'	S 53° 56' 27" E	78.05'
4	266.66'	2° 03' 18"	7.84'	S 47° 51' 26" E	7.56'
5	266.66'	10° 48' 21"	30.41'	S 25° 31' 28" E	50.55'
6	234.16'	24° 06' 28"	75.92'	S 75° 23' 09" E	97.00'
6A	234.16'	95° 48' 00"	75.44'	S 61° 54' 55" E	76.15'
6B	234.16'	57° 22' 25"	22.05'	S 67° 51' 34" E	22.02'
7	201.66'	24° 06' 28"	54.85'	S 78° 59' 09" E	84.22'
8	118.56'	40° 15' 33"	53.09'	S 70° 50' 46" E	61.59'
9	93.36'	40° 15' 33"	45.55'	S 70° 50' 46" E	54.21'
10	69.36'	40° 15' 33"	47.99'	S 70° 50' 46" E	47.01'
11	361.85'	59° 16' 04"	374.51'	N 160° 21' 50" W	357.84'
11A	361.85'	40° 27' 41"	255.54'	N 70° 57' 42" W	250.26'
11B	361.85'	15° 48' 23"	118.77'	N 79° 24' 12" E	115.24'
12	306.85'	57° 16' 04"	400.17'	N 80° 21' 58" W	382.56'
12A	306.85'	47° 12' 36"	318.76'	N 74° 20' 14" W	309.81'
12B	306.85'	12° 03' 28"	81.41'	N 76° 01' 46" E	81.26'
13	411.85'	43° 09' 46"	310.27'	N 72° 18' 50" W	302.98'
14	411.85'	9° 04' 09"	63.19'	S 74° 32' 04" W	65.12'
15	264.24'	11° 54' 41"	54.76'	S 75° 37' 21" W	54.06'
16	239.34'	18° 58' 32"	79.27'	S 79° 29' 16" W	78.91'
17	214.34'	18° 58' 32"	70.49'	S 79° 29' 16" W	70.66'
18	500.00'	70° 42' 17"	61.71'	N 25° 36' 42" E	57.87'
19	500.00'	79° 17' 13"	68.19'	N 49° 23' 18" W	65.80'
20	500.00'	68° 46' 31"	60.02'	S 24° 38' 38" E	56.48'
21	500.00'	81° 13' 29"	70.88'	S 50° 21' 22" W	65.09'

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 NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 50 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 5, SAID CORNER BEING MONUMENTED WITH A BRASS CAP; THENCE S 89° 11' 15" E ALONG THE NORTH LINE OF SAID SECTION 5 A DISTANCE OF 672.33 FEET TO A NO. 5 REBAR WITH A PLASTIC CAP MARKED L.S. 150; THENCE S 00° 59' 10" E ALONG THE EAST LINE OF LAKEVIEW SUBDIVISION A DISTANCE OF 667.83 FEET TO A NO. 5 REBAR WITH A PLASTIC CAP MARKED L.S. 150 AND THE TRUE POINT OF BEGINNING; THENCE S 00° 56' 23" E A DISTANCE OF 645.25 FEET TO A NO. 5 REBAR WITH AN ALUMINUM CAP MARKED RE. L.S. 2457; THENCE S 00° 37' 29" E A DISTANCE OF 674.52 FEET TO A NO. 5 REBAR WITH AN ALUMINUM CAP MARKED RE. L.S. 2457; THENCE S 89° 01' 54" E A DISTANCE OF 676.01 FEET TO A NO. 5 REBAR WITH AN ALUMINUM CAP MARKED RE. L.S. 2457; THENCE N 01° 01' 28" W A DISTANCE OF 673.37 FEET TO A NO. 5 REBAR WITH AN ALUMINUM CAP MARKED RE. L.S. 2457; THENCE N 01° 02' 56" W A DISTANCE OF 668.78 FEET TO A NO. 5 REBAR WITH AN ALUMINUM CAP MARKED RE. L.S. 2457; THENCE N 89° 13' 43" W A DISTANCE OF 673.88 FEET TO THE TRUE POINT OF BEGINNING.

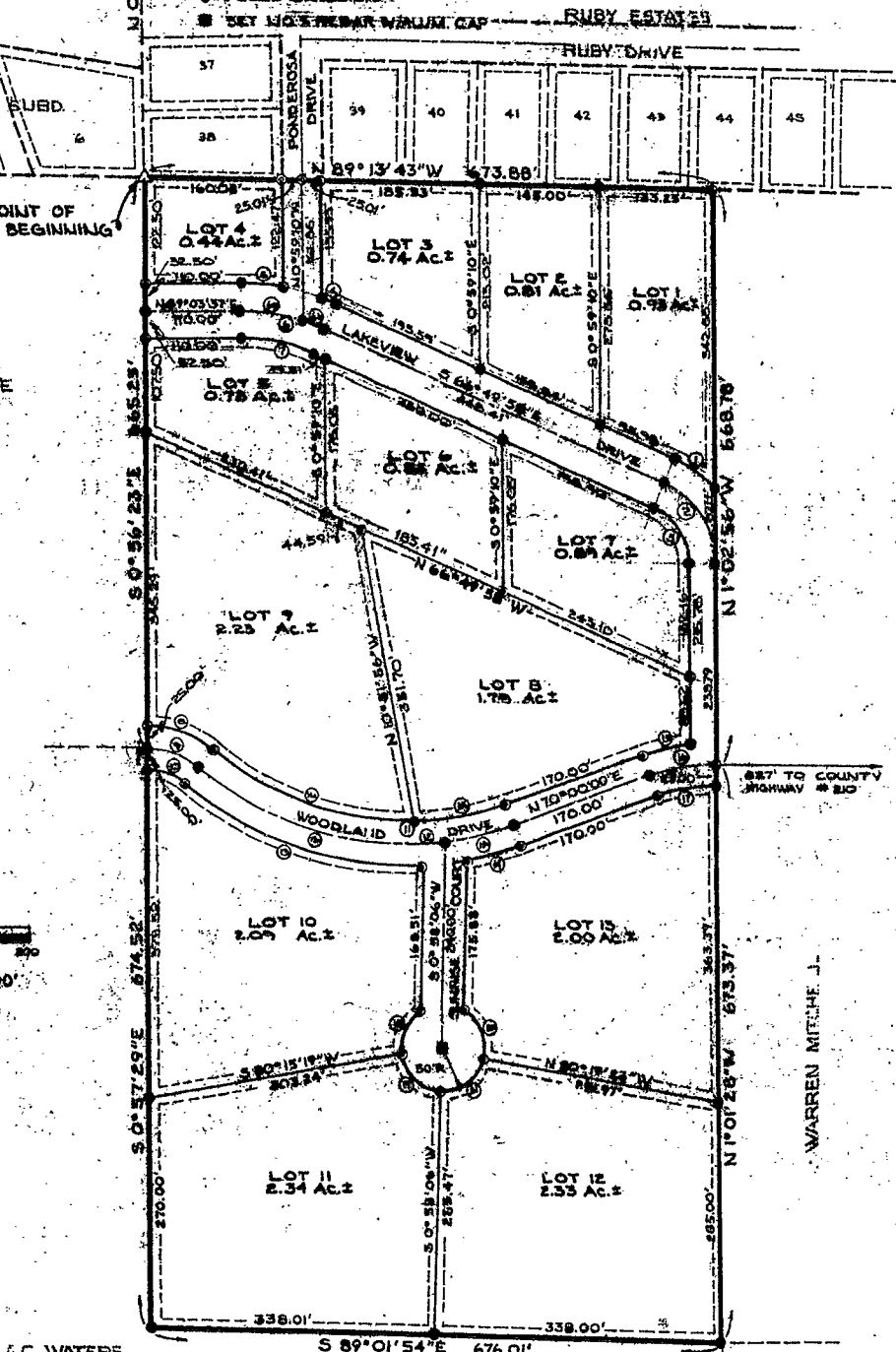
SAID TRACT OF LAND CONTAINS 80.77 ACRES MORE OR LESS.

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.

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 "PINECREST SUBDIVISION"

AGREEMENTS
COMES NOW WILLIAM R. HAYS, TRUSTEE HEREINAFTER REFERRED TO AS THE FIRST PARTY, IN AND FOR THE CONSIDERATION OF THE APPROVAL OF THE FINAL PLAT OF "PINECREST 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.

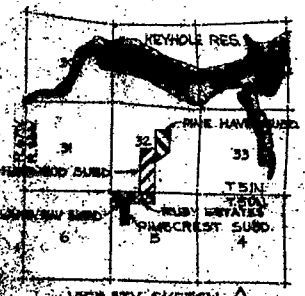
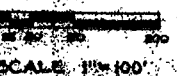


CERTIFICATE OF SURVEYOR

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 MAY 1980 BY PETER A. ROMANJELIKO 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.

[Signature]
R. J. TIMM
WYO. REG. P.E. L.S. 2457



"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 LIGHT LINES AND POLES, TELEPHONE LINES AND POLES, AND TYPES OF PUBLIC UTILITIES NOW OR HERETOFTER 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"

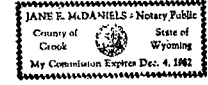
"NO PROPOSED PUBLIC GARBAGE DISPOSAL SYSTEM"

IN TESTIMONY WHEREOF: HAYS TRUST, WILLIAM R. HAYS, TRUSTEE HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 26 DAY OF JUNE, 1980.

[Signature]
WILLIAM R. HAYS, TRUSTEE

STATE OF WYOMING }
COUNTY OF CROOK }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF June, 1980 BY HAYS TRUST, WILLIAM R. HAYS, TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL JANE E. Mc DANIELS
MY COMMISSION EXPIRES December 4, 1982



APPROVAL BY THE PINE HAVEN IMPROVEMENT AND SERVICE DISTRICT

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED PINE HAVEN IMPROVEMENT AND SERVICE DISTRICT THIS 22 DAY OF August, 1980.

[Signature]
CHAIRMAN
[Signature]
MEMBER
[Signature]
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 THIS 6 DAY OF May, 1980.

[Signature]
CHAIRMAN
[Signature]
MEMBER
[Signature]
MEMBER

STATE OF WYOMING } S.S.
COUNTY OF CROOK }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:12 O'CLOCK P.M. ON THIS 6 DAY OF May, 1980 AND RECORDED IN PLAT BOOK NO. _____ ON PAGE NO. _____

[Signature]
COUNTY CLERK
Packet 2 - Filed 2

FINAL PLAT
PINECREST SUBDIVISION
PREPARED FOR:
THE HAYS TRUST
P.O. DRAWER 3000
GILLETTE, WYOMING 82716

T & A
TIMM & ASSOCIATES
Consulting Engineers & Surveyors
P.O. Box 726
Gillette, Wyoming 82716
Ph. 307/684-0228

DATE DRAWN: MAY 16, 1980; DRAWN BY: R.J. TIMM
CHECKED BY: JCC
DATE FILED: MAY 27, 1980

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