

B.C. PE-LS 677
E. 1/4 COR. SEC. 31
T. 25N, R. 61W

GRASSY MEADOWS

A SUBDIVISION OF A PART OF THE S 1/2 SE 1/4 OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 61 WEST OF THE 6TH RM., GOSHEN COUNTY, WYOMING.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE ABOVE OR FOREGOING SUBDIVISION OF THAT PART OF THE S 1/2 SE 1/4 OF SECTION 31, TOWNSHIP 25 NORTH RANGE 61 WEST OF THE 6TH RM., GOSHEN COUNTY WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 31 TO BEAR N 89° 36' 45" W WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO; THENCE N 89° 36' 45" W, ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 867.32 FEET; THENCE N 00° 24' 15" E, 264.65 FEET; THENCE N 89° 36' 45" W, 743.13 FEET TO THE CENTER-LINE OF A CONCRETE LINED IRRIGATION DITCH; THENCE N 34° 56' 57" W, ALONG SAID CENTER-LINE, 463.00 FEET TO THE CENTER-LINE OF THE TORRINGTON DITCH; THENCE ALONG THE CENTER-LINE OF SAID TORRINGTON DITCH BY THE FOLLOWING 6 BEARINGS AND DISTANCES;

1. N 81° 37' 39" E, 328.43 FEET;
2. N 54° 57' 40" E, 254.23 FEET;
3. N 73° 02' 27" E, 375.44 FEET;
4. S 79° 03' 07" E, 474.42 FEET;
5. N 62° 00' 27" E, 240.54 FEET;
6. S 73° 31' 05" E, 230.37 FEET TO THE EAST LINE OF SAID SE 1/4.

THENCE, ALONG SAID EAST LINE, S. 00° 36' 36" W, 846.50 FEET TO THE POINT OF BEGINNING, CONTAINING 27.59 ACRES, MORE OR LESS, AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, HAVE BY THESE PRESENTS LAID OUT AND PLATTED AS GRASSY MEADOWS AND DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE FOREVER HEREAFTER THE ROADS AS LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND IRRIGATION DITCHES AS LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS OUR HANDS AND SEALS THIS 2ND DAY OF OCTOBER, 1984

Davey A. Clapp
Sharon R. Clapp
James E. Greer
Lynn L. Wagner

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF WYOMING }
COUNTY OF GOSHEN } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 2ND DAY OF OCTOBER, 1984
BY *Davey A. Clapp* AND *Sharon R. Clapp*

WITNESS MY HAND AND OFFICIAL SEAL
Alice D. Jones

MY COMMISSION EXPIRES _____

NOTE:

- (1) SELLER DOES NOT WARRANT TO PURCHASER THAT HE SHALL HAVE ANY RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THIS SUBDIVISION.
- (2) WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUING NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

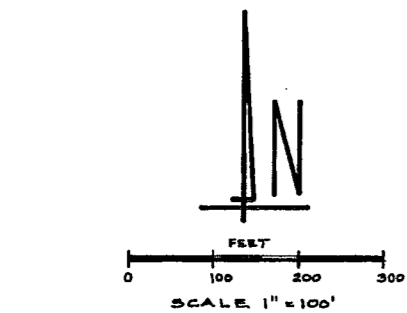
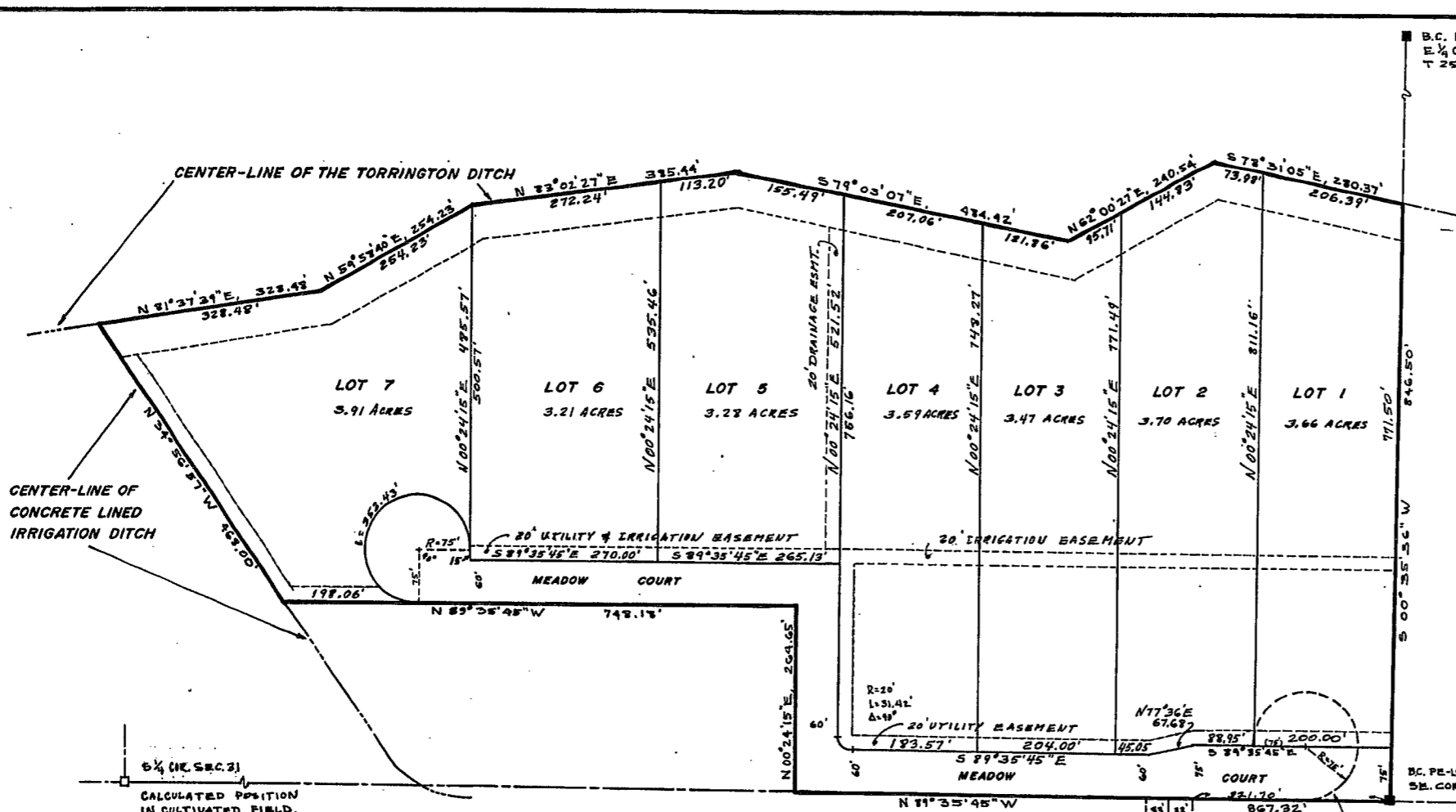
CERTIFICATES OF EXECUTION

COUNTY ENGINEER: *Russell A. Hamill* Wyo. RE-LS # 3511
PLANNING DIRECTOR: *Melvin B. Eaton* 2 Oct 84
CHAIRMAN OF THE PLANNING COMMISSION: *Frank Johnson* Oct 21 84
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:55 PM, O'CLOCK, OCTOBER 12, 1984, AND IS DULY RECORDED IN BOOK 442, PAGE 5.

RECEPTION No. 701435
Sharon R. Clapp
COUNTY CLERK AND RECORDER

BOOKED BY _____
INDEXED BY _____
ABSTRACTED BY _____
RECORDED BY _____
Goshen County



REAL ESTATE DISCLOSURE STATEMENTS

- (1) NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
- (2) NO PROPOSED COMMUNITY WATER SOURCE.
- (3) NO PAVED ROADS.
- (4) NO PUBLIC MAINTENANCE OF ROADS.
- (5) ONLY NORMAL RURAL FIRE PROTECTION AND AMBULANCE SERVICE CAN BE EXPECTED.
- (6) ALL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO ASSESSMENTS AND POLICIES OF THE AFFECTED IRRIGATION DISTRICTS.
- (7) HIGH WINDS MAY CAUSE BLOWING OF FARM RESIDUE ONTO THE SUBDIVISION.

SURVEYOR'S CERTIFICATE

I, JAMES E. GREER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF GRASSY MEADOWS TRULY AND CORRECTLY REPRESENTS THE DIMENSIONS OF THE BOUNDARY AND LOTS BASED ON THE RESULTS OF A SURVEY MADE BY ME ON SEPTEMBER 6TH 1984. THE DATE OF PREPARATION OF THIS PLAT IS SEPTEMBER 12, 1984.

James E. Greer
JAMES E. GREER
WYOMING LS 601

202