

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 WESTERN MEADOWS TRULY AND CORRECTLY REPRESENTS THE DIMENSIONS OF THE BOUNDARY AND LOTS BASED ON THE RESULTS OF A SURVEY MADE BY ME ON OCTOBER 10, 1973. THE DATE OF PREPARATION OF THIS PLAT IS SEPTEMBER 13, 1974.

James E. Greer
 JAMES E. GREER
 WYOMING LS 601

WESTERN MEADOWS

A SUBDIVISION OF A PART OF THE W/2 NE 1/4 OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 61 WEST OF THE 6TH P.M., GOSHEN COUNTY, WYOMING.

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.

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.
- (3) THE NEW NORTH PLATTE DITCH HAS A 50' RAW OUTSIDE THE MARGINAL LIMITS OF THE DITCH.
- (4) EXISTING WATER RIGHTS ON THIS SUBDIVISION WILL BE TRANSFERRED TO OTHER LANDS, OWNED BY SUBDIVIDER, BY PETITION TO THE STATE ENGINEER AND/OR THE STATE BOARD OF CONTROL.

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 W/2 NE 1/4 OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 61 WEST OF THE 6TH P.M., GOSHEN COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6 AND CONSIDERING THE WEST LINE OF SAID NE 1/4 TO BEAR SOUTH 00° 40' 26" WEST WITH ALL BEARINGS HEREIN RELATIVE THERE TO; THENCE SOUTH 00° 40' 26" WEST, ALONG SAID WEST LINE, 852.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 19' 34" EAST, 278.77 FEET; THENCE NORTH 00° 40' 26" EAST, 676.31 FEET TO THE CENTER-LINE OF THE NEW NORTH PLATTE DITCH. THENCE ALONG THE CENTER-LINE OF SAID NEW NORTH PLATTE DITCH BY THE FOLLOWING 14 BEARINGS AND DISTANCES:

1. SOUTH 10° 31' 30" EAST, 43.23 FEET;
2. SOUTH 20° 45' 54" EAST, 66.47 FEET;
3. SOUTH 42° 45' 06" EAST, 66.47 FEET;
4. SOUTH 52° 59' 21" EAST, 133.30 FEET;
5. SOUTH 43° 24' 12" EAST, 62.17 FEET;
6. SOUTH 33° 45' 30" EAST, 167.29 FEET;
7. SOUTH 38° 11' 05" EAST, 106.78 FEET;
8. SOUTH 20° 06' 26" EAST, 164.70 FEET;
9. SOUTH 12° 11' 29" WEST, 79.17 FEET;
10. SOUTH 10° 44' 17" EAST, 186.67 FEET;
11. SOUTH 09° 04' 22" EAST, 87.01 FEET;
12. SOUTH 18° 26' 34" WEST, 98.55 FEET;
13. SOUTH 02° 54' 48" EAST, 115.30 FEET;
14. SOUTH 26° 32' 22" WEST, 259.79 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 26 AND 85;

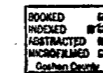
THENCE NORTH 59° 53' 30" WEST, 720.40 FEET; THENCE NORTH 00° 40' 26" EAST, 390.13 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 13.13 ACRES, MORE OR LESS, AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, HAVE BY THESE PRESENTS LAID OUT AND PLATTED AS WESTERN MEADOWS AND DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE FOREVER HEREAFTER THE ROADS AND BASEMENTS AS LAID OUT AND DEDICATED ON THIS PLAT. WITNESS OUR HANDS AND SEALS THIS 3RD DAY OF OCTOBER, 1974.

CERTIFICATES OF EXECUTION

COUNTY ENGINEER *Russell Johnson* WY. REG. #3511 DATE Oct. 2, 1984
 PLANNING DIRECTOR *Melvin H. Eaton* 2 Oct 84
 CHAIRMAN PLANNING COMMISSION *Roy E. Weber* Oct 2, 1984
 CHAIRMAN BOARD OF COUNTY COMMISSIONERS *Frank Johnson* Oct. 3-1984

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9:20 AM O'CLOCK, OCTOBER 16, 1974, AND IS DULY RECORDED IN BOOK Oct II PAGE 4.

RECEPTION NO. 701434

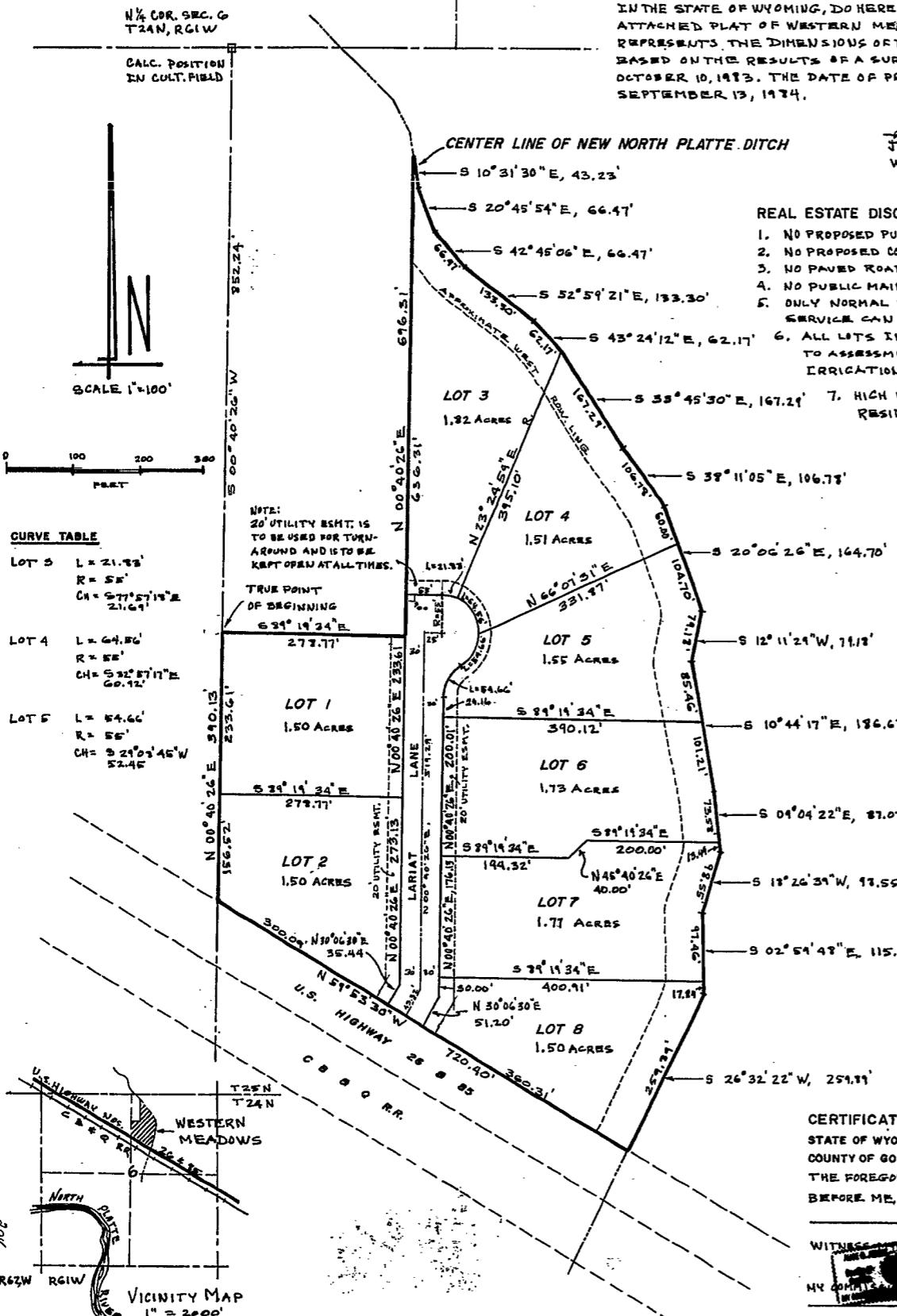


James E. Greer
 COUNTY CLERK AND RECORDER

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF WYOMING } ss.
 COUNTY OF GOSHEN }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY *James E. Greer* AND *John D. Wagner* AND THIS 22 DAY OF Oct, 1974.

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC
Alvin O. Jones



CURVE TABLE

LOT 3	L = 21.73'
	R = 55'
	CH = 571° 57' 19" E
	21.69'
LOT 4	L = 64.86'
	R = 55'
	CH = 532° 57' 11" E
	60.12'
LOT 5	L = 54.66'
	R = 55'
	CH = 521° 03' 45" W
	52.45'

NOTE: 20' UTILITY EASMT. IS TO BE USED FOR TURN-AROUND AND IS TO BE KEPT OPEN AT ALL TIMES.

TRUE POINT OF BEGINNING

639° 19' 34" E

278.77'

LOT 1

1.50 ACRES

539° 19' 34" E

278.77'

LOT 2

1.50 ACRES

300.00'

N 59° 53' 30" W

720.40'

390.13'

U.S. HIGHWAY 26 & 85

1" = 2000'

204

207