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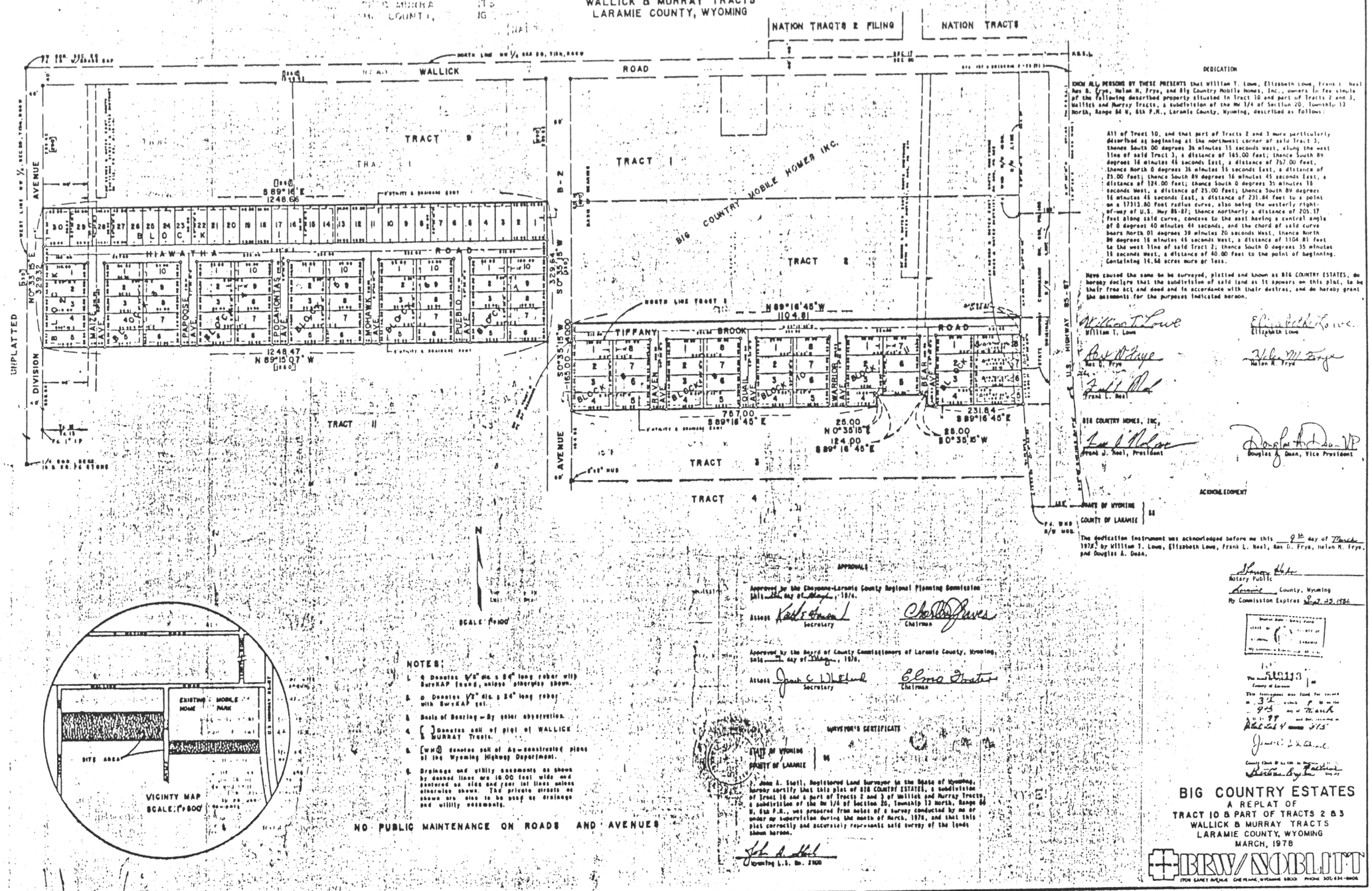
245 Storey Boulevard
Cheyenne, WY 82009
307-635-1181

BIG COUNTRY ESTATES
MOBILE HOME PARK
A REPLAT OF
TRACT 10 & PART OF TRACTS 2 & 3
WALLICK & MURRAY TRACTS
LARAMIE COUNTY, WYOMING



NOTES:

1. ● Denotes 5/8" dia. x 24" long rebar with SurvKAP found, unless otherwise shown.
2. ○ Denotes 1/2" dia. x 24" long rebar with SurvKAP set.
3. Basis of Bearing – By polar observation.
4. [ ] Denotes ash of plat of WALLICK & MURRAY Tracts.
5. (WHD) denotes ash of As-constructed plans of the Wyoming Highway Department.
6. Drainage and utility easements as shown by dashed lines are 16.00 feet wide and centered on side and rear lot lines unless otherwise shown. The private streets as shown are also to be used as drainage and utility easements.

NO PUBLIC MAINTENANCE ON ROADS AND AVENUES

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS that William T. Lowe, Elizabeth Lowe, Frank L. Neal, Rex D. Frye, Helen M. Frye, and Big Country Mobile Homes, Inc., owners in fee simple of the following described property situated in Tract 10 and part of Tracts 2 and 3, Wallick and Murray Tracts, a subdivision of the NW 1/4 of Section 20, Township 13 North, Range 64 W, 6th P.M., Laramie County, Wyoming, described as follows:

All of Tract 10, and that part of Tracts 2 and 3 more particularly described as beginning at the northwest corner of said Tract 3; thence South 00 degrees 34 minutes 15 seconds West, along the west line of said Tract 3, a distance of 165.00 feet; thence South 89 degrees 16 minutes 45 seconds East, a distance of 757.00 feet; thence North 0 degrees 34 minutes 15 seconds East, a distance of 25.00 feet; thence South 89 degrees 16 minutes 45 seconds East, a distance of 124.00 feet; thence South 0 degrees 35 minutes 15 seconds West, a distance of 25.00 feet; thence South 89 degrees 16 minutes 45 seconds East, a distance of 231.84 feet to a point on a 17313.80 foot radius curve, also being the westerly right-of-way of U.S. Hwy 85-87; thence northerly a distance of 205.17 feet along said curve, concave to the east having a central angle of 0 degrees 40 minutes 44 seconds, and the chord of said curve bears North 01 degrees 39 minutes 20 seconds West, thence North 89 degrees 16 minutes 45 seconds West, a distance of 1104.81 feet to the west line of said Tract 2; thence South 0 degrees 35 minutes 15 seconds West, a distance of 40.00 feet to the point of beginning. Containing 14.56 acres more or less.

Have caused the same to be surveyed, platted and known as BIG COUNTRY ESTATES, do hereby declare that the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires, and do hereby grant the easements for the purposes indicated hereon.

William T. Lowe — William T. Lowe
Elizabeth Lowe — Elizabeth Lowe
Rex D. Frye — Rex D. Frye
Helen M. Frye — Helen M. Frye
Frank L. Neal — Frank L. Neal

BIG COUNTRY HOMES, INC.
Frank J. Neal, President
Douglas A. Doan, Vice President

ACKNOWLEDGMENT

STATE OF WYOMING } ss
COUNTY OF LARAMIE }

The dedication instrument was acknowledged before me this 9th day of March 1978 by William T. Lowe, Elizabeth Lowe, Frank L. Neal, Rex D. Frye, Helen M. Frye, and Douglas A. Doan.

Notary Public
Laramie County, Wyoming
My Commission Expires Sept 23, 1981

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 7th day of May, 1976.

Attest: Secretary — Chairman

Approved by the Board of County Commissioners of Laramie County, Wyoming, this 7th day of March, 1978.

Attest: Secretary — Chairman

SURVEYOR'S CERTIFICATE

STATE OF WYOMING } ss
COUNTY OF LARAMIE }

I, John A. Stoll, Registered Land Surveyor in the State of Wyoming, hereby certify that this plat of BIG COUNTRY ESTATES, a subdivision of Tract 10 and a part of Tracts 2 and 3 of Wallick and Murray Tracts, a subdivision of the NW 1/4 of Section 20, Township 13 North, Range 64 W, 6th P.M., was prepared from notes of a survey conducted by me or under my supervision during the month of March, 1978, and that this plat correctly and accurately represents said survey of the lands shown hereon.

Wyoming L.S. No. 5920

Filed for record at 3:12 o'clock P.M. on the 9th day of March A.D. 1978 and recorded in Book 1 of Plats on page 97.

County Clerk & ex-officio Register of Deeds

BIG COUNTRY ESTATES
A REPLAT OF
TRACT 10 & PART OF TRACTS 2 & 3
WALLICK & MURRAY TRACTS
LARAMIE COUNTY, WYOMING
MARCH, 1978

BRW/NOBLITT
1706 CAREY AVENUE CHEYENNE, WYOMING 82001 PHONE 307-634-3906

Filed for record DEC 8 1983 2:26 o'clock P.M.
Reception No. 725287 JANET C. WHITEHEAD, Recorder

CONFIRMATION AND RATIFICATION OF PLAT AND DEDICATION
BIG COUNTRY ESTATES,
A REPLAT OF TRACT 10 AND PART OF TRACTS 2 & 3,
WALLICK AND MURRAY TRACTS,
LARAMIE COUNTY, WYOMING
RECORDED MARCH 9, 1979 in Plat Cabinet 4, Slot 315,
IN THE OFFICE OF THE COUNTY CLERK OF
LARAMIE COUNTY, WYOMING.

WHEREAS, all the Property Owners executed the above described dedication of Big Country Estates, and it is desired by Sharon R. Neal, as an Owner and wife of Frank L. Neal, to ratify and confirm said dedication, which comprises an area described as Tract 10 and a part of Tracts 2 and 3, Wallick and Murray Tracts, Laramie County, Wyoming.

NOW THEREFORE, in consideration of the premises and other valuable consideration, receipt of which is hereby acknowledged, Sharon R. Neal, as an owner of Big Country Estates, on the date of said dedication does hereby ratify, confirm and join in the above described dedication of Big Country Estates, as of the date thereof and declares said Plat and dedication to be her free and voluntary act and deed and forever dedicates to the use of the public all road rights-of-way shown thereon, and does grant, for the specified purpose, all the easements shown thereon.

EXECUTED this 28 day of November, 1983.

Sharon R. Neal
Sharon R. Neal

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me by Sharon R. Neal, this 28th day of November, 1983.

Witness my hand and official seal.

Norman L. Hanson
Notary Public

Commission Expires:

NORMAN L. HANSON - Notary Public
STATE OF WYOMING
LARAMIE
My Commission Expires Nov 10, 1986