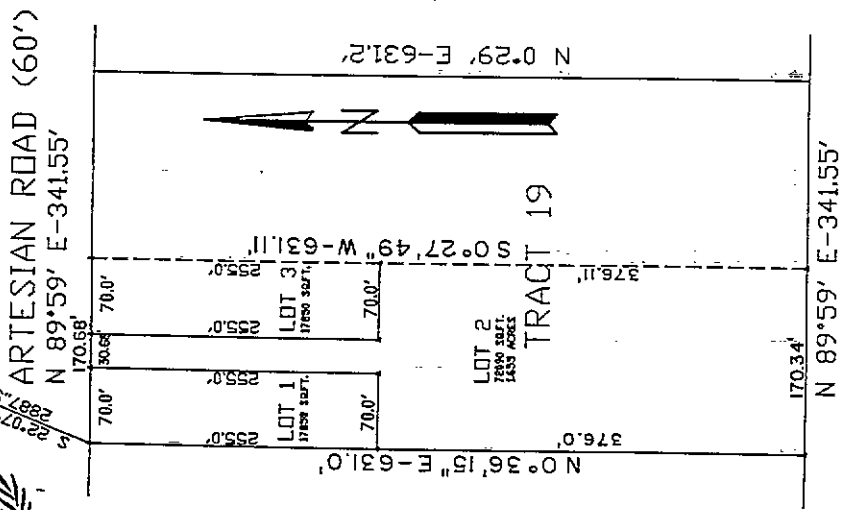


THE COR. SEC. 17
T. 13 N., R. 66 W.



CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF LARAMIE

I, Donald M. Hopkins, a Professional Engineer and Land Surveyor, registered in the State of Wyoming, hereby certify that this plat was made from notes of a survey made under my direction and completed on the 6th day of April, 1993, and that said survey is accurately represented on this plat as staked in the field.

Donald M. Hopkins
Professional Engineer & Land Surveyor
WYOMING REGISTRATION NO. 558

LAND DESCRIPTION

The west one-half of Tract 19, Artesian Tracts, Laramie County, Wyoming.

NOTES

WATER AND SEWER WILL BE FROM SOUTH CHEYENNESEWER AND WATER DISTRICT.

FIRE PROTECTION WILL BE BY LARAMIE COUNTY FIRE DISTRICT NO. 1

Receipts for:
Deed of Conveyance
The instrument was filed for record on 9:58 AM on the 10th day of May, 1993.
That title recorded at 10:10 AM on the 10th day of May, 1993.
Joe H. Heston
County Clerk & Public Register in Deeds

APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY PLANNING COMMISSION on this 5th day of May, 1993.

Richard S. ...
DEVELOPMENT DIRECTOR

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS on the 5th day of May, 1993.

Byron ...
COUNTY CLERK

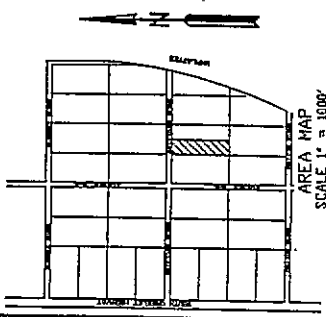
LEGEND

- FOUND POINTS
- IRON PIPE
- SET POINTS
- 5/8" REBAR & CAP

BASIS OF BEARING-PLAT OF ARTESIAN TRACTS

dm Hopkins & Associates
P.O. Box 6106
Cheyenne, WY 82003
601-4765

SURVEY DONE FOR LSE 1712
JERRY SIPE'S
609 ARTESIAN ROAD
CHEYENNE, WYOMING 82007
(307) 638-8766



DEDICATION

Know all men by these presents that the undersigned owners in fee simple of the land embraced in this plat do hereby declare that the Subdivision of the described land is with their free consent and knowledge, and in accordance with their desires

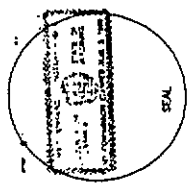
Jerry L. Sipe
JERRY L. SIPE
MAY 19 1993
NANCY L. SIPE

ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF WYOMING

The foregoing dedication was acknowledged before me by the above signed persons who affirm they are the owners of the above described land, and that the execution of said dedication was their own free act and deed and in accordance with their desires.

dated this 5th day of May, 1993.
Richard S. ...
NOTARY PUBLIC
My Commission expires



FILING RECORD

FINAL PLAT
SIPES SUBDIVISION
THE WEST ONE-HALF OF TRACT 19
ARTESIAN TRACTS
SECTION 17, T.13 N, R. 66 W., 6TH P.M.
LARAMIE COUNTY, WYOMING
SCALE 1" = 80'

APRIL 5, 1993