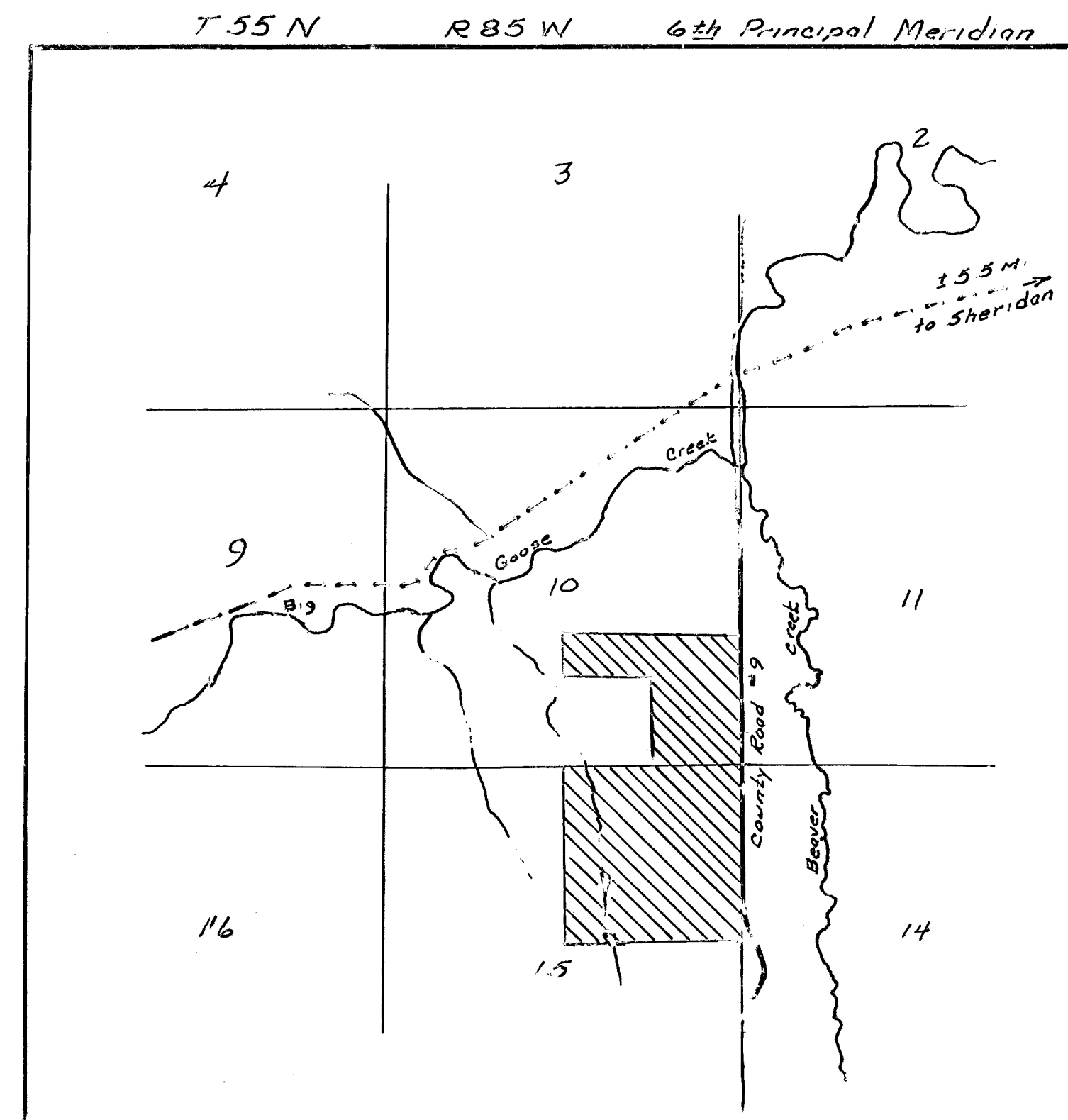


BEAVER FLATS SUBDIVISION

SHERIDAN COUNTY WYOMING

Scale 1"=200'



VICINITY MAP
Scale 1"=2000'

CERTIFICATE OF DEDICATION

The above or foregoing subdivision of a tract of land located in the NE 1/4 Section 10, the SE 1/4 SE 1/4 of Section 10, and the S 1/2 NW 1/4 of Section 10, Township 35 North, Range 85 West of the 6th Principal Meridian, Sheridan County, Wyoming, more particularly described by notes and bounds as follows:

Beginning at the E 1/4 corner of said Sec 15 marked with a 3/8" dia rebar also being the SE corner of said tract, thence S 88-34-32 W, a distance of 2662.95 ft to the center of Sec 15 marked with a 3/8" dia rebar this also being the SW corner of said tract;

thence N 00-11-32 E, a distance of 2521.40 ft to the North 1/4 corner of said Sec 15, being marked with a 3/8" dia rebar;

thence N 89-52-00 E, a distance of 1320.21 ft to the NE corner, NW 1/4 NE 1/4 of said Sec 15 marked with a 3/8" dia rebar;

thence N 00-11-21 W, a distance of 1323.16 ft to a point being the NW corner of the SE 1/4 SE 1/4 of Sec 10 marked with a 3/8" dia rebar;

thence S 89-51-50 W, a distance of 1322.57 ft to the SW corner of the NW 1/4 SE 1/4 of said Sec 10 marked with a 3/8" dia rebar;

thence N 00-18-38 E, a distance of 662.23 ft to the W 1/4 corner of said NW 1/4 SE 1/4 of Sec 10 marked with a 3/8" dia rebar;

thence N 89-43-40 E, a distance of 2653.96 ft to the center line (C.L.) of County Road No 10 marked with a 3/8" dia rebar, this also being the NW corner of said parcel;

thence S 00-12-44 E, a distance of 666.87 ft along said County Road C.L. to a point marked with a 3/8" dia rebar;

thence S 00-03-54 E, a distance of 1324.63 ft along said C.L. to a point marked with a 3/8" dia rebar;

thence S 00-07-13 E, a distance of 2566.38 ft along said C.L. to the point of beginning, containing 238.19 acres more or less, as appears on this plat, is with free consent, and in accordance with the desires of the undersigned owners and proprietors, containing 238.19 acres more or less, have by these presents laid out and surveyed as BEAVER FLATS SUBDIVISION, and do hereby dedicate and convey to and for public use forever hereafter the streets as are laid out and designated on this plat, and to also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat; hereby releasing and waiving all Homestead Rights.

Witness our hands and seals this 5th day of January, 1977.

<u>J. B. Hendrix</u> J. B. Hendrix	<u>Joan Hendrix</u> Joan Hendrix	<u>Joe Aksomit</u> Joe Aksomit	<u>James A. Lundberg</u> Jim Lundberg
<u>Richard E. Neeson</u> Richard E. Neeson	<u>Sandra J. Neeson</u> Sandra J. Neeson	<u>Anne Aksomit</u> Anne Aksomit	<u>Stephen J. Miller</u> Stephen J. Miller
<u>Don Mirich</u> Don Mirich	<u>Norma J. Mirich</u> Norma J. Mirich	<u>Allen Frude</u> Allen Frude	<u>Shirley Frude</u> Shirley Frude
<u>Robert A. Lockman</u> Robert A. Lockman	<u>Donald J. Campbell</u> Donald J. Campbell	<u>Bruce Christensen</u> Bruce Christensen	<u>Harold J. Bursell</u> Harold J. Bursell
		<u>Louella Bursell</u> Louella Bursell	

STATE OF WYOMING } ss
COUNTY OF SHERIDAN } ss
The foregoing instrument was acknowledged before me by _____ this 5th day of January, 1977.
Witness my hand and official seal _____ My Commission expires October 31, 1978.
Notary Public

PLANNING COMMISSION APPROVAL

Approved by the Sheridan County Planning Commission this 5th day of January, 1977.
ATTEST: _____
Edgar W. Symma
Chairman, Sheridan County Planning Commission

COUNTY COMMISSIONERS APPROVAL

Approved by the Sheridan County Board of County Commissioners this 5th day of January, 1977.
ATTEST: _____
Margaret Lewis
Clerk of the Board

CERTIFICATE OF RECORDER

STATE OF WYOMING } ss
COUNTY OF SHERIDAN } ss
I hereby certify that this plat was filed for record in my office at 3:15 P.M. o'clock this 23 day of May, 1977, and recorded in plat book number _____ on page 112.

No. 709853
Fee 25.75
Margaret Lewis
County Clerk
Deputy

GENERAL COMMENTS

1. Water will be provided by private well, individually, until the necessity of a central system develops.
2. Sewer will be private septic tank according to test results by the U.S. Soil Conservation Service.
3. In addition to the easements specifically set forth by the plat, additional Utility Easements are reserved on and along ten (10) ft. on either side of all lot lines and on and along all roadways, for purposes of construction, maintenance and operation of all utility lines, ditches and conduits as required. Easements for access to all ponds and reservoirs for the purpose of fire protection are also reserved. Exact location of access to reservoirs will be established by the Home Owners Association.

CERTIFICATE OF SURVEYOR

I, Wayne Rosendahl, a duly registered land surveyor in the State of Wyoming do hereby certify that this plat of BEAVER FLATS SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision.

Wayne Rosendahl
Wayne Rosendahl Wyoming L.S. #580