

20.00' UTILITY EASEMENT "A"		
LINE	DIRECTION	DISTANCE
TIE A	N72°53'34"W	1370.72'
1	S86°00'12"E	138.87'
2	N69°15'38"E	175.55'
3	N68°34'46"E	103.47'

20.00' UTILITY EASEMENT "B"		
LINE	DIRECTION	DISTANCE
TIE B	N87°27'09"W	450.57'
1	N29°31'59"W	117.95'
2	N32°27'25"W	157.46'
3	N33°46'08"W	238.83'

30.00' ACCESS EASEMENT "C"		
LINE	DIRECTION	DISTANCE
TIE C	N82°01'18"W	455.14'
1	N28°02'18"W	27.20'
2	N20°59'42"W	40.38'
3	N10°07'41"W	48.56'
4	N05°17'39"W	203.12'
5	N06°29'39"W	90.04'

ANY FURTHER DIVISION OF EITHER PARCEL DESCRIBED IN THIS MAP SHALL REQUIRE FULL COMPLIANCE WITH ALL SUBDIVISION REGULATIONS IN EFFECT IN SHERIDAN COUNTY.

ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE DIVIDED LAND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF THE NEAREST INCORPORATED CITY OR TOWN OF THE COUNTY THAT HAS ADOPTED BUILDING STANDARDS. BUILDING STANDARDS THAT HAVE BEEN ADOPTED BY THE COUNTY SHALL SUPERSEDE AND GOVERN.

- LEGEND:
- (M) MEASURED BEARING OR DISTANCE
 - (R) RECORD BEARING OR DISTANCE (BOOK 376, PAGE 230)
 - ◆ SET REBAR AND CAP LS 6594
 - ◇ BRASS CAP LS 102
 - 3" ALUMINUM CAP LS 6594
 - FENCE LINE
 - CENTERLINE EASEMENTS, ROADWAYS
 - SECTION LINES
 - SECTION DIVISION LINE
 - EASEMENTS

LEGAL DESCRIPTION TRACT A

A TRACT OF LAND LOCATED IN THE SE1/4SE1/4 OF SECTION 13, TOWNSHIP 57 NORTH, RANGE 86 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N87°36'09"W, 450.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N80°11'40"W, 871.18 FEET; THENCE N00°22'03"W, 1146.02 FEET; THENCE N89°33'50"E, 457.21 FEET; THENCE S04°23'24"E, 449.15 FEET; THENCE S26°23'51"W, 195.06 FEET; THENCE S00°00'00"W, 249.24 FEET; THENCE N87°10'41"E, 455.16 FEET; THENCE S00°48'32"E, 448.51 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 15.945 ACRES, MORE OR LESS.

ALSO INCLUDING PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES LOCATED IN THE SE1/4SE1/4 OF SECTION 13, TOWNSHIP 57 NORTH, RANGE 86 WEST AND BEING 10 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

EASEMENT "A" BEGINNING AT A POINT LOCATED N72°53'34"W, 1370.72 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE S86°00'12"E, 138.87 FEET; THENCE N69°15'38"E, 175.55 FEET; THENCE N68°34'46"E, 103.47 FEET TO A POINT ON THE WEST BOUNDARY OF TRACT B.

EASEMENT "B" BEGINNING AT A POINT LOCATED N87°27'09"W, 450.57 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N29°31'59"W, 117.95 FEET; THENCE N32°27'25"W, 157.46 FEET; THENCE N33°46'08"W, 238.83 FEET TO A POINT ON THE SOUTH BOUNDARY OF TRACT B.

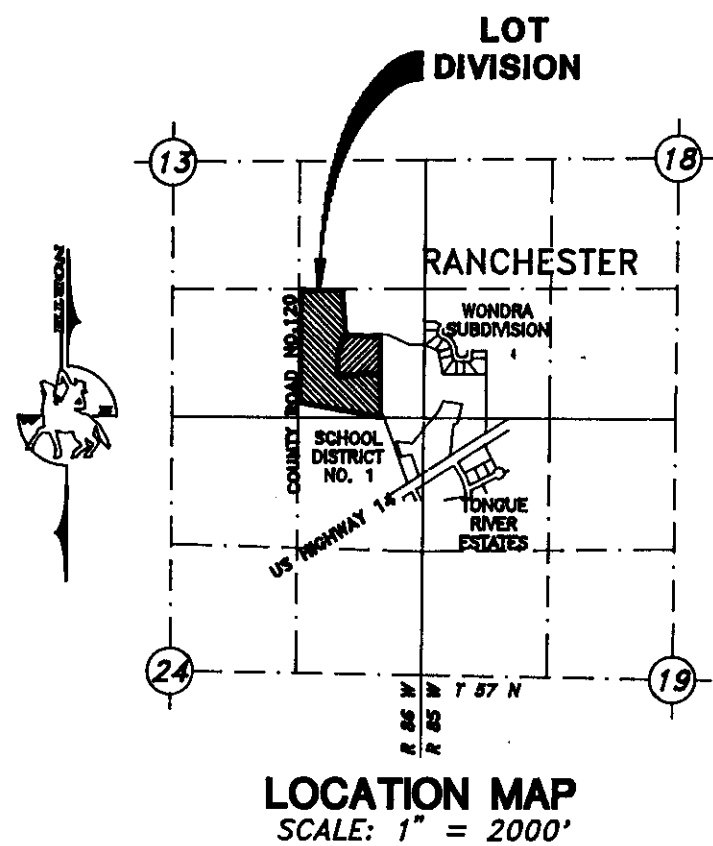
ALSO INCLUDING PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS LOCATED IN THE SE1/4SE1/4 OF SECTION 13, TOWNSHIP 57 NORTH, RANGE 86 WEST AND BEING 15 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

EASEMENT "C" BEGINNING AT A POINT LOCATED N82°01'18"W, 455.14 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N28°02'18"W, 27.20 FEET; THENCE N20°59'42"W, 40.38 FEET; THENCE N10°07'41"W, 48.56 FEET; THENCE N05°17'39"W, 203.12 FEET; THENCE N06°29'39"W, 90.04 FEET TO A POINT ON THE SOUTH BOUNDARY OF TRACT B.

LEGAL DESCRIPTION TRACT B

A TRACT OF LAND LOCATED IN THE SE1/4SE1/4 OF SECTION 13, TOWNSHIP 57 NORTH, RANGE 86 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N87°36'09"W, 450.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N00°48'32"W, 448.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE S87°10'41"W, 455.16 FEET; THENCE N00°00'00"E, 249.24 FEET; THENCE N26°23'51"E, 195.06 FEET; THENCE S87°38'24"E, 253.00 FEET; THENCE N87°56'36"E, 109.60 FEET; THENCE S00°48'32"E, 395.11 FEET; TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 4.056 ACRES, MORE OR LESS.



CERTIFICATE OF OWNER

THE ABOVE OR FOREGOING LOT DIVISION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

EXECUTED THIS 13th DAY OF April, 1998.

BY: Bruce E. Collins
BRUCE E. COLLINS OWNER

BY: Mary Jane Collins
MARY JANE COLLINS OWNER

BY: COLLINS FAMILY LIMITED PARTNERSHIP DATED DECEMBER 22, 1997, A WYOMING LIMITED PARTNERSHIP (OWNER)
Bruce E. Collins GENERAL PARTNER
Mary Jane Collins GENERAL PARTNER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF April, 1998, BY BRUCE E. COLLINS, AS AN INDIVIDUAL AND AS GENERAL PARTNER, AND MARY JANE COLLINS, AS AN INDIVIDUAL AND AS GENERAL PARTNER.

MY COMMISSION EXPIRES ON May 18, 2000

Tom Mentock
NOTARY PUBLIC

TOM MENTOCK - Notary Public
County of Sheridan State of Wyoming
My Commission Expires 5/18/2000

CERTIFICATE OF SURVEYOR

I, DANIEL G. REDERTH, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Daniel G. Rederth
Professional Land Surveyor
6594
Date 4-22-98
WYOMING

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 1:00 O'CLOCK THIS 20 DAY OF APRIL, 1998, AND FILED IN DRAWER A, PLAT NUMBER 188, INSTRUMENT NUMBER 282257, FEE 2.00.

Daniel H. Smith COUNTY CLERK
Dale R. Rawlings DEPUTY COUNTY CLERK

COUNTY LOT DIVISION PERMIT #98-001

LOT DIVISION OF A TRACT OF LAND

LOCATED IN

THE SE1/4SE1/4 OF SECTION 13, T57N, R86W

OF

THE 6TH PRINCIPAL MERIDIAN SHERIDAN COUNTY, WYOMING

MENTOCK-WILLEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS

1030 NORTH MAIN STREET
No. 2 TAYLOR PLACE
SHERIDAN, WYOMING 82801

PHONE: (307) 674-4224 FAX: (307) 672-9492