

RECORDED APRIL 23, 1991 BK 341 PG 54 NO 80003 RONALD L. DAILEY, COUNTY CLERK

AGREEMENT

WHEREAS Ralph H. Knode, Jr. and Judith O. Knode, as tenants in common have agreed to sell the following described real property to Jack B. and Mary P. Chrispen and William A. Chrispen

A tract of land situated in the N1/2NW1/4 of Section 34, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, said tract more particularly described as follows:

Beginning at a point, said point being the northwest corner of Lot 2, Block 1 of the Knode Ranch Subdivision; thence S18°39'52"W, 97.12 feet along the west line of said Lot 2 to a point on the north right-of-way line of Canvasback Road, said point being the southwest corner of said Lot 2; thence N70°55'34"W, 108.38 feet along said north right-of-way line to a point; thence through a curve to the right having a delta of 86°43'10", a radius of 30.00 feet, a length of 45.42 feet, a chord bearing of N27°32'50"W, and a chord length of 41.20 feet along said north and east right-of-way line of said Canvasback Road to a point; thence N15°49'09"E, 40.00 feet along said east right-of-way line to a point; thence S82°35'37"E, 142.85 feet to the point of beginning.

WHEREAS a surveyor's certificate dated January 23, 1991 has been prepared by Ronald W. Prestfeldt, Wyoming Licensed Surveyor 2015, and,

WHEREAS said survey shows the fence lines to be off the property lines and the water well to be off the subject property and located in the right-of-way of Canvasback Road, and,

WHEREAS the parties hereto agree to acknowledge said circumstances and to accept the conditions as they exist.

NOW THEREFORE the parties hereto agree to hold one another harmless from any claim, damage or loss arising from the circumstances of the fence lines being located other than on the property lines and the water well being located in the right-of-way of Canvasback Road.

DATED this 8th day of FEBRUARY, 1991.

Ralph H. Knode, Jr.
Ralph H. Knode, Jr.

Judith O. Knode
Judith O. Knode

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Ralph H. Knode, Jr. and Judith O. Knode, Ralph H. Knode, Jr. and Judith O. Knode, this 8th day of FEBRUARY, 1991.

Witness my hand and official seal.

Dorothy M. Goodmay
Notary Public

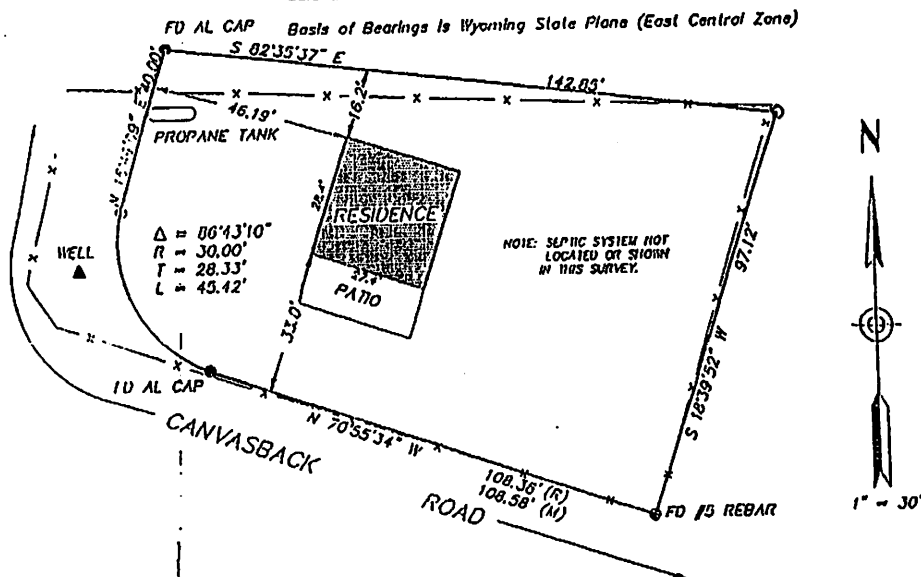
My Commission Expires: Dec. 12, 1992.

SURVEYOR'S CERTIFICATE

I, RONALD W. PRESTFELDT, A DULY LICENSED SURVEYOR, HEREBY CERTIFY THAT I HAVE SUPERVISED THE MORTGAGEE'S INSPECTION OF THE PARCEL OF LAND IN THE COUNTY OF SHERIDAN, STATE OF WYOMING, AND DESCRIBED AS FOLLOWS:

A tract of land situated in the N1/2NW1/4 of Section 34, Township 55 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, said tract more particularly described as follows:

Beginning at a point, said point being the northwest corner of Lot 2, Block 1 of the Knoda Ranch Subdivision; thence S18°39'52"W, 97.12 feet along the west line of said Lot 2 to a point on the north right-of-way line of Canvasback Road, said point being the southwest corner of said Lot 2; thence N70°55'34"W, 108.38 feet along said north right-of-way line to a point; thence through a curve to the right having a delta of 86°43'10", a radius of 30.00 feet, a length of 45.42 feet, a chord bearing of N27°32'30"W, and a chord length of 41.20 feet along said north and east right-of-way line of said Canvasback Road to a point; thence N15°49'09"E, 40.00 feet along said east right-of-way line to a point; thence S02°35'37"E, 142.85 feet to the point of beginning. Said tract contains 0.26 acres more or less.



STREET NUMBER 17 CANVASBACK ROAD, THIS PROPERTY BEING SITUATED ON THE NORTH SIDE OF SAID STREET. THIS PROPERTY IS LOCATED 0 FEET IN A NORTHERLY DIRECTION FROM HARLEQUIN DRIVE STREET, THIS BEING THE NEAREST INTERSECTING STREET.

I FURTHER CERTIFY AS FOLLOWS:

1. THE BUILDING AND GARAGE SITUATED UPON THE ABOVE-MENTIONED PROPERTY ARE WHOLLY WITHIN THE BOUNDARY LINES OF THE ABOVE DESCRIBED PROPERTY.

* THE WATER WELL LIES OUTSIDE OF THE PROPERTY LINE.

2. THE DRIVEWAY LIES WITHIN THE SAID BOUNDARY LINES.

3. THE FRONT WALL OF THE BUILDING IS 33.0 FEET FROM THE FRONT LOT LINE.

4. NO SIDE LINE OF THE BUILDING IS LESS THAN 43.19 FEET FROM ANY OF THE SAID BOUNDARY LINES.

5. THERE ARE NO ENCROACHMENTS UPON THE LOT FROM ANY BUILDING LOCATED UPON THE ADJOINING LOTS

6. THE BUILDING LINE RESTRICTIONS HAVE NOT BEEN VIOLATED.

THIS RESIDENCE DOES APPEAR TO BE IN THE FLOOD PLAIN AS DESIGNATED BY U.S.D. ON COMMUNITY-PANEL No. 580017 0020 A FOR THE UNINCORPORATED AREAS OF SHERIDAN COUNTY, WYOMING. HOWEVER NO EXACT ELEVATIONS FOR THE FLOOD PLAIN IN UNINCORPORATED AREAS ARE KNOWN AND I DISCLAIM THE ACCURACY OF THE LOCATIONS WITH REFERENCE TO THE FLOOD PLAIN IN UNINCORPORATED AREAS OF SHERIDAN COUNTY, WYOMING.

NOTE: ANY DIMENSIONS SHOWN FROM BUILDINGS TO THE LOT LINES ARE SHOWN ONLY FOR THE DETERMINATION OF COMPLIANCE OF THE BUILDINGS AND PROPERTY TO THE BUILDING LINE RESTRICTIONS, AND ARE NOT TO BE USED TO RE-ESTABLISH ANY LOT CORNERS OR BOUNDARY LINES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL.

SIGNED AND DATED, AT 500 N.W. THIS 23rd DAY OF JANUARY, 2001

55 Ronald W. Prestfeldt
RONALD W. PRESTFELDT WYOMING L.S. 2615

56

1

MULTI-HOUSING

778.43'
N89°44'31"W

COMMON LAND

16.59 A

NOT INCLUDED IN
THIS SUBDIVISION

N60°48'27"E
333.90'

2

2.13 A

585.28'
N70°55'34"W
641.48'

GROUND

Pipeline

10.77 Ac

COMMON

N40°34'10"E
461.21'

N05°26'57"W
381.31'

N2°05'55"W
357.14'

N21°08'15"W
357.14'

N15°11'59"E
213.32'

N5°49'09"E
92.21'

146.00'
50°57'25"W
148.00'

640.02'
N34°36'35"W
138.37'

15.00'

60.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'