

RECORDED APRIL 23, 1991 BK 341 PG 57 NO 80004 RONALD L. DAILEY, COUNTY CLERK
CONSENT

WHEREAS Knode Ranch Homeowner's Association, Inc., a Wyoming corporation is an affected party and,

WHEREAS Ralph W. Knode, Jr. and Judith O. Knode, as tenants in common propose to sell the following described real property situated within the Knode Ranch Subdivision but not being a portion thereof.

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 prepared by Ronald W. Prestfeldt shows that the fence lines and water well are not situated within the boundaries of the property to be conveyed and,

WHEREAS the undersigned officers of said corporation consent to allowing said situation to continue to exist in accordance with the agreement entered into between the parties as to each other and as to the County Commissioners of Sheridan County.

NOW THEREFORE the undersigned officers of Knode Ranch Homeowner's Association, Inc., a Wyoming corporation hereby acknowledge the circumstances as shown on the Surveyor's Certificate and consent to the same as well as consenting to the right of the property owner to relocate the fences to coincide with the property lines as well as consenting to the well location within the right-of-way of Canvasback Road.

Dated this 18th day of March, 1991.

KNODE RANCH HOMEOWNER'S ASSOCIATION, INC.

By: Gilbert L. Lemons
President

Attest:

NO SEAL

SEAL:

Thomas Hane
Secretary

5

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

The foregoing instrument was acknowledged before me this 16th day of April, 1991, by Gilbert Clemons, the President of Knode Ranch Homeowner's Association, a Wyoming non-profit corporation, on behalf of said corporation.

Witness my hand and official seal.



Cindy Springer
Notary Public

My commission expires: _____

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

The foregoing instrument was acknowledged before me this 16th day of April, 1991, by S. Thomas Throne, the Secretary of Knode Ranch Homeowner's Association, a Wyoming non-profit corporation, on behalf of said corporation.

Witness my hand and official seal.



Cindy Springer
Notary Public

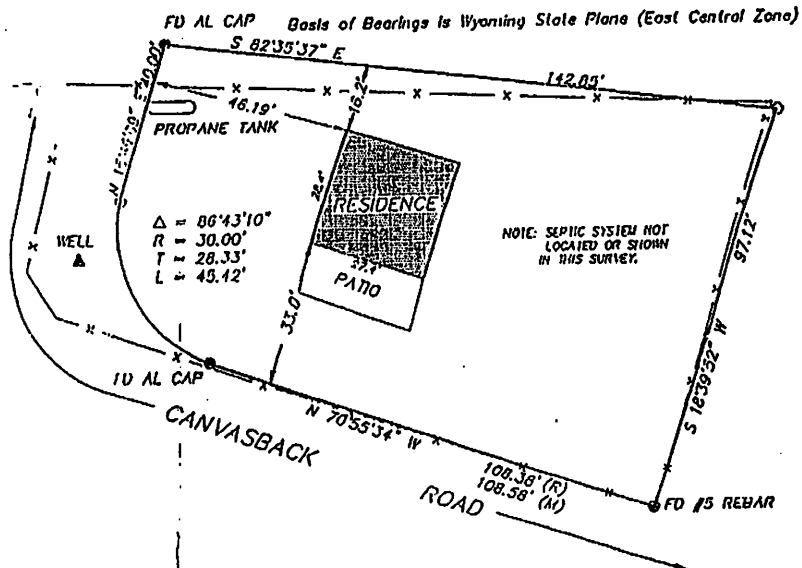
My commission expires: _____

SURVEYOR'S CERTIFICATE

I, RONALD W. PRESFELDT, 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 35 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 S10°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 15.42 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 S02°35'37"E, 142.05 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 H.U.D. ON COMMUNITY PANEL No. 950017 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 1500 R.W. THIS 23rd DAY OF JANUARY 1981

RONALD W. PRESFELDT WYOMING L.S. 2615

