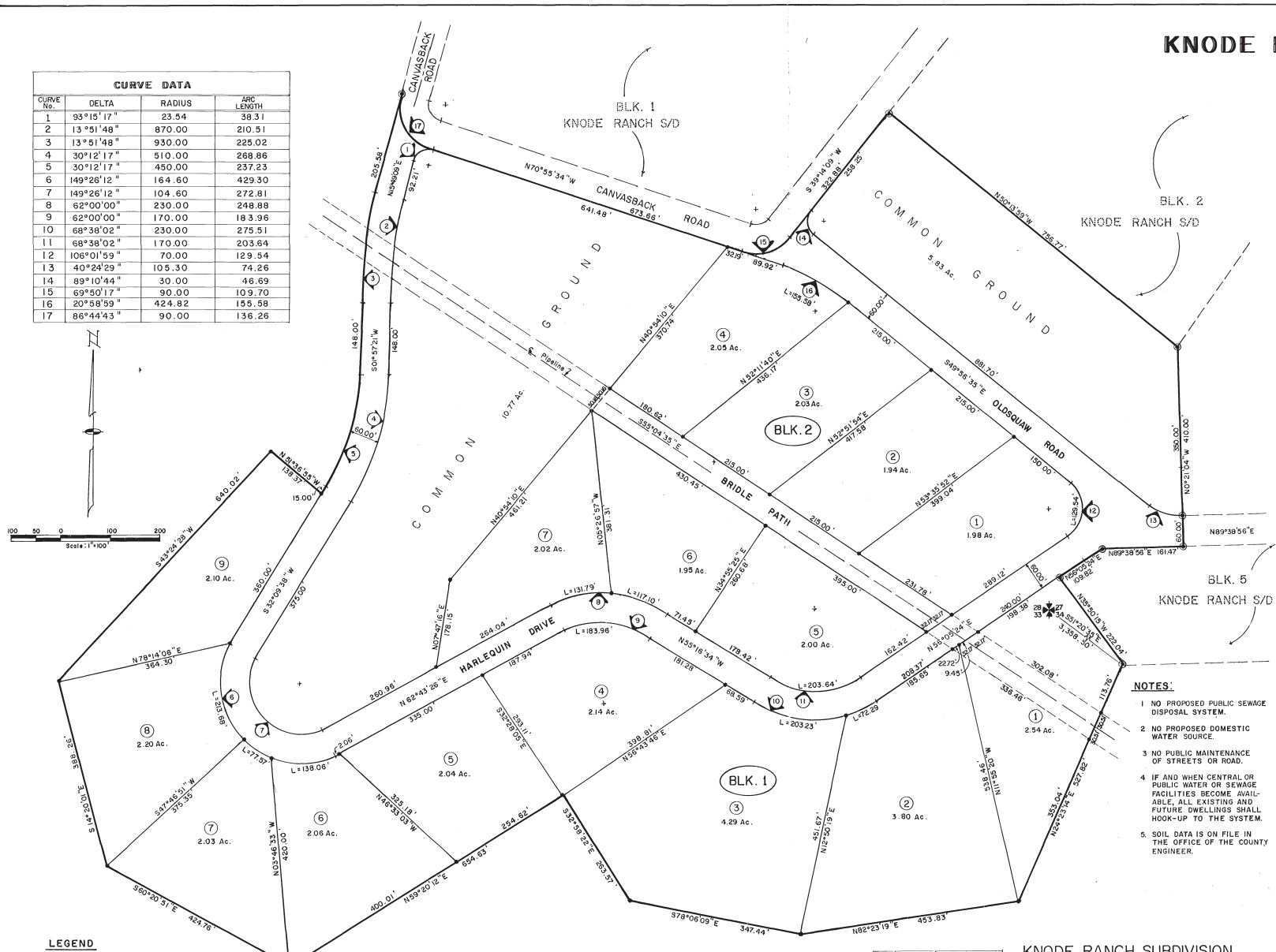
KNODE RANCH SUBDIVISION
2nd ADDITION

CURVE DATA			
CURVE No.	DELTA	RADIUS	ARC LENGTH
1	93°15'17"	23.54	38.31
2	13°51'48"	870.00	210.51
3	13°51'48"	930.00	225.02
4	30°12'17"	510.00	268.86
5	30°12'17"	450.00	237.23
6	149°26'12"	164.60	429.30
7	149°26'12"	104.60	272.81
8	62°00'00"	230.00	248.88
9	62°00'00"	170.00	183.96
10	68°38'02"	230.00	275.51
11	68°38'02"	170.00	203.64
12	106°01'59"	70.00	129.54
13	40°24'29"	105.30	74.26
14	89°10'44"	30.00	46.69
15	69°50'17"	90.00	109.70
16	20°58'59"	424.82	155.58
17	86°44'43"	90.00	136.26



THE ABOVE OR FOREGOING SUBDIVISION OF THE FOLLOWING DESCRIBED LAND OR REAL ESTATE, TO WIT.

THIS IS A SUBDIVISION OF A PART OF SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF LOT 1, BLOCK 5 OF THE KNODE RANCH SUBDIVISION TO SHERIDAN COUNTY, WYOMING, SAID POINT IS S 51°20'35"E, A DISTANCE OF 3,358.50 FEET FROM THE NORTHWEST OF SAID SECTION 34; THENCE ALONG THE BOUNDARY LINE OF SAID KNODE RANCH SUBDIVISION, N 35°50'15"W, A DISTANCE OF 222.04 FEET TO A POINT, SAID POINT BEING A LOT CORNER OF LOT 1, BLOCK 5; THENCE ALONG THE BOUNDARY LINE OF KNODE RANCH SUBDIVISION N 56°05'24"E, A DISTANCE OF 109.82 FEET TO A POINT, SAID POINT BEING A LOT CORNER OF LOT 1, BLOCK 5; THENCE ALONG THE BOUNDARY LINE OF SAID KNODE RANCH SUB-DIVISION N 89°38'56"E, A DISTANCE OF 161.47 FEET TO A POINT, SAID POINT BEING A LOT CORNER OF SAID LOT 1, BLOCK 5; THENCE ALONG THE BOUNDARY LINE OF KNODE RANCH SUBDIVISION N 0°21'04"W, A DISTANCE OF 410.00 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 5; THENCE ALONG SAID BOUNDARY LINE OF KNODE RANCH SUBDIVISION N 50°13'59"W, A DISTANCE 756.77 FEET TO A POINT, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF CANVASBACK ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE BEING THE BOUNDARY LINE OF THE KNODE RANCH SUB-DIVISION, S 39°14'09"W, A DISTANCE OF 322.88 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, RIGHT, IN A SOUTHERLY DIRECTION ALONG A CURVE WITH A RADIUS OF 90 FEET AND A DELTA OF 69°50'17" TO A POINT, SAID POINT BEING THE END OF SAID CURVE; THENCE ALONG SAID RIGHT-OF-WAY LINE N70°55'34"W, A DISTANCE OF 673.66 FEET TO A POINT, SAID POINT BEING A BEGINNING OF A CURVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, RIGHT, IN A WESTERLY DIRECTION ALONG A CURVE WITH A RADIUS OF 90 FEET AND A DELTA OF 86°44'43" TO A POINT, SAID POINT BEING THE END OF SAID CURVE; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF HARLEQUIN DRIVE, S 15°49'09"W, A DISTANCE OF 205.58 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE; THENCE ALONG SAID RIGHT-OF-WAY LINE OF HARLEQUIN DRIVE, LEFT, IN A SOUTHERLY DIRECTION ALONG A CURVE WITH A RADIUS OF 930.00 FEET AND A DELTA OF 13°51'48" TO A POINT; SAID POINT BEING THE END OF SAID CURVE; THENCE ALONG SAID RIGHT-OF-WAY OF HARLEQUIN DRIVE, S 01°57'21"W, A DISTANCE OF 148.00 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE; THENCE ALONG SAID RIGHT-OF-WAY LINE OF HARLEQUIN DRIVE, RIGHT, IN A SOUTHERLY DIRECTION ALONG A CURVE WITH A RADIUS OF 450.00 FEET AND A DELTA OF 30°12'17" TO A POINT; SAID POINT BEING THE END OF SAID CURVE; THENCE ALONG SAID RIGHT-OF-WAY LINE S 32°09'38"W, A DISTANCE OF 15.00 FEET TO A POINT; THENCE N51°36'55"W, A DISTANCE OF 138.37 FEET TO A POINT; THENCE S 43°24'28"W, A DISTANCE OF 640.02 FEET TO A POINT; THENCE S14°20'01"E, A DISTANCE OF 388.26 FEET TO A POINT; THENCE S 60°20'51"E, A DISTANCE OF 424.76 FEET TO A POINT; THENCE N59°20'12"E, A DISTANCE OF 654.63 FEET TO A POINT; THENCE S32°58'22"E A DISTANCE OF 253.57 FEET TO A POINT; THENCE S78°06'09"E, A DISTANCE OF 347.44 FEET TO A POINT; THENCE N82°23'19"E, A DISTANCE OF 453.85 FEET TO A POINT; THENCE N24°23'14"E, A DISTANCE OF 527.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 61.08 ACRES MORE OR LESS. BASIS OF BEARING IS WYOMING STATE PLANE.

SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THE UNDERSIGNED OWNERS AND PROPRIETORS DO HEREBY RELEASE AND WAIVE ALL RIGHTS, UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

EASEMENTS

ALL DEDICATED ROADWAYS, STREETS, PUBLIC GROUNDS, AND ALLEYS INCLUDING EASEMENT AND RIGHT-OF-WAY OF FIFTEEN (15) FEET ON EACH SIDE OF THE PROPERTY LINES OF THE ORIGINAL LOTS WITHIN THE SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE FOR POLES, WIRES, PIPES, CONDUITS FOR HEATING, LIGHTING, ELECTRICITY, GAS, TELEPHONE, SEWER, WATER, CABLE TELEVISION, OR OTHER PUBLIC OR QUASI-PUBLIC UTILITY SERVICE PURPOSES, TOGETHER WITH THE RIGHT OF ENTRY AT ANY TIME FOR THE PURPOSE OF FURTHER CONSTRUCTION AND REPAIR.

STREETS

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 10 DAY OF JULY, 1978

PROPERTY OWNER(S) Knode Ranch Inc.
Ralph H. Knode, President

STATE OF WYOMING) S.S
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Ralph H. Knode
THIS 10 DAY OF JULY, 1978
WITNESS MY HAND AND OFFICIAL SEAL John M. Hussman
Notary
MY COMMISSION EXPIRES JUNE 1 1982

APPROVAL BY THE COUNTY

THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION HEREWITH RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 8th DAY OF August, 1978.

VICE-CHAIRMAN William Horn
SECRETARY Mike Smyland

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS IN AND FOR THE COUNTY OF SHERIDAN, WYOMING, ON THIS 8th DAY OF August, 1978.

CHAIRMAN William J. Lara
ATTEST CLERK OF THE BOARD Margaret Lewis

CERTIFICATE OF RECORDER

STATE OF WYOMING) S.S.
COUNTY OF SHERIDAN)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 7:00 p.m. O'CLOCK August 8th, 1978, AND RECORDED IN PLAT BOOK NO. 1 ON PAGE 220
No. 143703
FEE 30.00
COUNTY CLERK Margaret Lewis

NOTES:

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
2. NO PROPOSED DOMESTIC WATER SOURCE.
3. NO PUBLIC MAINTENANCE OF STREETS OR ROAD.
4. IF AND WHEN CENTRAL OR PUBLIC WATER OR SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL HOOK-UP TO THE SYSTEM.
5. SOIL DATA IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER.

LEGEND

- ◉ ALUMINUM CAP
- ● PLASTIC CAP (No. 4 REBAR) L.S. 529
- —|— No. 5 REBAR, TANGENT & CURVE BEGINNING-END POINTS
- ✱ SECTION CORNER, AS DESCRIBED AT LOCATION AS INTERSECTION OF 2 ROADS.

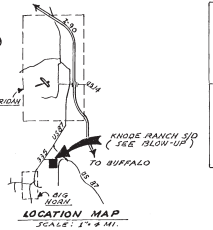
COMMON GROUND TO BE DEDICATED LATER

CERTIFICATE OF SURVEYOR

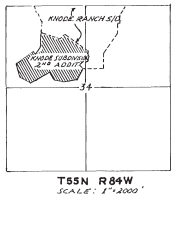
STATE OF WYOMING) S.S.
COUNTY OF SHERIDAN)

I, DAVID M. GRAHAM, OF SHERIDAN, WYOMING, HEREBY CERTIFY THAT THE BOUNDARY OF KNODE RANCH SUBDIVISION, 2nd ADDITION, AS SHOWN HEREON IS ACCURATELY SHOWN AND DESCRIBED, AND HAS BEEN SURVEYED UNDER MY DIRECT SUPERVISION.

L.S. 529 David M. Graham
Licensed Land Surveyor



LOCATION MAP
SCALE: 1"=4 MI.



T55N R84W
SCALE: 1"=2000'

KNODE RANCH SUBDIVISION
2nd ADDITION
SHERIDAN COUNTY, WYOMING
SCALE: 1" = 100'

SUBDIVIDER: Ralph Knode
Route 1, South of Sheridan, Wyoming

DATE OF PREPARATION: July, 1978.

TOTAL ACREAGE: 61.08 Acres

TOTAL NUMBER LOTS: 16