

# COUNTRY CLUB ESTATES

THE ABOVE OR FOREGOING SUBDIVISION OF THE FOLLOWING DESCRIBED LAND OR REAL ESTATE, TO WIT:  
THIS IS A SUBDIVISION OF A PART OF THE NE 1/4 NE 1/4 NW 1/4 SECTION 28, T56N, R84W, 6TH D.M.  
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS COUNTRY CLUB ESTATES.

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:  
AN EASEMENT IS HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND WIDTH RIGHT OF WAY OF WHICH IS SHOWN IN DOTTED LINE ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, REPLACING, AND MAINTAINING SEWERS, WATERLINES, GAS LINES, ELECTRICAL, TELEPHONE AND CABLE TELEVISION LINES AND POLES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREFTER BEING GENERALLY UTILIZED BY THE PUBLIC. A TWELVE (12) FOOT TEMPORARY CONSTRUCTION EASEMENT IS ALSO PROVIDED ON EACH SIDE OF THE AFOREMENTIONED EASEMENT FOR THE INITIAL CONSTRUCTION OF WATER & SEWER LINES AND OTHER FACILITIES.

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

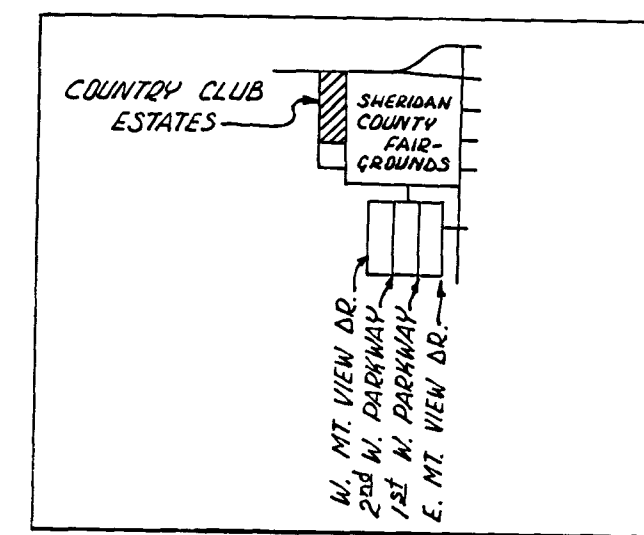
IN TESTIMONY WHEREOF:  
THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 22<sup>ND</sup> DAY OF SEPT., 1976.

Walter J. Pilch  
Olga M. Pilch

STATE OF WYOMING ) S.S.  
COUNTY OF SHERIDAN )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WALTER J. PILCH AND OLGA M. PILCH THIS 22<sup>ND</sup> DAY OF SEPT. 1976.

WITNESS MY HAND AND OFFICIAL SEAL. Sara W. Gradine  
Notary Public

MY COMMISSION EXPIRES March 6, 1978



LOCATION MAP  
NO SCALE

5/8" REBAR MONUMENT

## APPROVAL BY THE CITY OF SHERIDAN

THE SHERIDAN CITY PLANNING AND ZONING COMMISSION HEREWITHE RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 27<sup>TH</sup> DAY OF SEPTEMBER 1976.

CHAIRMAN Nancy E. Hines SECRETARY Nancy Swartz

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED MAYOR AND CITY CLERK IN AND FOR THE CITY OF SHERIDAN, WYOMING, ON THIS 27<sup>TH</sup> DAY OF SEPTEMBER 1976.

MAYOR Russell York CITY CLERK Arthur W. Elkins

## CERTIFICATE OF SURVEYOR AND ENGINEER

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

I, W.J. PILCH, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF THE COUNTRY CLUB ESTATES TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

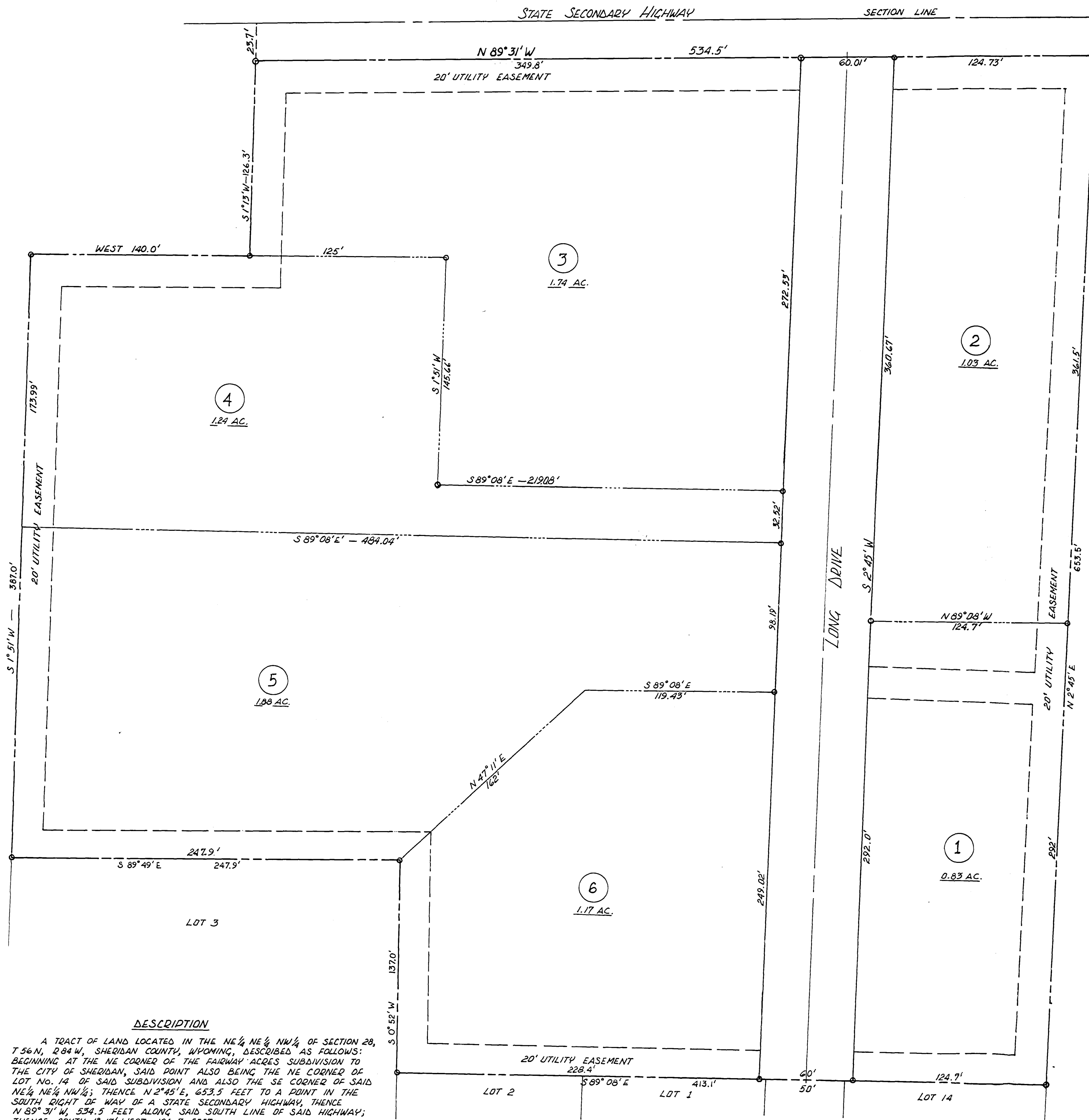
Walter J. Pilch  
WALTER J. PILCH  
WYO. P.E. & L.S. No. 537

## CERTIFICATE OF RECORDED

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

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 4:20 P.M. THIS 12<sup>TH</sup> DAY OF OCTOBER, 1976, AND RECORDED IN PLAT BOOK NUMBER 1 ON PAGE NUMBER 151. NO. 198111. FEE \$5.00

COUNTY CLERK Margaret Lewis



### DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE 1/4 NE 1/4 NW 1/4 OF SECTION 28, T56N, R84W, SHERIDAN COUNTY, WYOMING, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE FAIRWAY ACRES SUBDIVISION TO THE CITY OF SHERIDAN, SAID POINT ALSO BEING THE NE CORNER OF LOT NO. 14 OF SAID SUBDIVISION AND ALSO THE SE CORNER OF SAID NE 1/4 NE 1/4 NW 1/4; THENCE N 2° 45' E, 653.5 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF A STATE SECONDARY HIGHWAY, THENCE N 89° 31' W, 534.5 FEET ALONG SAID SOUTH LINE OF SAID HIGHWAY; THENCE SOUTH 1° 13' WEST, 124.3 FEET; THENCE WEST 140 FEET; THENCE S 1° 51' W, 387 FEET; THENCE S 89° 49' E, 247.9'; THENCE S 0° 52' W, 137 FEET TO A POINT WHICH IS THE NE CORNER OF LOT NO. 3 OF SAID FAIRWAY ACRES SUBDIVISION; THENCE S 89° 08' E, 413.1 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 8.60 ACRES, MORE OR LESS.

FAIRWAY ACRES

SCALE 1" = 40'

C-7