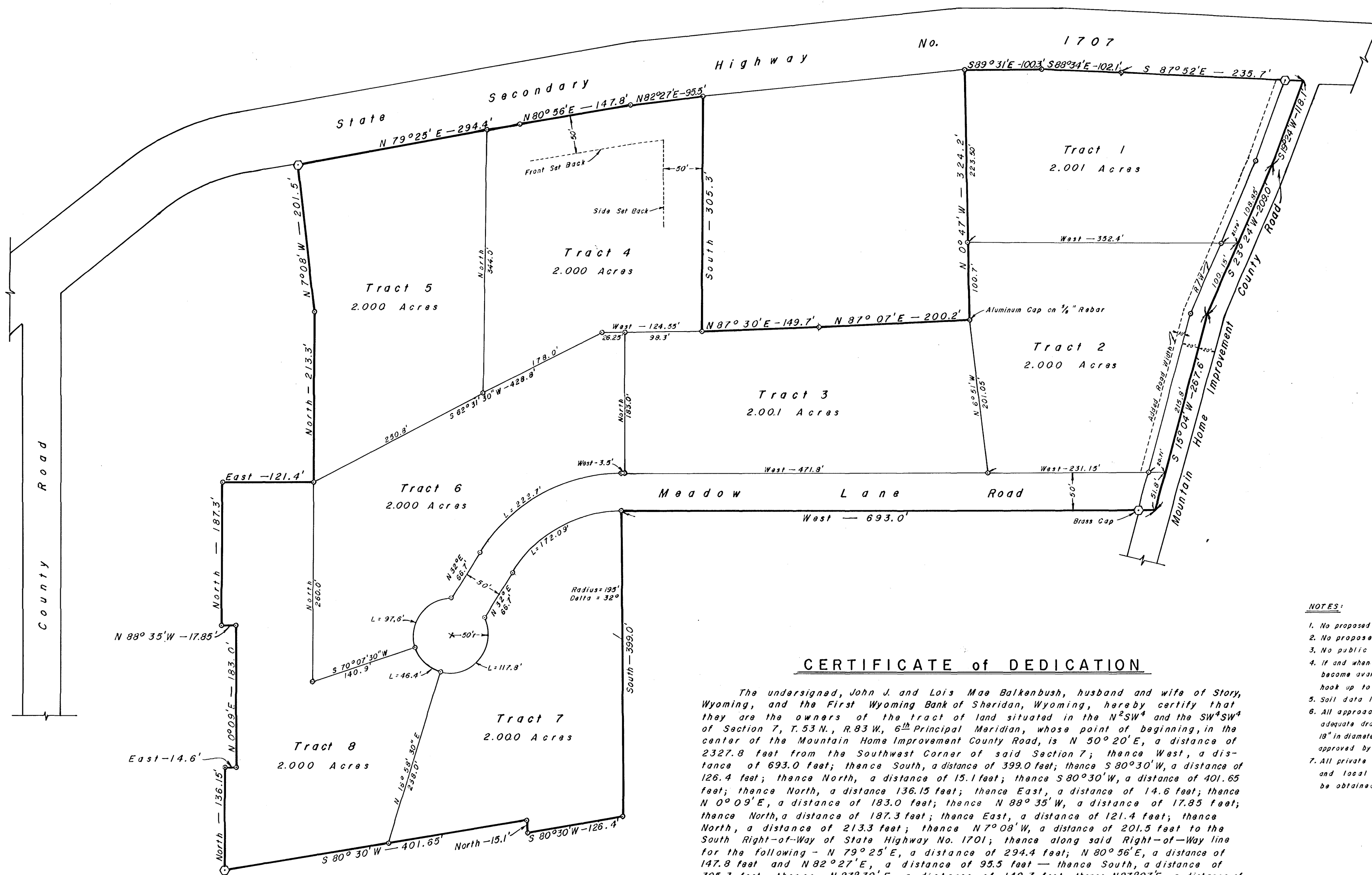


# DETAIL

SCALE: 1" = 50'



## CERTIFICATE of DEDICATION

The undersigned, John J. and Lois Mae Balkenbush, husband and wife of Story, Wyoming, and the First Wyoming Bank of Sheridan, Wyoming, hereby certify that they are the owners of the tract of land situated in the N<sup>2</sup>SW<sup>4</sup> and the SW<sup>2</sup>SW<sup>4</sup> of Section 7, T.53N., R.83W., 6<sup>th</sup> Principal Meridian, whose point of beginning, in the center of the Mountain Home Improvement County Road, is N 50° 20' E, a distance of 232.8 feet from the Southwest Corner of said Section 7; thence West, a distance of 693.0 feet; thence South, a distance of 399.0 feet; thence S 80° 30' W, a distance of 126.4 feet; thence North, a distance of 15.1 feet; thence S 80° 30' W, a distance of 401.65 feet; thence North, a distance of 136.15 feet; thence East, a distance of 14.6 feet; thence N 0° 09' E, a distance of 183.0 feet; thence N 88° 35' W, a distance of 17.85 feet; thence North, a distance of 187.3 feet; thence East, a distance of 121.4 feet; thence North, a distance of 213.3 feet; thence N 7° 08' W, a distance of 201.5 feet to the South Right-of-Way of State Highway No. 1701; thence along said Right-of-Way line for the following - N 79° 25' E, a distance of 294.4 feet; N 80° 56' E, a distance of 147.8 feet and N 82° 27' E, a distance of 95.5 feet - thence South, a distance of 305.3 feet; thence N 87° 30' E, a distance of 149.7 feet; thence N 87° 07' E, a distance of 200.2 feet; thence N 0° 47' W, a distance of 324.2 feet to the South Right-of-Way of State Highway No. 1707; thence along said Right-of-Way line for the following - S 89° 31' E, a distance of 100.3 feet; S 88° 34' E, a distance of 102.1 feet; S 87° 52' E, a distance of 235.7 feet to the centerline of Mountain Home Improvement County Road; thence along the centerline of said County Road for the following - S 19° 24' W, a distance of 118.1 feet; S 23° 24' W, a distance of 209.0 feet; S 15° 04' W, a distance of 267.6 feet, to the point of beginning; said described tract containing 17.649 acres.

The above mentioned owners also certify that this plat, which delineates the above described tract of land, is made with the free consent and is in accordance with the desires of the undersigned owners and proprietors who do hereby dedicate to public use the Meadow Lane Road, the West one-half of the Mountain Home Improvement County Road adjacent to their property and an additional ten feet West of the Mountain Home Improvement County Road as laid out and designated on this plat.

There will be filed, with this plat, the set of covenants covering said Piney Acres Subdivision.

The minimum setback for residences and garages shall be 50 feet from the front line and 50 feet from any side or back line as illustrated in Tract 4.

The dedicated roadway, Meadow Lane Road, that part of the mentioned County Road with a ten foot addition to the West and a ten foot strip of land along the boundary line of each tract, are hereby reserved for utility purposes, together with the right of entry for the purpose of further construction and repair.

The owners hereby release and waive all rights under and by virtue of Homestead Exemption Laws of the State of Wyoming.

*John J. Balkenbush*  
John J. Balkenbush

*Lois Mae Balkenbush*  
Lois Mae Balkenbush

*Elaine Clifford*  
First Wyoming Bank

State of Wyoming } ss  
County of Sheridan }

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 1978, by John J. Balkenbush, Lois Mae Balkenbush and an agent of the First Wyoming Bank.

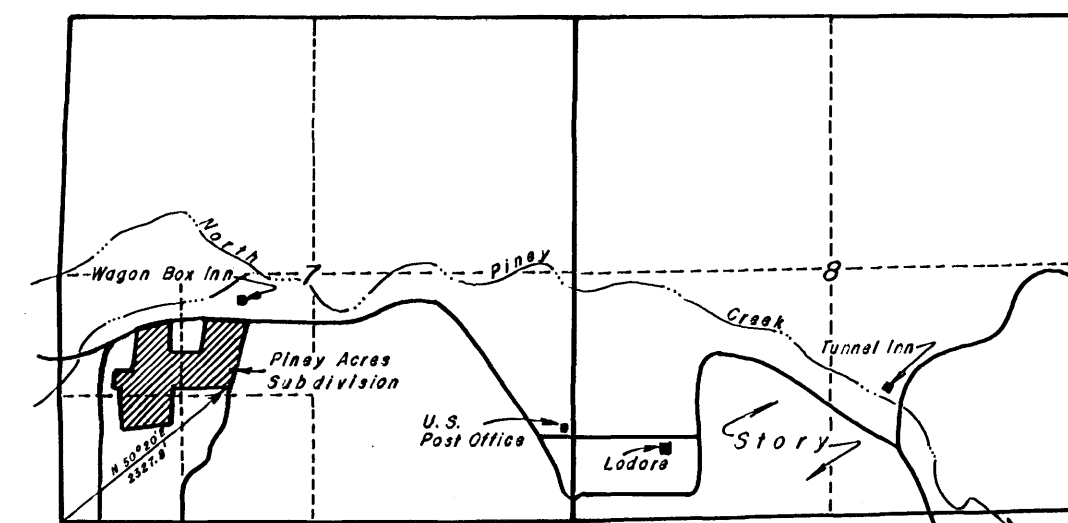
WITNESS my hand and official seal.

My commission expires August 14, 1982

*She Wright*  
Notary Public

# LOCATION

SCALE: 1" = 2000'



T 53 N R 83 W

## SHERIDAN COUNTY PLANNING COMMISSION

### CERTIFICATE of APPROVAL

Approved by the Sheridan County Planning Commission this 4<sup>th</sup> day of December, 1978.

Attest:

*Met Mendenhall*  
Clerk of the Planning Commission

*Richard C. Brady*  
Chairman of the Planning Commission

## BOARD of COUNTY COMMISSIONERS

### CERTIFICATE of APPROVAL

Approved by the Sheridan County Board of County Commissioners this 5<sup>th</sup> day of December, 1978.

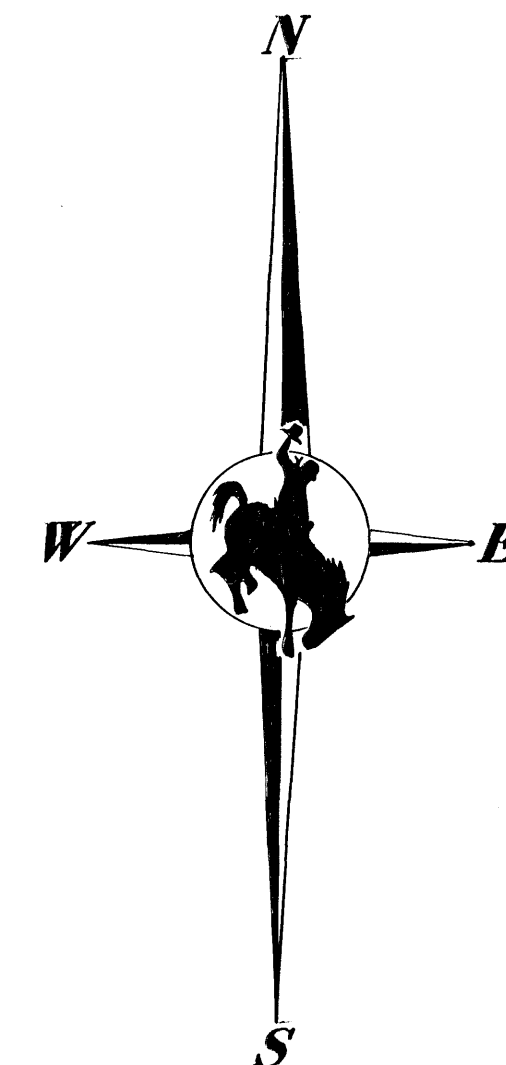
Attest: Margaret Lewis, County Clerk

*Carole R. Ruffalo*  
Clerk of the Board

*William J. Lupa*  
Chairman of the Board

## NOTES:

1. No proposed public sewage disposal system.
2. No proposed domestic water source.
3. No public maintenance of streets or roads.
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.
6. All approaches to the county roads shall be provided with adequate drainage culverts. Culverts shall be a minimum of 18" in diameter and 20 feet in length. Approaches shall be approved by the County Road Department.
7. All private wastewater facilities shall comply with state and local requirements. A permit for the facility shall be obtained from the County Engineer.



PLAT

of the

PINEY ACRES  
SUBDIVISION

SHERIDAN COUNTY, WYOMING

for

John J. and Lois Mae Balkenbush  
STORY, WYOMING

## CERTIFICATE of SURVEYOR

State of Wyoming } ss  
County of Sheridan }

I, Carl R. Oslund, of Sheridan, Wyoming, hereby certify that this map was made from field notes of actual surveys made by me during the previous years and the Fall of 1978 and correctly represents all the data shown hereon.

Percolation tests were taken on five of the eight lots. The results of these tests, when averaged, indicate a needed absorption field for each lot of 480 square feet, a very small part of a two-acre tract.

Registration No. 102 L.S.

*Carl R. Oslund*  
Surveyor

Subscribed in my presence and sworn to before me this 13<sup>th</sup> day of December, 1978.

WITNESS my hand and official seal.  
My commission expires August 14, 1982

*She Wright*  
Notary Public

## CERTIFICATE of RECORDER

State of Wyoming } ss  
County of Sheridan }

I hereby certify that this plat was filed for record in my office at 4:20 o'clock P.M. this 7<sup>th</sup> day of DECEMBER, 1978, and recorded in Plat Book Number 1 on page 240.

No. 752797

Fee 50.00

*Margaret Lewis*  
County Clerk

Deputy