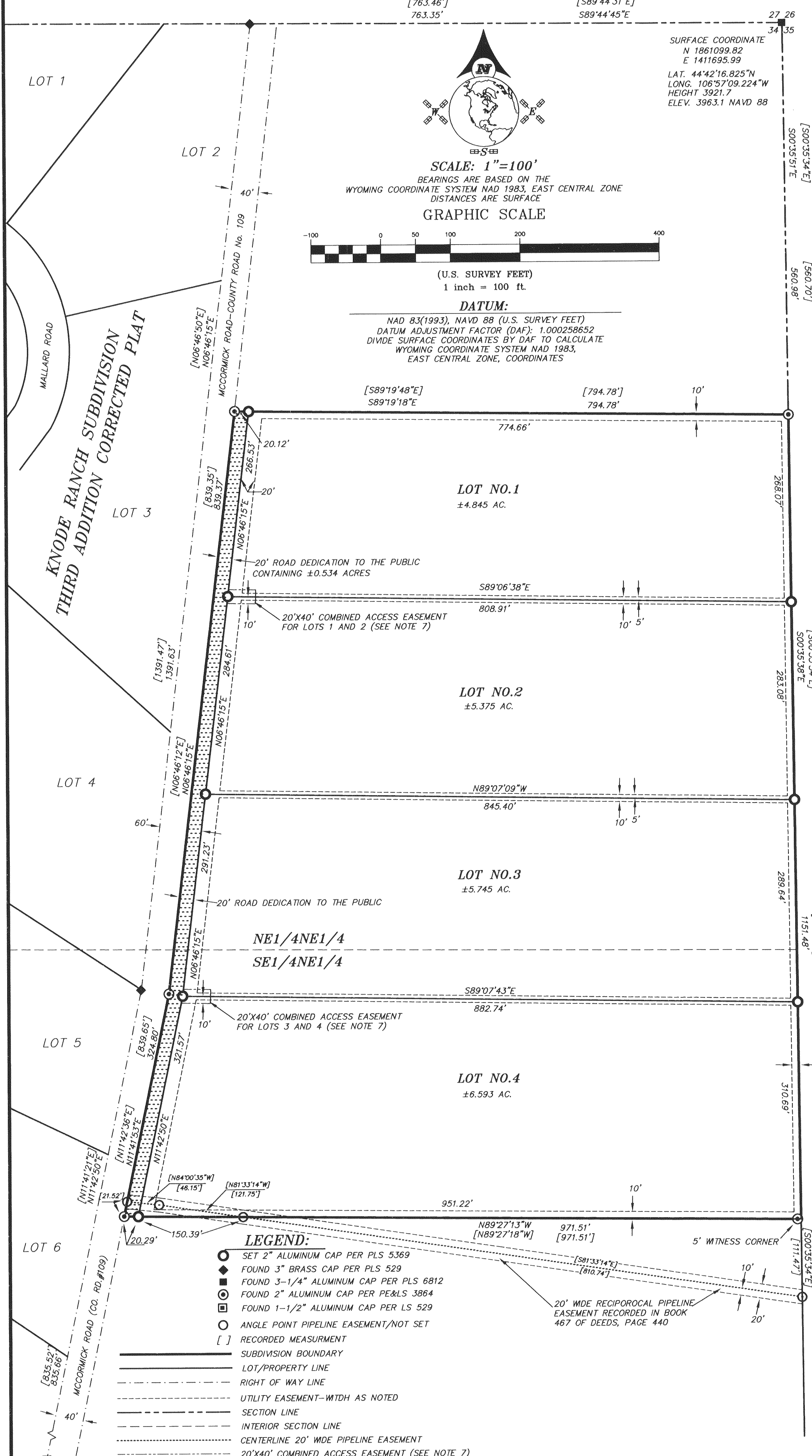


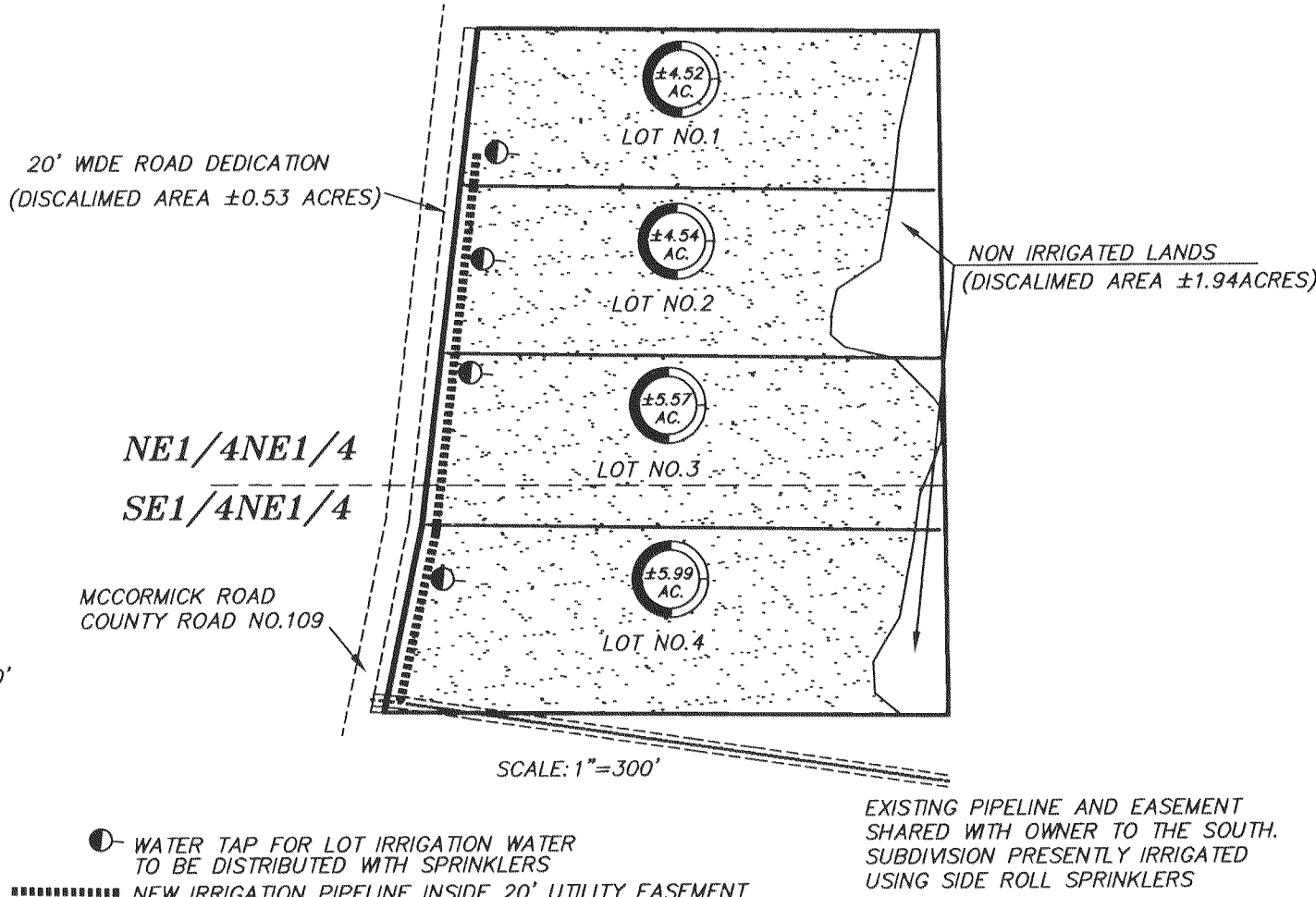
**KRUSE CREEK ESTATES  
MINOR SUBDIVISION**  
SITUATED IN THE E1/2NE1/4, SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST,  
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

TOTAL LOTS 4 = ±23.09 ACRES



**WATER RIGHTS NOTES**

- 1) ALL WATER RIGHTS WILL BE PROPORTIONED BY THE AREA OF IRRIGATEABLE ACRES IN EACH OF THE FOUR LOTS OF THE KRUSE CREEK ESTATES MINOR SUBDIVISION
- 2) THE WATER RIGHTS AND THE IRRIGATION WATER DISTRIBUTION PLAN AND DISCLAIMER FOR THE KRUSE CREEK MINOR SUBDIVISION WILL BE ON FILE WITH THE STATE ENGINEERS OFFICE.
- 3) INTEREST IN THE WATER RIGHTS ENCOMPASSED BY THE 20 FOOT WIDE ROAD DEDICATION TO MCCORMICK ROAD (BEING THE WEST 20 FEET OF THE TRACT DESCRIBED IN THE KRUSE CREEK MINOR SUBDIVISION DEDICATION ±0.53 ACRES) AND THE AREA BETWEEN THE EAST PROPERTY LINE AND AN EXISTING FENCE LINE (±1.94 ACRES) ARE DISCLAIMED BY THE SUBDIVIDER—TOTAL AREA DISCLAIMED 2.47 ACRES. NE1/4NE1/4=±1.62 ACRES, SE1/4NE1/4=±0.85 ACRES
4. A NEW PIPELINE TO BE CONSTRUCTED PROVIDING WATER TAPS FOR EACH OF THE LOTS—PIPELINE TO BE PLACED WITHIN UTILITY EASEMENTS WITH LAND IRRIGATED USING SPRINKLERS.



**WATER RIGHTS THIS SUBDIVISION**

- LANDS HAVING ORIGINAL SUPPLY UNDER THE J. B. HARBISON APPROPRIATION, PROOF NO. 703, ORDER RECORD 1, PAGE 238, DIVERTING FROM LITTLE GOOSE CREEK, TRIBUTARY OF BIG GOOSE CREEK, TRIBUTARY TONGUE RIVER, TRIBUTARY OF THE YELLOWSTONE RIVER, THROUGH THE EAST SIDE DITCH, WITH A PRIORITY OF APRIL, 1891, FOR IRRIGATION - 23.09 ACRES.
- LANDS HAVING ORIGINAL SUPPLY UNDER THE J. B. HARBISON APPROPRIATION, PROOF NO. 703, ORDER RECORD 1, PAGE 238, DIVERTING FROM LITTLE GOOSE CREEK, TRIBUTARY OF BIG GOOSE CREEK, TRIBUTARY TONGUE RIVER, TRIBUTARY OF THE YELLOWSTONE RIVER, THROUGH THE EAST SIDE DITCH, WITH A PRIORITY OF APRIL, 1891, THE EXISTING SUBDIVISION LAND HAS 23.09 SHARES OF EAST SIDE DITCH WATER ALLOCATED ONE SHARE PER ONE ACRE OF LAND. THE ABOVE TRACTS OF KRUSE CREEK ESTATES WILL HAVE WATER ALLOCATED BY SHARES ACCORDING TO IRRIGATED ACREAGE.
- IRRIGATED ACREAGE (SHARES) PER TRACT.  
LOT No.1-4.52 SHARES  
LOT No.2-4.54 SHARES  
LOT No.3-5.57 SHARES  
LOT No.4-5.99 SHARES  
TOTAL=20.62  
NE1/4NE1/4=13.25  
SE1/4NE1/4=7.35

**WATER RIGHTS OF RECORD**

- LANDS HAVING ORIGINAL SUPPLY UNDER THE J. B. HARBISON APPROPRIATION, PROOF NO. 703, ORDER RECORD 1, PAGE 238, DIVERTING FROM LITTLE GOOSE CREEK, TRIBUTARY OF BIG GOOSE CREEK, TRIBUTARY TONGUE RIVER, TRIBUTARY OF THE YELLOWSTONE RIVER, THROUGH THE EAST SIDE DITCH, WITH A PRIORITY OF APRIL, 1891, FOR IRRIGATION - 90 ACRES.
- LANDS UNDER THE SHERIDAN AREA WATER SUPPLY JOINT POWERS BOARD APPROPRIATION, PROOF NO. 37568, CERTIFICATE RECORD NO. 81, PAGE 328, PERMIT NO. 7021E, ORDER RECORD 51, PAGE 21, DIVERTING FROM BIG GOOSE CREEK, TRIBUTARY OF TONGUE RIVER, THROUGH THE FIRST ENLARGEMENT OF THE SHERIDAN TOWN DITCH AND PIPELINE, WITH A PRIORITY OF OCTOBER 23, 1989, FOR MUNICIPAL, INDUSTRIAL AND DOMESTIC PURPOSES.
- LANDS UNDER THE CITY OF SHERIDAN APPROPRIATION, PROOF NO. 37569, CERTIFICATE RECORD NO. 81, PAGE 329, PERMIT NO. 7022E, ORDER RECORD 51, PAGE 26, DIVERTING FROM BIG GOOSE CREEK, TRIBUTARY OF TONGUE RIVER, THROUGH THE SECOND ENLARGEMENT OF THE SHERIDAN TOWN DITCH AND PIPELINE, WITH A PRIORITY OF DECEMBER 20, 1991, FOR MUNICIPAL, INDUSTRIAL AND DOMESTIC PURPOSES.
- LANDS UNDER THE CITY OF SHERIDAN APPROPRIATION, PROOF NO. 37570, CERTIFICATE RECORD NO. 81, PAGE 330, PERMIT NO. 7023E, ORDER RECORD 51, PAGE 31, DIVERTING FROM BIG GOOSE CREEK, TRIBUTARY OF TONGUE RIVER, THROUGH THE THIRD ENLARGEMENT OF THE SHERIDAN TOWN DITCH AND PIPELINE, WITH A PRIORITY OF DECEMBER 20, 1991, FOR MUNICIPAL, INDUSTRIAL AND DOMESTIC PURPOSES.
- NOTE: SAWS PROOF NO.'S 37568, 37569 AND 37570 ARE SHOWN ON CERTIFICATE OF WATER RIGHTS TO ENCOMPASS ALL OF SECTION 34, T55N, R84W

**NOTES:**

1. NO PROPOSED CENTRALIZED SEWAGE DISPOSAL SYSTEM.
2. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
3. NO PROPOSED CENTRAL WATER SUPPLY SYSTEM.
4. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
5. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS RESOLUTION AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
6. KRUSE CREEK ESTATES MINOR SUBDIVISION HAS SOIL AREAS DESIGNATED AS PREFERRED FARM LAND (PFL). ANY PFL AREA THAT IS CONVERTED TO URBAN USE SHALL HAVE A PERC TEST PERFORMED BY A REGISTERED ENGINEER WHERE ANY SEPTIC SYSTEM WILL BE INSTALLED. SPECIAL SEPTIC SYSTEMS MAY NEED TO BE DESIGNED FOR THIS SUBDIVISION. SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED BY A REGISTERED ENGINEER. ISOLATION DISTANCE FROM ABSORPTION SYSTEMS TO SLOPE BREAK OF KRUSE CREEK DRAINAGE SHALL BE A MINIMUM OF 100 FEET. ISOLATION DISTANCE FROM ABSORPTION SYSTEMS TO PROPERTY BOUNDARY SHALL BE A MINIMUM OF 50 FEET.
7. LOTS 1 AND 2 WILL USE A SHARED ACCESS DRIVEWAY TO COUNTY ROAD #109 BEING THE WEST FORTY (40) FEET OF THE COMMON BOUNDARY LINE BETWEEN SAID LOTS 1 AND 2 AND TEN (10) FEET ON EACH SIDE OF SAID WEST FORTY (40) FEET. LOTS 3 AND 4 WILL USE A SHARED ACCESS DRIVEWAY TO COUNTY ROAD #109 BEING THE WEST FORTY (40) FEET OF THE COMMON BOUNDARY LINE BETWEEN SAID LOTS 3 AND 4 AND TEN (10) FEET ON EACH SIDE OF SAID WEST FORTY (40) FEET. SAID EASEMENTS TO BE PROLONGED OR SHORTENED TO TERMINATE ON THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD #109.
8. PURSUANT TO THE SUBDIVISION AGREEMENT (RECORDED IN THE COUNTY CLERK'S OFFICE AT BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_), NO BUILDING PERMITS SHALL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT UNTIL COMPLETION OF THE MCCORMICK ROAD (CR #109) UPGRADES.
9. LOTS CAN NOT BE FURTHER SUBDIVIDED.

**SURVEYOR'S CERTIFICATE**

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss

I, THOMAS STEWART, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF **KRUSE CREEK ESTATES MINOR SUBDIVISION** TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor  
THOMAS STEWART  
5369  
Date: 11/17/2009  
WYOMING

"PLAT IS VALID ONLY IF PRINT HAS  
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

**CERTIFICATE OF DEDICATION**

A TRACT OF LAND SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID TRACT CREATED BY WARRANTY DEED RECORDED IN BOOK 467 OF DEEDS, PAGE 432, THE GRANTOR BEING FLETCHER RANCH LLC AND THE GRANTEE BEING BRENT E. BROOKS AND JEANNE M. BROOKS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 6812); THENCE S00°35'34"E, 560.70 FEET (RECORD S00°35'34"E, 560.70 FEET) TO A 2" ALUMINUM CAP PER PLS 3864, BEING THE POINT OF BEGINNING OF SAID TRACT RECORDED IN BOOK 467 OF DEEDS, PAGE 432; THENCE S00°35'38"E, 1151.48 FEET (RECORD S00°35'34"E, 1151.39 FEET) ALONG THE EAST LINE OF SAID TRACT RECORDED IN BOOK 467 OF DEEDS, PAGE 432 TO A POINT NOT MONUMENTED DUE TO UNSTABLE GROUND, SAID POINT WITNESSED BY A 2" ALUMINUM CAP PER PLS 3864 BEARING N89°27'13"W A DISTANCE OF 5.00 FEET, AND SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT RECORDED IN BOOK 467 OF DEEDS, PAGE 432; THENCE N89°27'13"W, 971.51 FEET (RECORD N89°27'18"W, 971.51 FEET) ALONG THE SOUTH LINE OF SAID TRACT RECORDED IN BOOK 467 OF DEEDS, PAGE 432 TO A 2" ALUMINUM CAP PER PLS 3864 LYING ON THE SURVEYED EAST RIGHT OF WAY LINE OF MCCORMICK ROAD AKA COUNTY ROAD NO.109, AND BEING THE SOUTHWEST CORNER OF SAID TRACT RECORDED IN BOOK 467 OF DEEDS, PAGE 432; THENCE N11°41'53"E, 324.80 FEET (RECORD N11°42'36"E, 324.65 FEET) ALONG SAID EAST RIGHT OF WAY LINE TO A 2" ALUMINUM CAP PER PLS 3864; THENCE N06°46'15"E, 839.37 FEET (RECORD N06°46'12"E, 839.35 FEET) ALONG SAID EAST RIGHT OF WAY LINE TO A 2" ALUMINUM CAP PER PLS 3864 BEING THE NORTHEAST CORNER OF SAID TRACT RECORDED IN BOOK 467 OF DEEDS, PAGE 432, WITNESSED BY A 2" ALUMINUM CAP PER LS 5369 BEARING S89°19'18"E, 20.11 FEET; THENCE S89°19'18"E, 794.78 FEET (RECORD S89°19'48"E, 794.78 FEET) ALONG THE NORTH LINE OF SAID TRACT TO THE POINT OF BEGINNING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 23.09 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE **KRUSE CREEK ESTATES SUBDIVISION**, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE ROADS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 17 DAY OF November, 2009

BY: Brent E. Brooks BY: Jeanne M. Brooks  
BRENT E. BROOKS JEANNE M. BROOKS

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF Nov, 2009, BY BRENT E. AND JEANNE M. BROOKS.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: FEB 18 2013  
DAVID E. HORNEY NOTARY PUBLIC  
COUNTY OF SHERIDAN STATE OF WYOMING  
MY COMMISSION EXPIRES FEBRUARY 18, 2013

THE UNDERSIGNED FIRST INTERSTATE BANK, SHERIDAN DOWNTOWN BRANCH, HEREINAFTER MORTGAGEE, HOLD A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK 595 OF MORTGAGES, AT PAGE 478. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

EXECUTED THIS 17 DAY OF Nov, 2009

BY: Donna R. Hoover  
DONNA HOOVER, VICE-PRESIDENT  
FIRST INTERSTATE BANK, SHERIDAN DOWNTOWN BRANCH

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF Nov, 2009, BY DONNA HOOVER, VICE PRESIDENT, FIRST INTERSTATE BANK, SHERIDAN DOWNTOWN BRANCH

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 5/11/13  
DAVID E. HORNEY NOTARY PUBLIC  
COUNTY OF SHERIDAN STATE OF WYOMING  
MY COMMISSION EXPIRES 5/11/13

**CERTIFICATE OF APPROVAL  
SHERIDAN COUNTY PLANNING COMMISSION**

REVIEWED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 4th DAY OF November, 2009.

ATTEST: [Signature] CHAIRMAN Craig D. Vogt  
CLERK [Signature]

**CERTIFICATE OF APPROVAL  
BOARD OF COUNTY COMMISSIONERS**

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 17th DAY OF November, 2009.

ATTEST: Carla J. Raymond Robert L. Rolston  
COUNTY CLERK, deputy CHAIRMAN

**CERTIFICATE OF RECORDER**

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:30 O'CLOCK, THIS 17 DAY OF Dec, 2009, AND RECORDED IN PLAT BOOK K, ON PAGE 24.

[Signature]  
COUNTY CLERK

**FINAL PLAT OF  
KRUSE CREEK ESTATES  
MINOR SUBDIVISION**

INCLUDING WATER RIGHT DISTRIBUTION PLAN AND DISCLAIMER

SITUATED IN THE E1/2NE1/4, SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST,  
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

RESTFELDT  
SURVEYING  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7419  
FAX 874-5000

SUBDIVIDER: BRENT E. AND JEANNE M. BROOKS  
549 SOUTH MAIN STREET  
SHERIDAN, WY 82801  
307-672-5542



JN: 29014  
DN: 2009014KRUSE  
OCTOBER 1, 2009

K-24 1-2