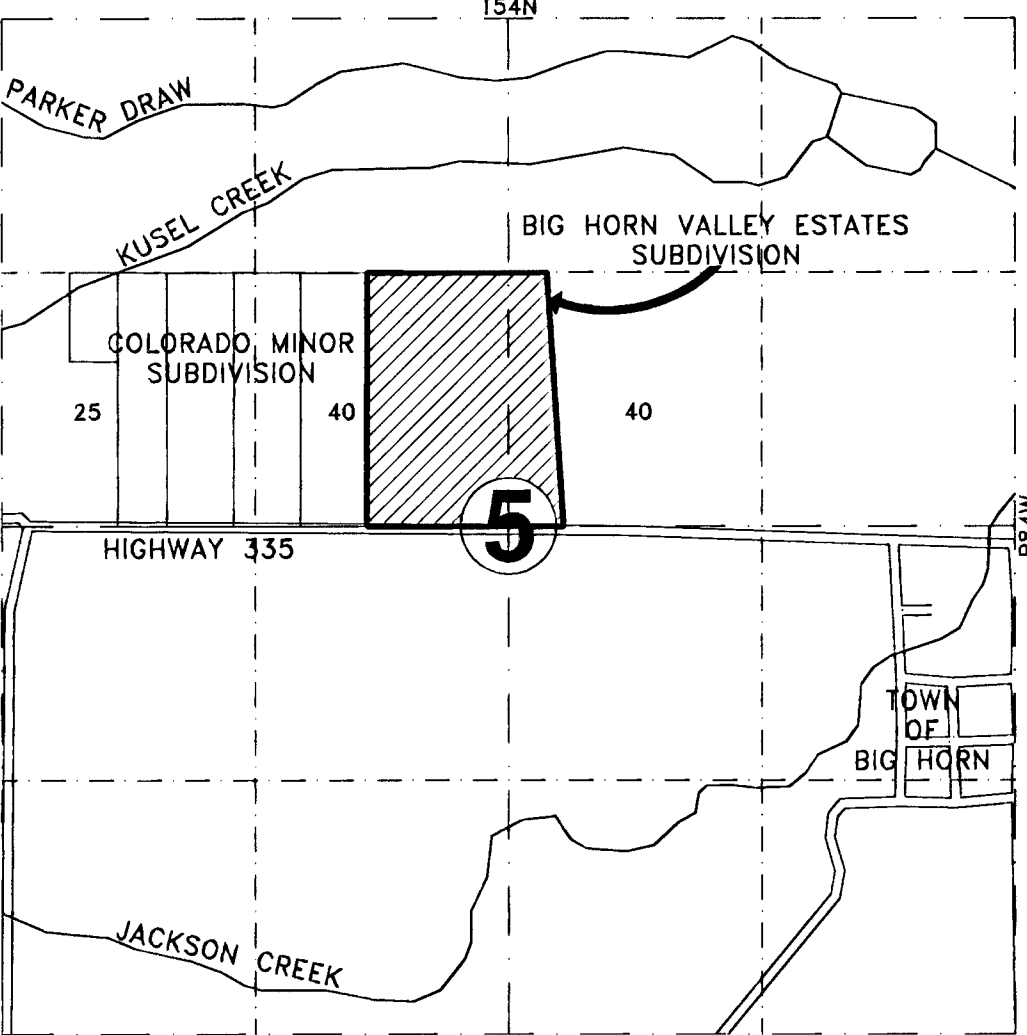


PLAT OF
BIG HORN VALLEY ESTATES SUBDIVISION

LOCATED IN THE SE1/4NW1/4 AND THE SW1/4NE1/4 OF SECTION 5,
TOWNSHIP 54 NORTH, RANGE 84 WEST
OF THE 6th PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING
TOTAL ACREAGE = 27.95
TOTAL LOTS = 13

LOCATION MAP

SCALE: 1"=1000'



40 LANDS UNDER THE RICHARD PARKER APPROPRIATION, TERRITORIAL APPROPRIATION, PROOF NO. 719, FROM LITTLE GOOSE CREEK, PRIORITY NOVEMBER 15, 1881, THROUGH THE UPPER GOOSE CREEK DITCH, AS CHANGED TO THE RED HILL DITCH, AS CHANGED TO THE COLORADO COLONY DITCH, 135 ACRES TOTAL, 26.37 WITHIN SUBDIVISION.

NOTES:

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
2. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
3. 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.
4. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF THE NEAREST INCORPORATED CITY OR TOWN OF THE COUNTY THAT HAS ADOPTED BUILDING STANDARDS. BUILDING STANDARDS THAT BEEN ADOPTED BY THE COUNTY SHALL SUPERSEDE AND GOVERN.
5. BUILDING PERMITS SHALL BE REQUIRED FROM SHERIDAN COUNTY PLANNING DEPARTMENT PRIOR TO CONSTRUCTION OF ANY STRUCTURE.
6. BASIS OF BEARING: WYOMING STATE PLANE, EAST CENTRAL ZONE.

PREPARED BY:
WILLIAM A. MENTOCK
PE/LS 3864
MENTOCK-WILLEY CONSULTANTS
1030 NORTH MAIN STREET
SHERIDAN, WY 82801

PREPARED FOR:
BV PROPERTIES, LLC
P.O. BOX 6241
SHERIDAN, WY 82801

SET REBAR AND 2" CAP
PER PE/LS 3864

HAD 27
N 1464202.32
E 593603.54
WYOMING STATE PLANE
EAST CENTRAL ZONE

MENTOCK-WILLEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS

1030 NORTH MAIN STREET
No. 2 TAYLOR PLACE
SHERIDAN, WYOMING 82801

PHONE: (307) 674-4224

FAX: (307) 672-9492

CERTIFICATE OF DEDICATION
BIG HORN VALLEY ESTATES SUBDIVISION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER(SE1/4NW1/4) AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER(SW1/4NE1/4) OF SECTION 5, TOWNSHIP 54 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°31'34"E, 2936.81 FEET FROM THE WEST QUARTER OF SECTION 5; SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT OF WAY OF HIGHWAY 335; THENCE N03°49'08"W, 1280.08 FEET; THENCE N89°37'25"W, 916.88 FEET; THENCE S00°00'27"W, 1261.78 FEET TO SAID NORTH RIGHT OF WAY LINE, THENCE S88°46'19"E, 1002.51 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 27.95 ACRES MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 27.95 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS BIG HORN VALLEY ESTATES, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS, 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 4th DAY OF FEBRUARY, 2003.

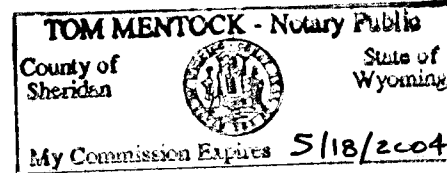
BY: *Brian N. Beisher*
BV PROPERTIES, LLC - OWNER
BRIAN N. BEISHER, OPERATING MANAGER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF FEBRUARY, 2003, BY BRIAN BEISHER, OPERATING MANAGER OF BV PROPERTIES, LLC. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 18, 2004

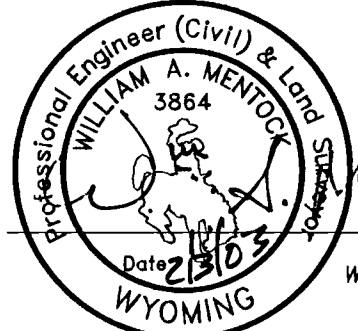
NOTARY PUBLIC



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

I, WILLIAM A. MENTOCK, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



WILLIAM A. MENTOCK
WY P.E. & L.S. No. 3864

SHERIDAN COUNTY PLANNING COMMISSION
CERTIFICATE OF APPROVAL

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 5th DAY OF February, 2003.

ATTEST:

Paul Wallop
CLERK

John Stanato
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
CERTIFICATE OF APPROVAL

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 10th DAY OF February, 2003.

ATTEST:

Audrey Keltisha
COUNTY CLERK

Jeff Dujon
CHAIRMAN

CERTIFICATE OF COUNTY CLERK and RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 4:30 O'CLOCK P.M. ON FEB. 14, 2003, AND RECORDED IN PLAT BOOK 8 ON PAGE 39.

INSTRUMENT No. 432351 FEE 50.00

Audrey Keltisha
COUNTY CLERK

Dale R. Rawlings
DEPUTY COUNTY CLERK