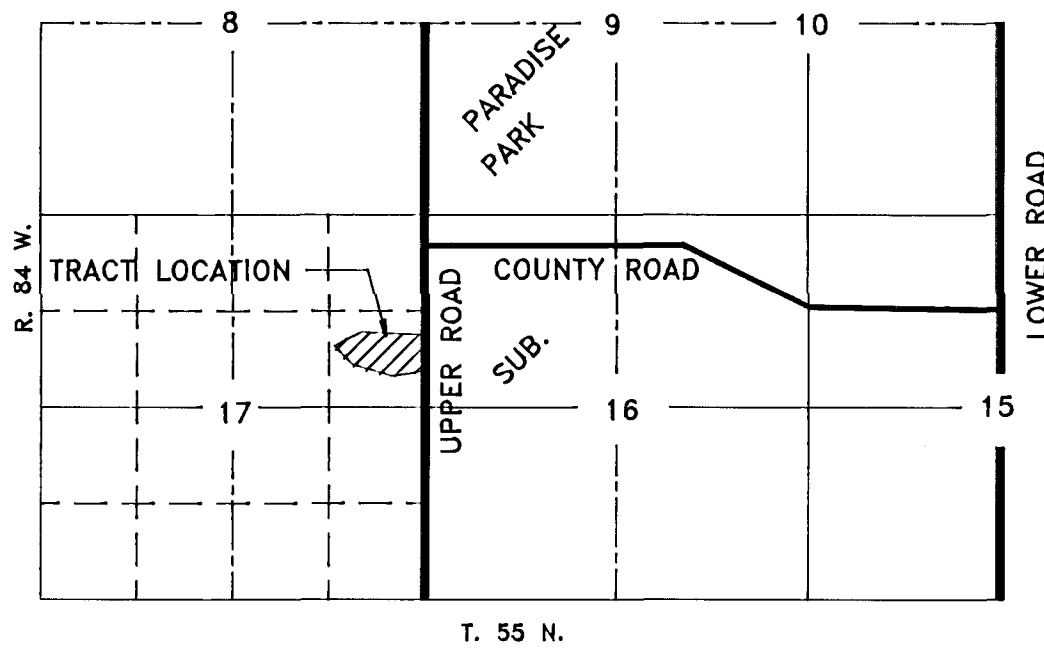
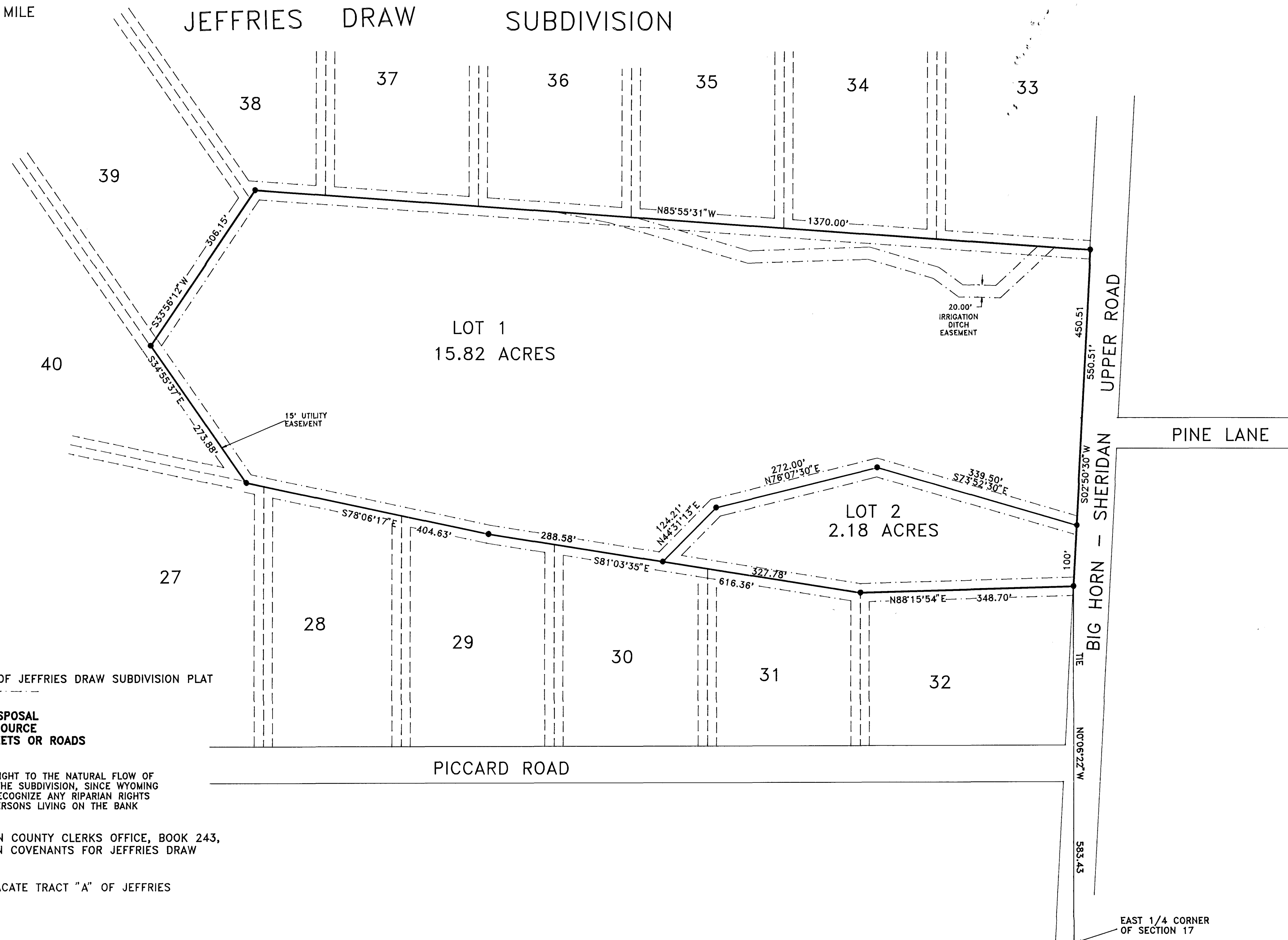


PLAT OF
FOX MINOR SUBDIVISION
A RESUBDIVISION OF TRACT A
OF JEFFRIES DRAW SUBDIVISION
LOCATED IN THE SE 1/4 NE 1/4 OF SECTION 17,
T. 55 N., R. 84 W., OF THE 6TH PRIME MERIDIAN,
SHERIDAN COUNTY, WYOMING



LOCATION MAP
SCALE: 1" = 1/2 MILE



NOTES:

TOTAL ACRES = 18.00 ACRES
NUMBER OF LOTS = 2
BASIS OF BEARING IS EAST LINE OF JEFFRIES DRAW SUBDIVISION PLAT
UTILITY EASEMENT
REBAR AND CAP
NO PROPOSED PUBLIC SEWAGE DISPOSAL
NO PROPOSED DOMESTIC WATER SOURCE
NO PUBLIC MAINTENANCE OF STREETS OR ROADS

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.

SEE BOOK OF DEEDS AT SHERIDAN COUNTY CLERKS OFFICE, BOOK 243, PAGES 564-570 FOR DECLARATION COVENANTS FOR JEFFRIES DRAW SUBDIVISION

THE FILING OF THIS PLAT WILL VACATE TRACT "A" OF JEFFRIES DRAW SUBDIVISION

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION, BEING TRACT A OF JEFFRIES DRAW SUBDIVISION LOCATED IN THE SE 1/4 NE 1/4 OF SECTION 17, T. 55 N., R. 84 W., 6TH P.M., SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 0°06'22" W, 583.43 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF THE BIG HORN-SHERIDAN UPPER ROAD AND ALSO BEING THE NE CORNER OF LOT 32 OF JEFFRIES DRAW SUBDIVISION; THENCE ALONG SAID RIGHT OF WAY N 2°00'30" E, 550.51 FEET TO THE SE CORNER OF LOT 33 OF JEFFRIES DRAW SUBDIVISION; THENCE N 85°55'31" W, 1370.00 FEET; THENCE S 33°56'12" W, 308.13 FEET; THENCE S 34°55'37" E, 273.88 FEET; THENCE S 78°06'17" E, 404.63 FEET; THENCE S 81°03'35" E, 616.36 FEET; THENCE N 88°15'54" E, 348.70 FEET 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 18.00 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS THE FOX MINOR SUBDIVISION, 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 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 28th DAY OF October, 1994.

BY: Ruth Holbert
RUTH HOLBERT

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF October, 1994, BY RUTH HOLBERT.

MY COMMISSION EXPIRES: 4/4/98

Notary Public
Marianne Canell

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 MAP TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

William A. Mentock
P.E. & L.S.
No. 3884
03/11/93

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 2 DAY OF November, 1994.

ATTEST:
Clerk
Chairman

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 13 DAY OF November, 1994.

ATTEST:
County Clerk
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 3:15 O'CLOCK THIS 13 DAY OF November, 1994, AND FILED IN DRAWER E, PLAT NUMBER 12, INSTRUMENT NUMBER 18110, FEE \$ 50.00

County Clerk
Deputy County Clerk