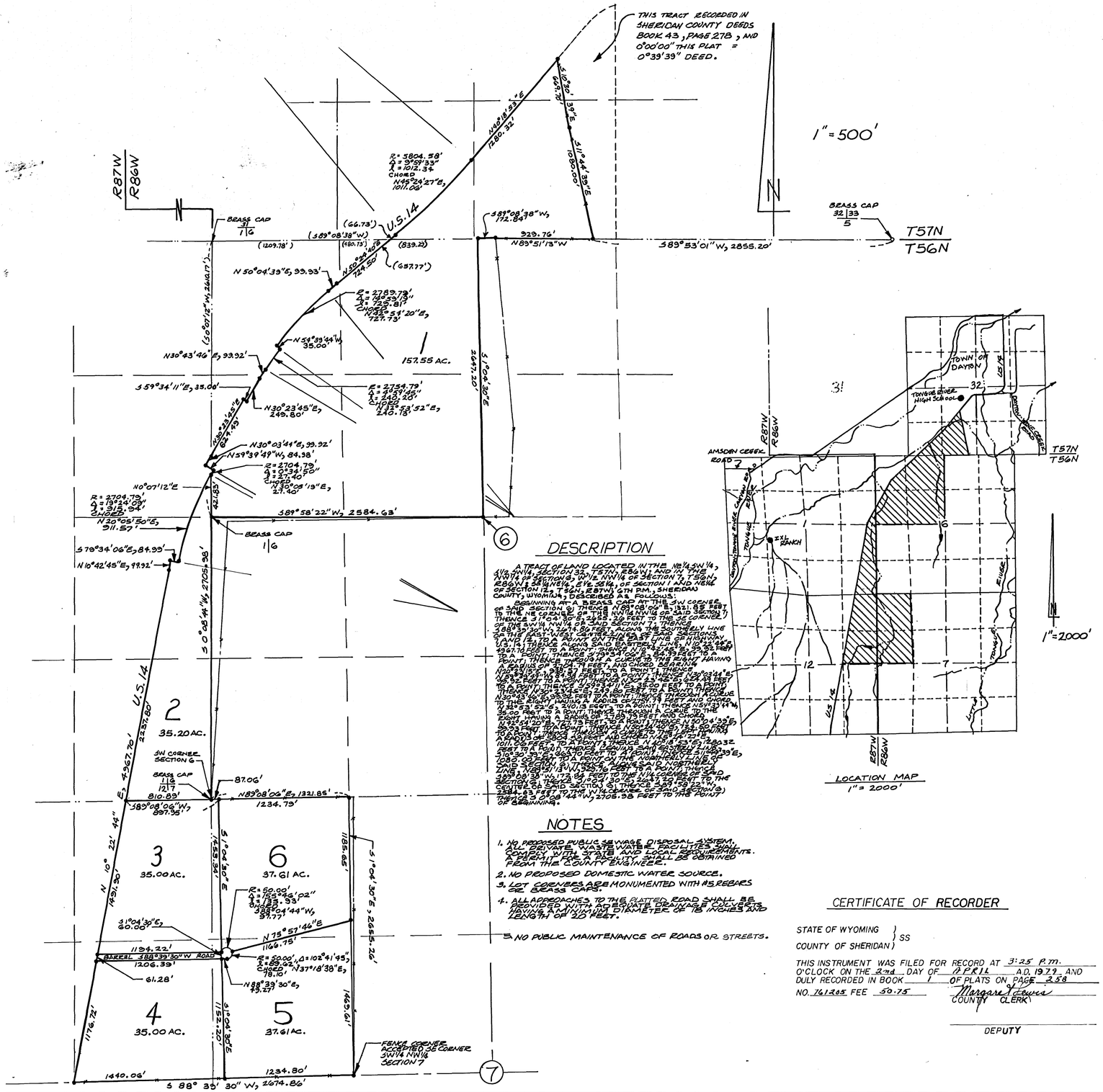

DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE¼SW¼, S½ SW¼, SECTION 32, T57N, R86W AND IN THE N½N½ OF SECTION 5, W½ NW¼ OF SECTION 7, T56N, R86W, SE¼NE¼, E½ SE¼, OF SECTION 1 AND NE¼ OF SECTION 12, T56N, R87W, 6TH P.M., SHERIDAN COUNTY, WYOMING; DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP AT THE SW CORNER OF SAID SECTION 6; THENCE N89°08'06"E, 1321.85 FEET TO THE E¼ CORNER OF THE NW¼NW¼ OF SAID SECTION 7; THENCE S1°04'30"E, 2655.26 FEET TO THE SE CORNER OF THE SW¼NW¼ OF SAID SECTION 7; THENCE S88°39'30"W, 2674.86 FEET ALONG THE SOUTHERLY LINE OF THE SW¼NW¼ AND THE SOUTHERLY LINE OF THE NW¼SW¼ OF SAID SECTION 7 TO THE EAST LINE OF HIGHWAY 14/16 FENCE ALONG SAID EASTERLY LINE N10°42'45"E, 1927.15 FEET TO A POINT; THENCE N70°34'06"W, 84.99 FEET TO A POINT; THENCE N0°28'44"E, 2705.98 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 5804.58 FEET, AND CHORD BEARING N45°24'27"E, 1011.02 FEET, A DISTANCE OF 1012.34 FEET; THENCE N50°24'40"E, 724.00 FEET TO A POINT; THENCE N40°18'53"E, 1240.32 FEET TO A POINT; THENCE N30°43'46"E, 93.92 FEET TO A POINT; THENCE S59°34'11"E, 35.00 FEET TO A POINT; THENCE N30°23'45"E, 249.80 FEET TO A POINT; THENCE N30°03'44"E, 99.92 FEET TO A POINT; THENCE N59°39'49"W, 84.98 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2704.79 FEET AND CHORD N30°05'19"E, 27.40 FEET, A DISTANCE OF 27.40 FEET; THENCE N0°07'12"E, 919.94 FEET TO A POINT; THENCE N32°53'52"E, 2101.15 FEET TO A POINT; THENCE S11°44'39"E, 36.00 FEET TO A POINT; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 2789.79 FEET AND CHORD N33°53'20"E, 723.73 FEET TO A POINT; THENCE N50°24'40"E, 134.00 FEET TO A POINT; THENCE THROUGH A CURVE TO THE RIGHT IN HAVING A RADIUS OF 2754.79 FEET AND CHORD N32°53'52"E, 1011.06 FEET TO A POINT; THENCE N40°18'53"E, 1280.32 FEET TO A POINT; THENCE LEAVING SAID EASTERLY LINE N30°30'39"E, 665.78 FEET TO A POINT; THENCE S11°44'39"E, 1080.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 1; THENCE N89°08'38"W, 712.84 FEET ALONG SAID NORTHERLY LINE TO A POINT; THENCE N50°24'40"E, 134.00 FEET TO A POINT; THENCE S89°08'38"W, 173.83 FEET; THENCE S30°28'44"W, 2705.98 FEET TO THE SECTION 1 (SEC. 6) CORNER; THENCE S89°53'01"W, 2855.20 FEET TO THE CENTER OF SAID SECTION 6; THENCE S89°53'22"W, 2584.63 FEET TO THE W¼ CORNER OF SAID SECTION 6; THENCE S0°28'44"W, 2705.98 FEET TO THE POINT OF BEGINNING.

NOTES

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. ALL PRIVATE WASTE WATER FACILITIES SHALL COMPLY WITH STATE AND LOCAL REQUIREMENTS. A PERMIT FOR A PRIVATE SYSTEM SHALL BE OBTAINED FROM THE COUNTY ENGINEER.
2. NO PROPOSED DOMESTIC WATER SOURCE.
3. LOT CORNERS ARE MONUMENTED WITH #5 REBARS W/ BRASS CAPS.
4. ALL APPROACHES TO THE PLATTED ROAD SHALL BE PROVIDED WITH CULVERTS HAVING A MINIMUM DIAMETER OF 18 INCHES AND LENGTH OF 20 FEET.
5. NO PUBLIC MAINTENANCE OF ROADS OR STREETS.

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

THIS INSTRUMENT WAS FILED FOR RECORD AT 3:25 P.M.
O'CLOCK ON THE 2nd DAY OF APRIL A.D. 1979 AND
DULY RECORDED IN BOOK 1 OF PLATS ON PAGE 258
NO. 761205 FEE 50.75

Margaret Lewis
COUNTY CLERK

DEPUTY

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF PARTS SEC. 32, T57N, R86W; SEC. 6 & 7, T56N, R86W; SEC. 1 & 12, T56N, R87W, AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 333.84 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS **HORSESHOE ESTATES 1ST ADDITION** AND DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE FOREVER HEREAFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, WITNESS OUR HANDS AND SEALS THIS 25TH DAY OF JANUARY, A.D. 1979, 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.

ALL DEDICATED ROADWAYS, STREETS, INCLUDING EASEMENT AND RIGHT-OF-WAY OF 15 FEET ON EACH SIDE OF THE PROPERTY LINES OF THE ORIGINAL LOTS, OF THE SUBDIVISION ARE HEREBY RESERVED FOR POLES, PIPES, AND CONDUITS FOR HEATING, LIGHTING, ELECTRICITY, GAS, TELEPHONES, SEWER, WATER, OR OTHER PUBLIC, CABLE TELEVISION, OR QUASI PUBLIC UTILITY SERVICE PURPOSES, TOGETHER WITH THE RIGHT OF ENTRY AT ANY TIME FOR THE PURPOSES OF FURTHER CONSTRUCTION AND REPAIR.

BY:

Walter J. Pilch — William J. Eisele
Ronald P. Schouover — Richard E. Shanor

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY:
WALTER J. PILCH, WILLIAM J. EISELE, RONALD P. SCHUOUOUER
& RICHARD E. SHANOR

THIS 25TH DAY OF JANUARY 1979.
WITNESS MY HAND AND OFFICIAL SEAL.

Olga M. Pilch
Notary Public
MY COMMISSION EXPIRES 1-15-81

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

I, WALTER J. PILCH, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF HORSESHOE ESTATES 1ST ADDITION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

WYOMING REGISTRATION NO. 537

Walter J. Pilch
P.E. & L.S.

CERTIFICATE OF APPROVAL

APPROVED BY THE TOWN COUNCIL OF DAYTON, WYOMING THIS 8TH DAY OF MARCH A.D. 1979.

Archie T. Padgett
MAYOR

ATTEST:
RaDene Helton
TOWN CLERK

APPROVED BY THE SHERIDAN COUNTY BOARD OF COUNTY COMMISSIONERS THIS 27TH DAY OF MARCH A.D. 1979.

W.B. Frich
ACT'NG CHAIRMAN

ATTEST:
Margaret Lewis
CLERK OF THE BOARD

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 15TH DAY OF MARCH A.D. 1979.

CHAIRMAN OF THE PLANNING COMMISSION

ATTEST:
Jane Woolston
CLERK OF THE PLANNING COMMISSION

PLAT
OF

HORSESHOE ESTATES 1ST ADDITION

BEING A SUBDIVISION OF
SEC. 6 AND 7, T56N, R86W
SEC. 1 AND 12, T56N, R87W
SEC. 32, T57N, R86W
SHERIDAN COUNTY, WYOMING
PILCH ENGINEERING AND SURVEYING, INC.
DECEMBER 1978

H-22