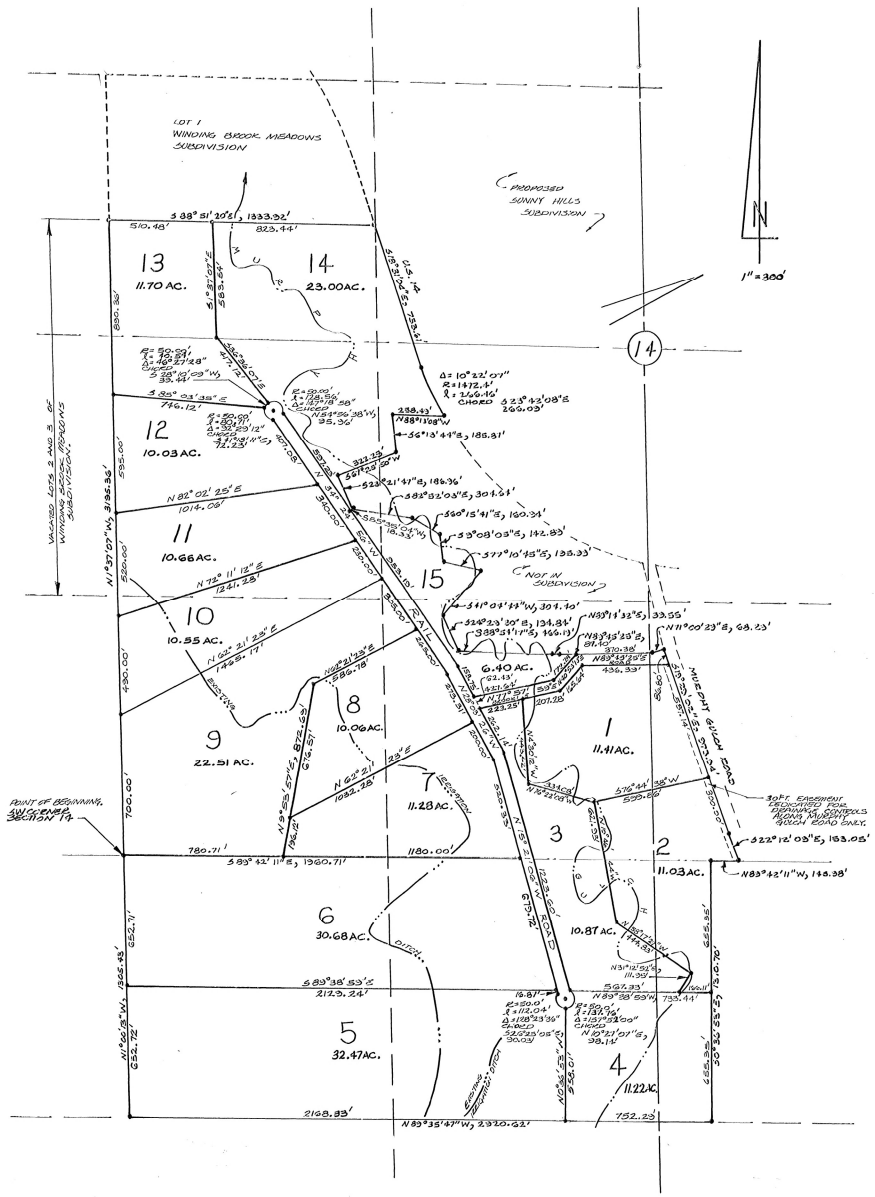

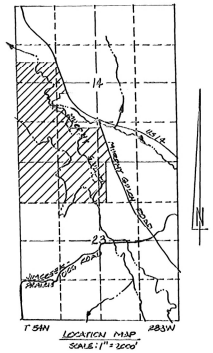

DESCRIPTION

A TRACT OF LAND LOCATED IN PARTS OF THE S½NW¼, SW¼, SW¼SE¼, OF SECTION 14; AND THE N½NW¼, NW¼NE¼, OF SECTION 23; T54N, R83W, 6TH P.M., SHERIDAN COUNTY, WYOMING, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID SECTION 14; THENCE ALONG THE WESTERLY LINE OF SAID SECTION 14, N1°37'07"W, 3195.36 FEET TO A POINT; THENCE LEAVING SAID WESTERLY LINE, S88°51'20"E, 1333.32 FEET TO A POINT ON THE WESTERLY LINE OF U.S. 14; THENCE ALONG SAID WESTERLY LINE S18°36'04"E, 753.61 FEET TO A POINT; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 1412.4 FEET, ARC LENGTH OF 264.42 FEET, AND CHORD S23°12'08"E, 264.07 FEET TO A POINT; THENCE LEAVING SAID WESTERLY LINE, N83°30'0"W, 328.41 FEET TO A POINT; THENCE S27°34'15"E, 185.87 FEET TO A POINT; THENCE S67°25'50"W, 321.25 FEET TO A POINT; THENCE S13°31'51"E, 186.34 FEET TO A POINT; THENCE S82°53'05"E, 304.64 FEET TO A POINT; THENCE S38°54'41"E, 104.74 FEET TO A POINT; THENCE S7°30'55"E, 142.39 FEET TO A POINT; THENCE S77°10'45"E, 135.33 FEET TO A POINT; THENCE S11°01'44"W, 304.10 FEET TO A POINT; THENCE S24°20'30"E, 134.84 FEET TO A POINT; THENCE S88°54'11"E, 466.19 FEET TO A POINT; THENCE N81°14'32"E, 39.55 FEET TO A POINT; THENCE N81°45'25"E, 457.78 FEET TO A POINT; THENCE N1°00'23"E, 68.23 FEET TO A POINT ON THE WESTERLY FENCE LINE OF MURPHY GULCH ROAD; THENCE ALONG SAID LINE S13°23'02"E, 371.34 FEET TO A POINT; THENCE S22°12'09"E, 53.05 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 14; THENCE ALONG SAID SOUTHERLY LINE N89°42'11"W, 145.78 FEET TO A POINT; THENCE LEAVING SAID LINE, S0°30'55"E, 1310.70 FEET TO A POINT ON THE SOUTHERLY LINE OF THE N½, N½ OF SAID SECTION 23; THENCE ALONG SAID LINE N89°35'47"W, 2320.62 FEET TO THE SW CORNER OF SAID N½NW¼; THENCE ALONG THE WESTERLY LINE OF SAID SECTION 23, N1°00'13"W, 1308.43 FEET TO THE POINT OF BEGINNING.

NOTES

1. ALL CORNERS ARE MONUMENTED WITH #3 REBARS OR BRASS CAPS.
2. NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL PRIVATE WASTEWATER FACILITIES SHALL BE INSTALLED AND MAINTAINED PER THE COUNTY ENGINEER.
3. NO DOMESTIC WATER SYSTEM IS PROPOSED.
4. FIRE PROTECTION IS AVAILABLE FROM MURPHY GULCH CREEK AND WELLS.
5. NO PUBLIC MAINTENANCE OF ROADS.
6. ALL APPROACHES TO THE COUNTY ROAD SHALL BE PROVIDED WITH ADEQUATE SIGHT DISTANCE. PUBLIC APPROACHES SHALL BE APPROVED BY THE COUNTY ROAD DEPARTMENT.
7. SOIL DATA AVAILABLE IN OFFICE OF THE COUNTY ENGINEER.
8. MURPHY GULCH FLOOD INFORMATION IS AVAILABLE IN THE OFFICE OF THE COUNTY ENGINEER.

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

THIS INSTRUMENT WAS FILED FOR RECORD AT 1:45 P.M. O'CLOCK ON THE 28TH DAY OF MARCH A.D. 1979, AND DULY RECORDED IN BOOK 1 OF PLATS ON PAGE 88A
NO. 760872 FEE $2.00

Margaret Lewis
COUNTY CLERK

DEPUTY

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF PTS. S½NW¼, SW¼, SW¼SE¼ SEC. 14; N½NW¼, NW¼NE¼ SEC. 23) AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 23.30.12 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS WINDING BROOK MEADOWS 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 26TH DAY OF MARCH, 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: RED, INC.

Paul A. Granger, President

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: RED, INC., PAUL A. GRANGER, PRESIDENT

THIS 26TH DAY OF March 1979.
WITNESS MY HAND AND OFFICIAL SEAL.

Mildred K. Johnson, Notary Public
MY COMMISSION EXPIRES Jan. 2, 1983

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

I, ELMER KUBALL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF WINDING BROOK MEADOWS 1ST ADDITION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

WYOMING REGISTRATION NO. 2614

E. Kuball
P.E. & L.S.

CERTIFICATE OF APPROVAL

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

W.B. Frill
ACTING CHAIRMAN

ATTEST:
Margaret Lewis
CLERK OF THE BOARD

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 13TH DAY OF March A.D. 1979.

Merle Harris
CHAIRMAN OF THE PLANNING COMMISSION

ATTEST:
Jane Wapleton
CLERK OF THE PLANNING COMMISSION

PLAT

WINDING BROOK MEADOWS 1ST ADDITION

BEING A SUBDIVISION OF TRACTS 2 AND 3 WINDING BROOK MEADOWS SUBDIVISION AND PARTS OF SECTION 14 AND 23, T54N, R83W
SHERIDAN COUNTY, WYOMING
PILCH ENGINEERING AND SURVEYING, INC.
DECEMBER 1978
EK

W-29