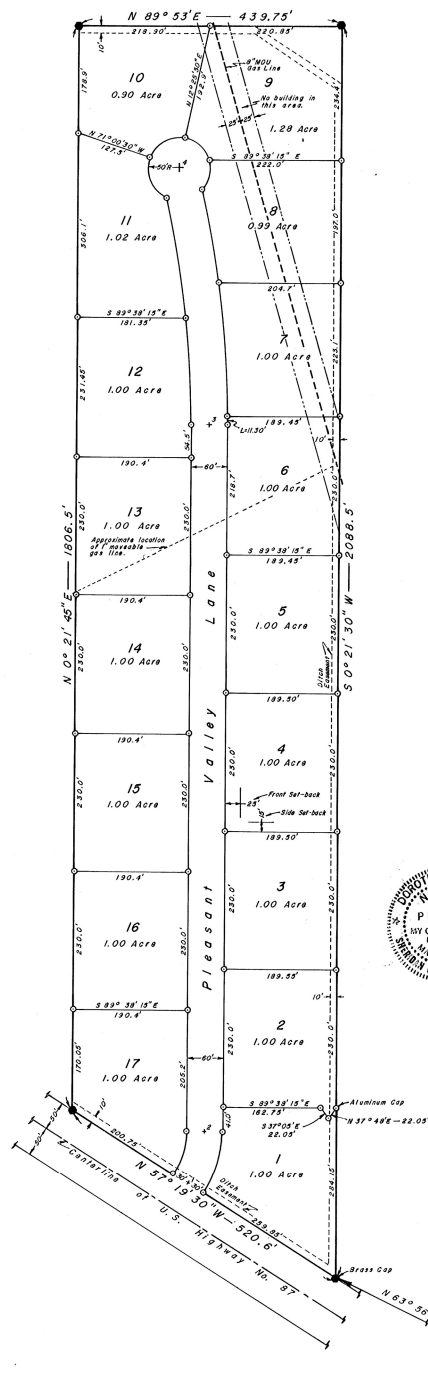


DETAIL

Scale: 1" = 120'



CERTIFICATE of DEDICATION

The undersigned, Norman T. and Todd Alter, and Pansy Lee Addington, all of Sheridan County, Wyoming, hereby certify that they are the sole owners of a tract of land particularly described as situated in the SW¹/₄ of Section 28, T. 55 N., R. 84 W., whose point of beginning is on the Northernly right-of-way of U.S. Highway No. 87, N 63° 56' W, a distance of 1332.5 feet from the South 1/4 Corner of said Section 28; thence along the Northernly right-of-way of U.S. Highway No. 87 for a distance of 520.6 feet with bearing of N 57° 13' 30" W, thence N 0° 21' 45" E, a distance of 1806.5 feet to the North line of the SW¹/₄ of said Section 26; thence along the North line of said SW¹/₄ for a distance of 439.75 feet, with bearing of N 89° 53' E; thence S 0° 21' 30" W, a distance of 2088.5 feet to the point of beginning of said tract containing 19.666 acres, subject to the easements, reservations, and rights-of-way of record, upon which tract just described is located as shown on the plat and the Surveyor's Certificate and the Pleasant Valley Lane shown hereon is hereby dedicated to public use.

Tracts 1 through 9 of the Pleasant Valley Subdivision belong to Norman T. and Todd Alter. Tracts 10 through 17 of the Pleasant Valley Subdivision belong to Pansy Lee Addington.

There is also dedicated for utility purposes the whole of Pleasant Valley Lane as it is shown on the detail of this plat.

That said owners will have realigned the existing 1 inch gas line which runs through Tracts 6 and 13 to a position which will not interfere with any building progress.

That the existing irrigation laterals will, as building progresses, be moved by the present owners to a position which will not interfere with any building progress.

That along with the plat there will be filed in the Sheridan County Clerk's Office, the Declaration of Protective Restrictions for the Pleasant Valley Subdivision, Sheridan County, Wyoming, which is the name of this subdivision as noted by the plat and this Certificate of Dedication.

As illustrated on Tract 4, the front set-back line will be at least 25 feet, and the side set-back line will be at least 15 feet.

We hereby acknowledge this plat to be made and filed with our consent and it is in accordance with the desires of said owners. We also release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming.

Norman T. Alter
Norman T. Alter

Todd Alter
Todd Alter

Pansy Lee Addington
Pansy Lee Addington

State of Wyoming } ss
County of Sheridan }

The foregoing instrument was acknowledged before me this 15 day of February, 1978, A.D., by Norman T. Alter, Todd Alter, and Pansy Lee Addington.

WITNESS my hand and official seal
Margaret Lewis
Notary Public



CURVE DATA

Radius = 165'
Delta = 32° 19'
Tangent = 47.8'
Length = 93.1'
Radius = 1762.3'
Delta = 14° 00'
Tangent = 216.5'
Length = 430.8'

- NOTE:
1. There is no proposed public sewage disposal system.
 2. There is no proposed domestic water source.
 3. Topography and soils information is on file in the County Engineer's Office.
 4. There shall be constructed on Lot 9 a water storage facility with a capacity of 10,000 gallons or more for fire fighting purposes.
 5. Lots 8, 9 and 10 will be adjusted to equal an area of one acre or more.

T 55 N R 84 W

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, Carl R. Oslund, of Sheridan, Wyoming, hereby certify that this plat was made from field notes of actual surveys made under my direction during the Spring and Summer of 1977 and that the Southernly boundary of the Pleasant Valley Subdivision coincides with the Northernly right-of-way line of U.S. Highway No. 87. This plat correctly represents all the data shown hereon.

Registration No. 102 L.S.
Carl R. Oslund
Carl R. Oslund, Surveyor

Subscribed in my presence and sworn to before me this 16 day of February, 1978, A.D.
WITNESS my hand and official seal.

Robert Schaefer
Notary Public

My commission expires October 13, 1981.

SHERIDAN COUNTY PLANNING COMMISSION

CERTIFICATE of APPROVAL

Approved by the Sheridan County Planning Commission this 21 day of February, 1978, A.D.

Attest:
Margaret Lewis
Clerk of the Planning Commission

Richard L. Reed
Chairman of the Planning Commission

BOARD of COUNTY COMMISSIONERS

CERTIFICATE of APPROVAL

Approved by the Sheridan County Board of County Commissioners this 21 day of FEBRUARY, 1978, A.D.

Attest:
Margaret Lewis
Clerk of the Board

William D. Reed
Chairman of the Board

CERTIFICATE of RECORDER

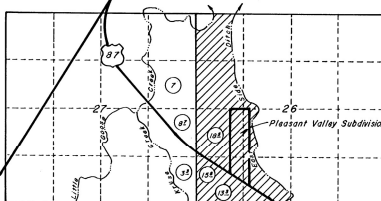
State of Wyoming } ss
County of Sheridan }

I hereby certify that this plat was filed for record in my office at 3:08 o'clock P.M., this 23 day of FEBRUARY, 1978, A.D. and recorded in Plat Book Number 1 on page 244.

No. 729468
Fee 25.25
Margaret Lewis
Deputy

EXISTING WATER RIGHTS

Scale: 1" = 2000'

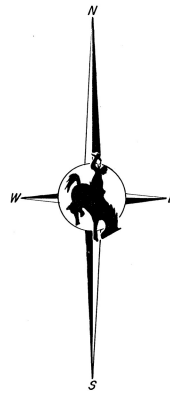
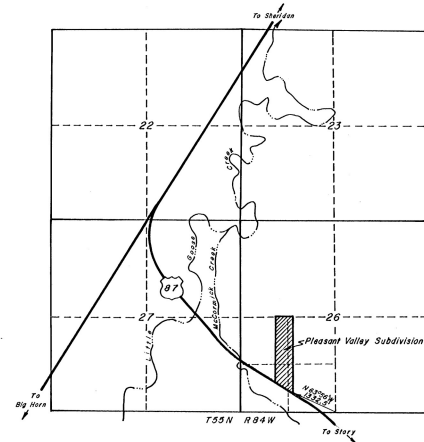


1. Territorial Permit, Priority of June, 1880; for 0.95 cfs. or 66.6 Acres; issued to Shafer and Goddard, through the McCormick Cruse Creek Ditch out of Cruse Creek.

2. Territorial Permit, Priority of April, 1881; for 0.27 cfs. or 200 Acres (blanket), covering the West half of Sec. 28-34-85, issued to J. McCormick, through East Side Ditch out of Little Goose Creek.

NOTE: Permits are in conflict. Pleasant Valley Sub. is apparently covered by East Side Ditch.

LOCATION



PLAT
of the

PLEASANT VALLEY SUBDIVISION

SHERIDAN COUNTY, WYOMING

for

NORMAN T. and TODD ALTER

and

PANSY LEE ADDINGTON

SHERIDAN COUNTY, WYOMING

Drawn by Dave Randall on December 6th 1977