

CERTIFICATION AND APPROVAL STATEMENTS

CLOUD PEAK RANCHETTES

The above or foregoing subdivision of a parcel of land located in Section 17 and the N 1/2 of Section 20, T 51 N, R 82 W, of the 6th. P.M., Johnson County, Wyoming, further described as follows:

Beginning at a brass cap, on the North line of said Section 17, which lies N 89° 14' 38" E a distance of 3015.75 feet from an existing iron pipe which marks the Northwest corner of said Section 17 and is the true point of beginning; thence continuing along the North line of said Section 17, N 89° 14' 38" E a distance of 931.88 feet to a brass cap marking the East 1/16 corner between said Section 17 and Section 8; thence S 01° 56' 05" W along the East 1/16 line of said Section 17 a distance of 5375.26 feet to a brass cap marking the East 1/16 corner between said Section 17 and Section 20; thence S 00° 16' 25" E a distance of 490.33 feet to a brass cap; thence S 89° 24' 20" W a distance of 2657.13 feet to a brass cap which is on the East right-of-way line of County Road No. 11; thence continuing along said East right-of-way line of County Road No. 11, N 09° 55' 10" W a distance of 4.93 feet to a brass cap which is the point of beginning of a 00° 15' 00" circular curve to the right; thence continuing along said East right-of-way line of County Road No. 11 and along said 00° 15' 00" circular curve to the right, through a central angle of 01° 11' 16" a distance of 474.49 feet to a brass cap which is the point of ending of said 00° 15' 00" circular curve to the right; thence continuing along said East right-of-way line of County Road No. 11, N 08° 43' 54" W a distance of 966.00 feet to a brass cap which is the point of beginning of a 10° 00' 15" circular curve to the left; thence continuing along said East right-of-way line of County Road No. 11 and along said 10° 00' 15" circular curve to the left, through a central angle of 38° 10' 48" a distance of 401.63 feet to a brass cap which is the point of ending of said 10° 00' 15" circular curve to the left; thence continuing along said East right-of-way line of County Road No. 11, N 42° 29' 54" W a distance of 710.00 feet to a brass cap; thence N 52° 25' 03" E a distance of 655.99 feet to a brass cap; thence S 17° 29' 54" E a distance of 600.00 feet to a brass cap; thence S 42° 29' 54" E a distance of 60.00 feet to a brass cap; thence N 89° 00' 06" E a distance of 110.00 feet to a brass cap; thence N 48° 00' 06" E a distance of 425.00 feet to a brass cap; thence S 33° 40' 59" E a distance of 867.28 feet to a brass cap; thence N 13° 12' 06" E a distance of 520.00 feet to a brass cap; thence N 08° 21' 54" W a distance of 590.00 feet to a brass cap; thence N 81° 38' 06" E a distance of 550.00 feet to a brass cap; thence N 26° 38' 06" E a distance of 400.00 feet to a brass cap; thence N 02° 45' 37" W a distance of 880.58 feet to a brass cap; thence N 45° 49' 51" E a distance of 732.46 feet to a brass cap; thence N 81° 56' 05" E a distance of 225.00 feet to a brass cap; thence N 01° 56' 05" E a distance of 954.22 feet to the true point of beginning as appears on this plat, is with the free consent, and in accordance with the desires of the undersigned owners and proprietors; containing 291.53 acres, more or less; have by these presents laid out, and surveyed as Cloud Peak Ranchettes, and do hereby dedicate and convey to and for 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 and covenants, witness our hands and seals this 1st day of April, A.D. 1974.

Approved by the Johnson County Planning Commission this 29 day of March, A.D. 1974.

Lee E. Keith  
Chairman of the Planning Commission

Attest:

Wilbur P. Robbins  
Clerk of the Planning Commission

PROTECTIVE COVENANTS on the foregoing subdivision, CLOUD PEAK RANCHETTES, are recorded in book W341 # 364-B page 319-325.

STREETS and/or ROADS hereon dedicated to public use, with the exception of Misty Lane, will be accepted as County Roads when:  
(a) grading is completed to the satisfaction of the Board of County Commissioners,  
(b) six inches of gravel is applied, and  
(c) two-thirds of the lots are sold, transferred and recorded with County Clerk, Ex-Officio Register of Deeds.

Approved by the Johnson County Board of County Commissioners this 2nd day of April, A.D. 1974.

John P. Johnson  
Chairman

Attest:

Wilbur P. Robbins  
Clerk of the Board

UTILITY EASEMENTS are provided in the recorded protective covenants.

STATE OF WYOMING ) SS  
COUNTY OF JOHNSON )

This instrument was filed for record on 5th April, 1974 at 1:00 P.M. and was duly recorded in book # 2 page 334-34. Fee \$25.00

Wilbur P. Robbins  
Register of Deeds

by: \_\_\_\_\_  
Deputy

Elmer Rose  
Elmer Rose  
Fred Martens  
Fred Martens

STATE OF WYOMING ) SS  
COUNTY OF JOHNSON )

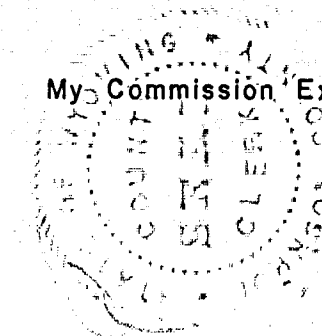
The foregoing instrument was acknowledged before me by:

Elmer Rose, Fred Martens, this 1st day of April, 1974.

Witness my hand and official seal.

Wilbur P. Robbins  
Wilbur P. Robbins  
Notary Public County Clerk

My Commission Expires: July 6, 1975

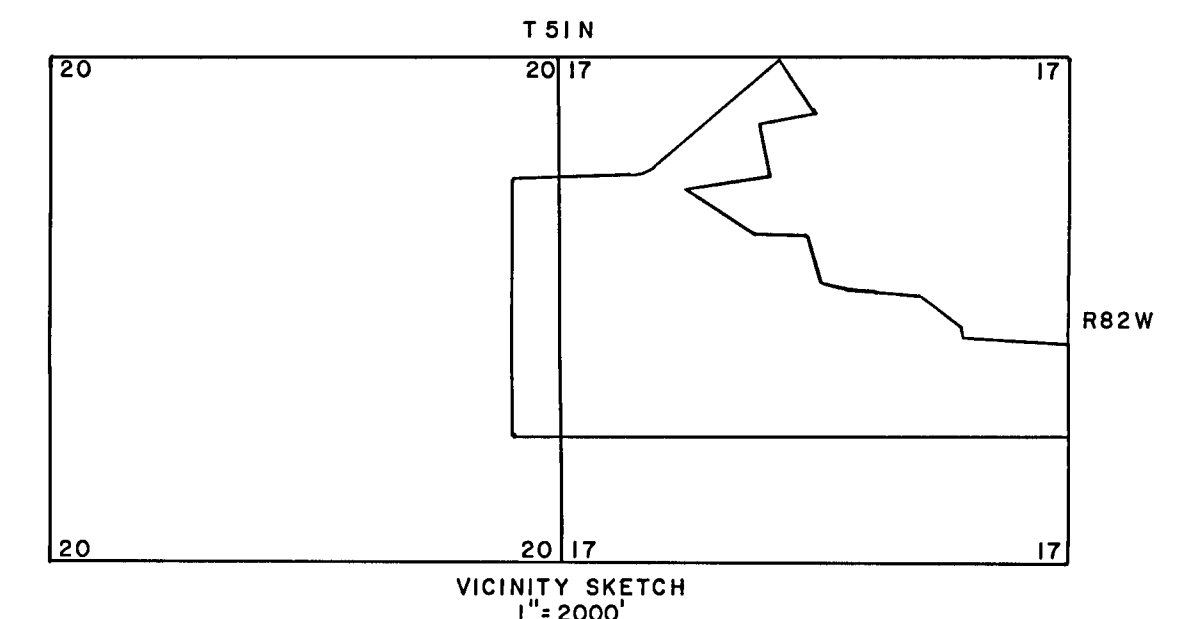
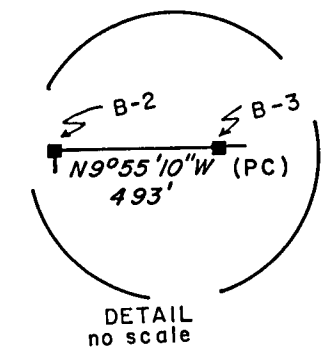


CERTIFICATE OF SURVEYOR

STATE OF WYOMING )  
 COUNTY OF JOHNSON )

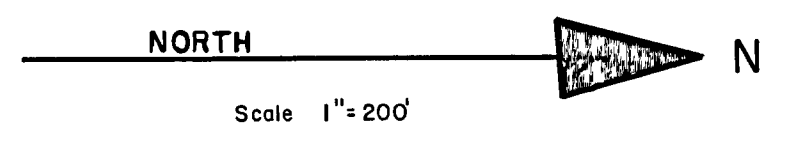
I, Bryce E Rumph, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat of CLOUD PEAK RANCHETTES truly and correctly represents the results of a survey made by me or under my direct supervision

*Bryce E Rumph*  
 Bryce E Rumph Reg No 536



- LEGEND
- Brass caps-----all marked CPR with corner number (i.e. B-1)
  - Found pipe corners-----brass capped this survey
  - Lot corners
  - - - Pipeline
  - ▲ Bench mark (assumed elevation 1000.00)

All streets are 60 feet wide  
 All cul-de-sacs have a 60 foot radius  
 All curve data based on centerline



CLOUD PEAK RANCHETTES

OWNERS and DEVELOPERS:  
 FRED MARTENS and ELMER ROSE  
 381 NORTH MAIN  
 BUFFALO, WYOMING

PREPARED BY:  
 Buffalo Division of  
 PLAINS ENGINEERING  
 Box 432  
 Buffalo, Wyoming

BS-0973-029  
 3-28-74  
 KAN RDE  
 SHEET 1 of 2

