

NOTE NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
NO PROPOSED PUBLIC DOMESTIC WATER SOURCE.
NO PUBLIC MAINTENANCE OF STREETS AND ROADS.

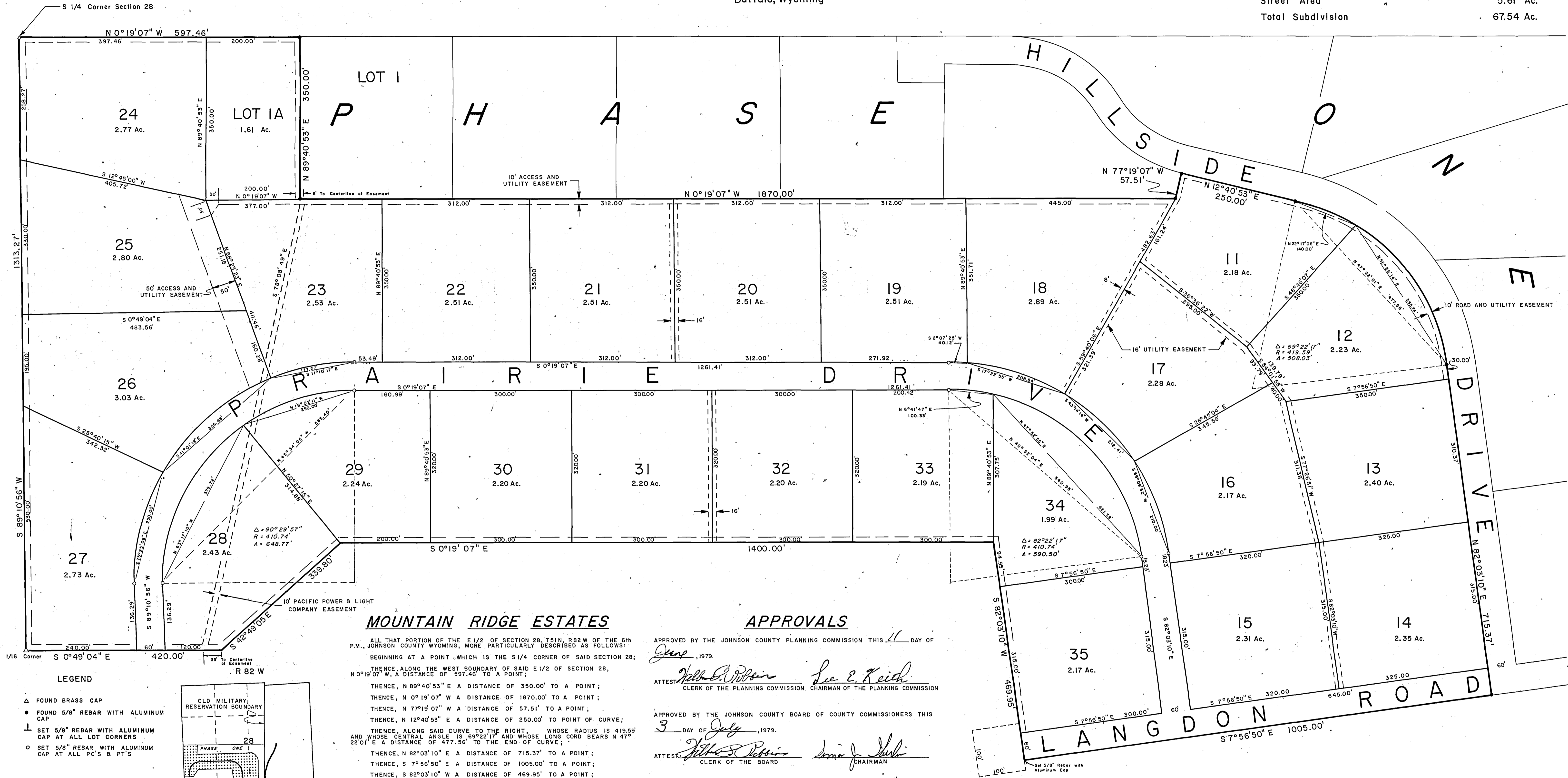
MOUNTAIN RIDGE ESTATES . . . PHASE TWO

SUBDIVIDER

Margaret M. Barker
Buffalo, Wyoming

ACREAGE SUMMARY

Average Lot Size	2.41 Ac.	WITHOUT LOT 1A	2.38 Ac.	WITH LOT 1A
Total Lot Area	60.33 Ac.	WITHOUT LOT 1A	61.93 Ac.	WITH LOT 1A
Street Area			5.61 Ac.	
Total Subdivision			67.54 Ac.	



MOUNTAIN RIDGE ESTATES

ALL THAT PORTION OF THE E 1/2 OF SECTION 28, T51N, R82W OF THE 6TH P.M., JOHNSON COUNTY WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS THE S 1/4 CORNER OF SAID SECTION 28;
THENCE, ALONG THE WEST BOUNDARY OF SAID E 1/2 OF SECTION 28, N 0°19'07" W, A DISTANCE OF 597.46' TO A POINT;
THENCE, N 89°40'53" E A DISTANCE OF 350.00' TO A POINT;
THENCE, N 0°19'07" W A DISTANCE OF 1870.00' TO A POINT;
THENCE, N 77°19'07" W A DISTANCE OF 57.51' TO A POINT;
THENCE, N 12°40'53" E A DISTANCE OF 250.00' TO POINT OF CURVE;
THENCE, ALONG SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 419.59' AND WHOSE CENTRAL ANGLE IS 69°22'17" AND WHOSE LONG CORD BEARS N 47°22'01" E A DISTANCE OF 477.56' TO THE END OF CURVE;
THENCE, N 82°03'10" E A DISTANCE OF 715.37' TO A POINT;
THENCE, S 7°56'50" E A DISTANCE OF 1005.00' TO A POINT;
THENCE, S 82°03'10" W A DISTANCE OF 469.95' TO A POINT;
THENCE, S 0°19'07" E A DISTANCE OF 1400.00' TO A POINT;
THENCE, S 42°49'05" E A DISTANCE OF 339.80' TO A POINT;
THENCE, S 0°49'04" E A DISTANCE OF 420.00' TO A POINT ALSO BEING ON THE SOUTH BOUNDARY OF SAID E 1/2 OF SECTION 28;
THENCE, ALONG SAID SOUTH BOUNDARY OF SAID E 1/2 OF SECTION 28, N 89°10'56" E A DISTANCE OF 1313.27' TO THE POINT OF BEGINNING, ALSO BEING THE S 1/4 CORNER OF SAID SECTION 28.
SAID TRACT CONTAINS 67.54 ACRES MORE OR LESS AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR WHO HAS BY THESE PRESENTS LAID OUT AND SURVEYED AS MOUNTAIN RIDGE ESTATES PHASE TWO. THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY, TO AND FOR PUBLIC USE FOREVER HEREAFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. THE DEDICATION OF THE STREETS OR ROADS ON THIS PLAT IN NO WAY OBLIGATES THE JOHNSON COUNTY COMMISSIONERS TO MAINTAIN SUCH ROADS OR ACCEPT THEM AS COUNTY ROADS NOR DOES IT RELIEVE THE SUBDIVIDER OF THE OBLIGATION TO CONSTRUCT SUCH STREETS AND ROADS ACCORDING TO THE JOHNSON COUNTY ROAD STANDARDS, AND DOES ALSO RESERVE PERPETUAL EASEMENTS FOR ACCESS AND UTILITY FACILITIES (INCLUDING TV CABLES) AS ARE LAID OUT AND DESIGNATED ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF PROTECTION AND RESTRICTIVE COVENANTS FOR MOUNTAIN RIDGE ESTATES PHASE TWO.

THE OWNER DOES HEREBY RELEASE AND WAIVE ALL RIGHTS UNDER OF AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.
WITNESS MY HAND THIS 5 DAY OF July, 1979.
MARGARET M. BARKER

APPROVALS

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 11 DAY OF June, 1979.
ATTEST: *William E. Robison* *Lee E. Keith*
CLERK OF THE PLANNING COMMISSION, CHAIRMAN OF THE PLANNING COMMISSION

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS THIS 3 DAY OF July, 1979.
ATTEST: *William E. Robison* *James J. Hubli*
CLERK OF THE BOARD, CHAIRMAN

APPROVED BY THE CITY OF BUFFALO CITY COUNCIL THIS 5th DAY OF June, 1979.
ATTEST: *Carol J. Rous* *E. E. Hecht*
CITY CLERK, MAYOR

THE CITY OF BUFFALO PLANNING COMMISSION HEREBY RECOMMENDS APPROVAL OF THIS PLAT ON THIS 28 DAY OF May, 1979.
ATTEST: *Robert E. Hecht* *William E. Robison*
SECRETARY, CHAIRMAN

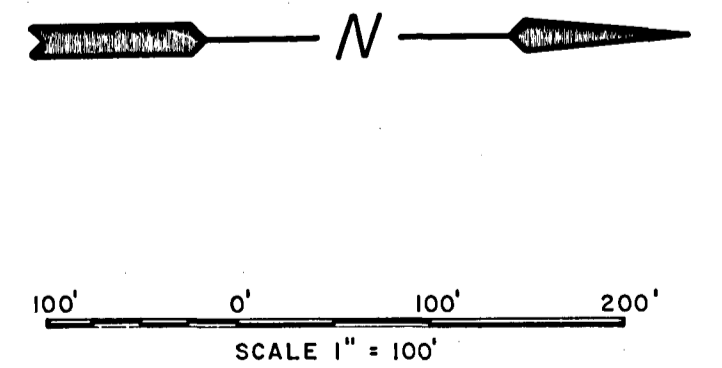
STATE OF WYOMING } SS
COUNTY OF JOHNSON }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
MARGARET M. BARKER THIS 5 DAY OF July, 1979.
WITNESS MY HAND AND OFFICIAL SEAL *William E. Robison*
NOTARY PUBLIC
MY COMMISSION EXPIRES Jan. 1, 1983

STATE OF WYOMING } SS
COUNTY OF JOHNSON }

CERTIFICATE OF SURVEYOR

I, JEROME M. MARK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF MOUNTAIN RIDGE ESTATES PHASE TWO TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

STATE OF WYOMING } SS
COUNTY OF JOHNSON }
THIS INSTRUMENT WAS FILED FOR THE RECORD ON 28 PAGE NO. 35 FEE 4.50 10/24
AND WAS DULY RECORDED IN BOOK NO. 82A-2 BY William E. Robison
REGISTER OF DEEDS
PROTECTIVE COVENANTS ARE RECORDED IN BOOK NO. 82A-2 PAGE NO. 58



PREPARED BY

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DRAWN BY: R.V. APVD BY: T.B. DATE: 5/23/79