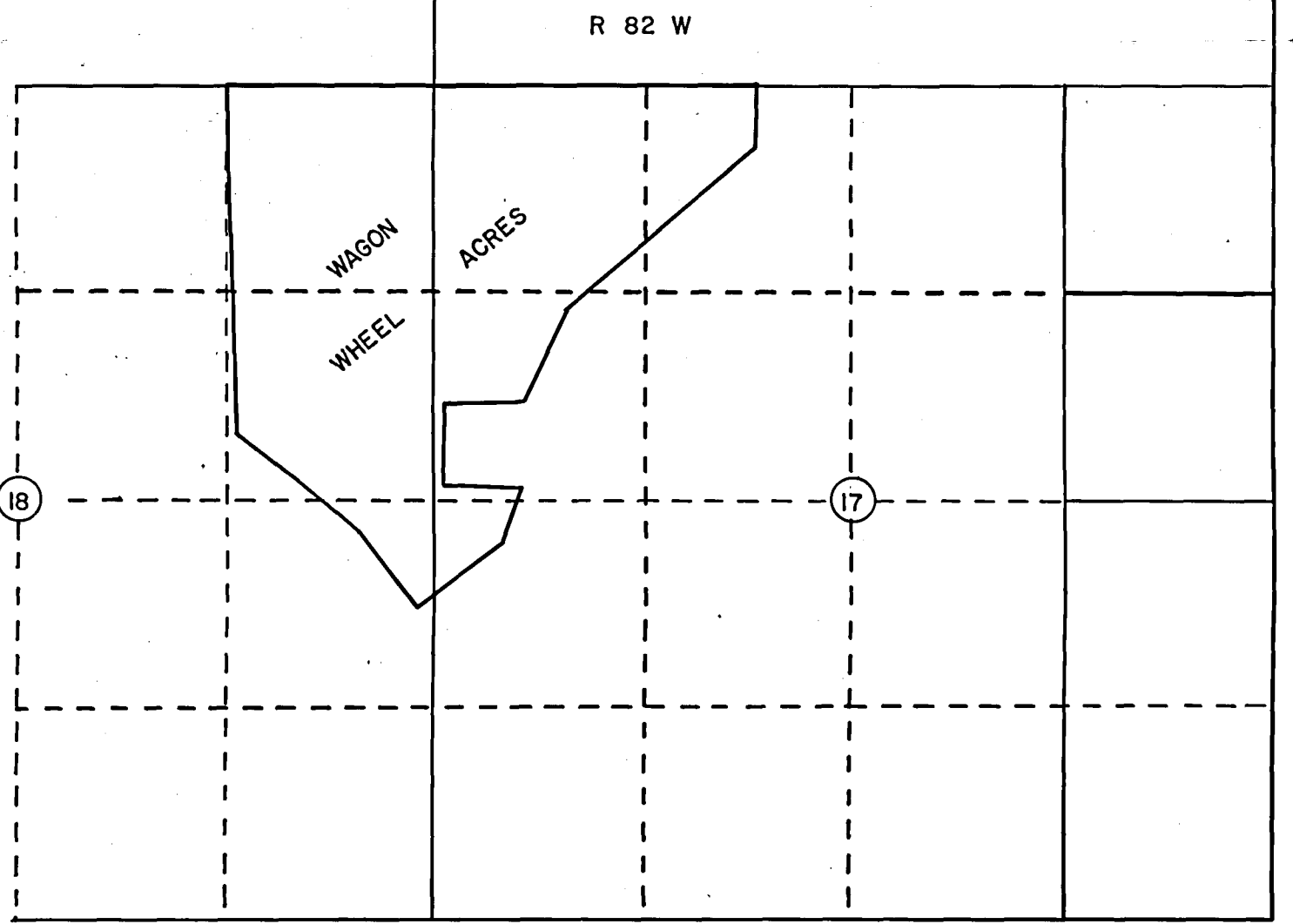


- LEGEND**
- Aluminum capped 5/8" rebar stamped Prop. Cor. and PE&LS 2085
  - ⊗ Brass cap - all stamped WW with corner number (i.e. WW-1) and PE&LS 2085
  - ⊙ Found pipe corners-brass capped this survey and appropriately stamped
  - ⊕ Found aluminum capped corners-brass capped this survey and appropriately stamped
  - ▲ Existing brass capped corners of Cloud Peak Ranchettes
  - 6" products pipeline - Continental Pipeline Company



Scale 1" = 200'  
 Total No. of Lots - 26  
 Total Acres - 142.418

All roads are 60 feet wide  
 All cul-de-sacs have a 50 foot radius  
 All curve data based on centerline

Vicinity Sketch  
 Scale 1" = 1000'

**WAGON WHEEL ACRES**

The foregoing subdivision of a parcel of land located in the W1/2 of Section 17 and the E1/2 of Section 18, T. 51 N., R. 82 W., of the 6th P.M., Johnson County, Wyoming, being more particularly described as follows:

Beginning at the northwest corner of Section 17, T. 51 N., R. 82 W., said point being the true point of beginning;  
 thence N 89°14'38" E along the North line of said Section 17 a distance of 1915.75 feet to a point;  
 thence S 01°56'05" W a distance of 400.00 feet to a point;  
 thence S 49°53'06" W a distance of 1489.99 feet to a point;  
 thence S 21°25'11" W a distance of 666.90 feet to a point;  
 thence N 90°00'00" W a distance of 450.00 feet to a point;  
 thence S 00°00'00" E a distance of 490.00 feet to a point;  
 thence N 90°00'00" E a distance of 450.00 feet to a point;  
 thence S 18°52'22" W a distance of 386.68 feet to a point;  
 thence S 52°25'03" W a distance of 655.99 feet to a point, said point being on the easterly right-of-way line of County Road No. 11;  
 thence along said right-of-way line N 42°25'12" W a distance of 586.25 feet to a point which is the point of beginning of a tangent circular curve to the left having a radius of 1115.88 feet;  
 thence continuing along said right-of-way and along said tangent circular curve to the left, through a central angle of 12°47'27" a distance of 249.11 feet to a point which is the point of ending of said tangent circular curve to the left;  
 thence continuing along said right-of-way N 59°12'39" W a distance of 186.23 feet to a point which is the point of beginning of a tangent circular curve to the left having a radius of 2821.57 feet;  
 thence continuing along said right-of-way line and along said tangent circular curve to the left, through a central angle of 05°07'50" a distance of 252.66 feet to a point which is the point of ending of said tangent circular curve to the left;  
 thence continuing along said right-of-way line N 60°20'29" W a distance of 137.01 feet to a point which is the point of beginning of a tangent circular curve to the left having a radius of 905.96 feet;  
 thence continuing along said right-of-way line and along said tangent circular curve to the left, through a central angle of 07°53'49" a distance of 125.07 feet to a point;  
 thence N 00°16'22" E a distance of 984.27 feet to a point;  
 thence N 00°26'49" W a distance of 1260.17 feet to a point;  
 thence N 89°40'46" E a distance of 1312.42 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 142.418 acres more or less; have by these presents laid out, and surveyed as WAGON WHEEL ACRES, and do hereby dedicate and convey to and for public use forever hereafter the roads as are laid out and designated on this plat, excepting and reserving to the grantors a permanent and perpetual easement and right-of-way ten (10) feet in width in and under Buckskin Lane (as Buckskin Lane is platted herein) for the purpose of constructing, installing, and maintaining a culvert for the transmission of surface and irrigation water, and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation drainage facilities as are laid out and designated on this plat and covenants, witness our hands and seals this 4 day of October A.D., 1976.

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING }  
 COUNTY OF JOHNSON } ss

I, Keith A. Neustel, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat of Wagon Wheel Acres truly and correctly represents the results of a survey made by me or under my direct supervision.

*Keith A. Neustel*  
 Keith A. Neustel  
 Wyo. Reg. PE&LS 2085

Approved by the Johnson County Commission this 23<sup>rd</sup> day of Sept., A.D. 1976.

*Lee E. Keith*  
 Chairman of the Planning Commission

ATTEST:  
*William C. Pollock*  
 Clerk of the Planning Commission

Approved by the Johnson County Board of County Commissioners this 5<sup>th</sup> day of Oct., A.D. 1976.

*John P. Shannon*  
 Chairman

ATTEST:  
*William C. Pollock*  
 Clerk of the Board

EASEMENTS are provided in the PROTECTIVE COVENANTS as recorded in book 86A-18 page 34.

STATE OF WYOMING }  
 COUNTY OF JOHNSON } ss 18481

This instrument was filed for the record on this 5<sup>th</sup> day of Oct., 1976 at 2:15 P.M. and was duly recorded in book 82 page 9. Fee \$25.00

*William C. Pollock*  
 Register of Deeds

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

STATE OF WYOMING }  
 COUNTY OF JOHNSON } ss

The foregoing instrument was acknowledged before me by Betty Rose, Elmer Rose & C. Fred Martens, this 4<sup>th</sup> day of October, 1976. Witness my hand and official seal.

TERENCE L. O'BRIEN - Notary Public  
 County of Johnson State of Wyoming  
 My Commission expires August 9, 1978

*Terence L. O'Brien*  
 Notary Public

My commission expires August 9, 1978

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

*Elmer Rose*  
 Elmer Rose, Owner (Husband)

*Betty Rose*  
 Betty Rose, Owner (Wife)

*C. Fred Martens*  
 C. Fred Martens, Owner (A Single Person)

**WAGON WHEEL ACRES**

Prepared for:  
 Elmer Rose  
 Rt. 1, Box 201A  
 Buffalo, Wyoming 82834

**PLAINS ENGINEERING**  
 Consulting Engineers & Land Surveyors  
 P.O. Box 432  
 Buffalo, Wyoming 82834  
 (307) 684-7976

DATE DRAWN: Sept. 21, 1976 SCALE DRAWN: 1" = 200'  
 DRAWN BY: J.R.W. CHECKED BY: K.A.N.  
 PROJECT NO.: B.P. 0876 029