

SITE MAP - COUNTRY ESTATES

GENERAL NOTES

- Roads and access easements across unplatted H & N, Inc., lands shown on the vicinity map hereon, are not delineated or otherwise addressed by this plat. See recorded instruments for additional information.
- County Road Number 32, Lane 7, was established by Order of the Board of County Commissioners on 5 May 1983. The map thereof was filed in Plat Cabinet A at page 69 on 9 May 1983.
- The Restricted Building Area within Tracts 4, 5 and 6 represents an existing surface drainage feature (draw) within which no dwellings or other permanent buildings are to be constructed.

NOTICES

- NO PUBLIC MAINTENANCE OF STREETS OR ROADS; Except County Road No. 32, Lane 7.
- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM; and, written certification of a Wyoming Professional Engineer certifying to the adequacy and safety of the sewage disposal system proposed for the subdivision, including the adequacy of the proposed system in relation to the topography of the subdivision, the proposed population density, soil conditions and watershed located on or draining into or over the proposed subdivision will be required prior to approval of any sewage disposal system, including septic systems.
- THE LAND IN THIS SUBDIVISION MAY BE IMPACTED BY EXPLORATION FOR, OR MINING OF, MINERALS.
- THE DEVELOPER DOES NOT WARRANT TO A PURCHASER ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THIS SUBDIVISION. WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER.

APPROVAL

Approved by the Board of County Commissioners of Hot Springs County, this 19th day of September, 1995.

Attest: *Marlene T. Christofferson*, Clerk of the Board
Phyllis Christofferson, Chairman of the Board

FILING RECORD

Reception No. _____
 State of Wyoming } ss.
 County of Hot Springs }
 Recorded for record at _____ o'clock _____ M. on the _____ day of _____, 1995, and filed in Plat Cabinet _____ at page _____.

Marlene T. Christofferson,
 Hot Springs County Clerk and
 Ex-Officio Register of Deeds

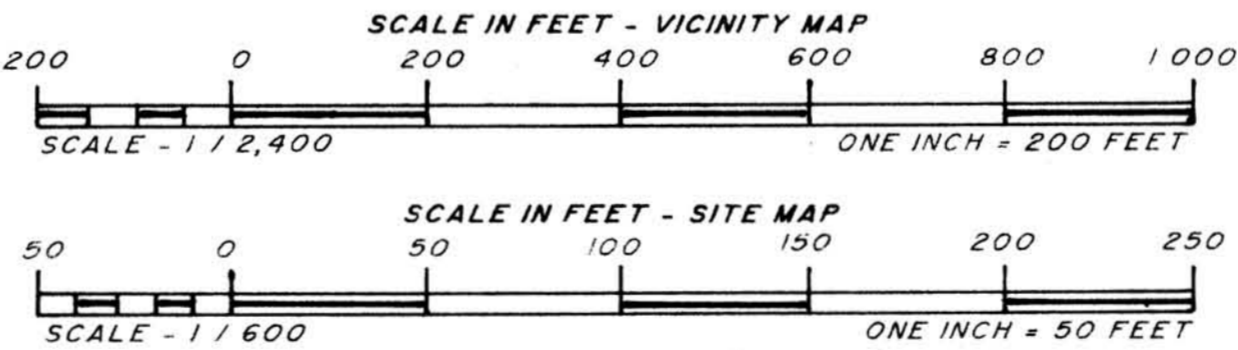


LEGEND

- General Land Office record monument, marked stone with accessories, previously found and tied. Set by Edward F. Stahl, D.S., Contract No. 276, approved April 28, 1900.
- Rebar with aluminum cap, except where otherwise stated, found and tied by this survey. Origin and particulars stated.
- County Road Right of Way Marker, rebar w/ 2" aluminum cap in PVC sleeve, set by Donnell and Assoc. in 1983, found and tied by this survey.
- 2 1/2" dia. aluminum pipe, concrete-filled, flared base, with magnetic aluminum cap set by this survey. Cap set 4" above ground surface, stamped with corner identification, LS 519 and 1995.
- 5/8" dia. x 24" long rebar with 2" dia. aluminum cap set by this survey. Cap set flush with ground surface, stamped with corner identification, LS 519 and 1995.
- Limits of this plat (subdivision boundary). See description contained in Certificate of Surveyor for additional information.

TECHNICAL NOTES

- () denote value based on the state plane coordinate system, as follows: a) Wyoming West Central Zone, North American Datum of 1927; b) Tied to US CGCS station "Club" by traverse methods; c) Combined factor, surface to grid distance, 0.9997536.
- Basis Bearing - The geodetic meridian computed at the 1/64 corner 1 point of beginning shown hereon. See Meridian Diagram for particulars.
- I.R.I. denotes Certified Land Corner Recordation, previously filed, or Corner Record, prepared and recorded per this job.
- Recording data; i.e., instrument, book, page and recording date, pertain to the files of the Hot Springs County Clerk and Ex-Officio Register of Deeds.
- See recorded instruments for survey calls and additional information regarding existing access and utility easements.



CERTIFICATE OF SURVEYOR

State of Wyoming }
 County of Hot Springs } ss.
 I, R.L. Hudson, a Land Surveyor registered in the state of Wyoming, of Thermopolis, Wyoming, do hereby certify that this plat of COUNTRY ESTATES has been prepared from the field notes of a retracement and partition survey made by me during the month of August, 1995, and copies of instruments of conveyance on file at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds; and that it correctly and accurately represents said survey of the limits of this subdivision and the tracts as shown hereon.

I further certify that said Country Estates is a subdivision, as defined by Wyoming Statutes, 1977, Section 18-5-301, et. seq., embracing all of the following described land situate in the NW 1/4 NE 1/4 and NE 1/4 NW 1/4 of Section 11, Township 42 North, Range 95 West,

CERTIFICATE OF OWNER'S CONSENT AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: that H & N, Inc., a Wyoming corporation, is the owner in fee simple of the land embraced in this subdivision, as evidenced by that certain Warranty Deed recorded in Book 95 of Microfilm of pages 367 - 369 on the 4th day of June, 1993, at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds; that said land is described in the Certificate of Surveyor appearing hereon; that the platting of said land, as appears hereon, is the free and

ACKNOWLEDGEMENT

State of Texas }
 County of _____ } ss.
 On this _____ day of _____, 1995, before me, a Notary Public, personally appeared *Randall L. Horalyk*, who by me duly sworn, did say that he is the president of H & N, Inc., on behalf of said corporation, by authority of its Board of Directors, executed the Certificate of

CONTINUATION

Sixth Principal Meridian, Hot Springs County, Wyoming; to wit: Beginning at the 1/64 corner described as the southwest corner of the NE 1/4 NW 1/4 of said Section 11, situate at Wyoming West Central Zone coordinates x = 639,016.60 feet, y = 1,078,798.58 feet, North American Datum of 1927; from which the quarter corner common to Section 2 and said Section 11 bears N 0° 03' 39" W, based on the geodetic meridian of said 1/64 corner, 639.90 feet distant; thence S 89° 43' 49" E, a distance of 265.41 feet; thence S 89° 44' 25" E, a distance of 54.57 feet; thence S 0° 01' 20" E, a distance of 141.87 feet to a point on the north R/W line of County Road Number 32; thence S 0° 43' 32" W, a distance of 456.74 feet; thence N 89° 49' 36" W, along the south line of said NW 1/4 NE 1/4, a distance of 312.05 feet to the CN 1/16 corner of said Section 11; thence N 0° 01' 20" W, a distance of 489.75 feet to a point on the center line of said Co. Rd. No. 32; thence N 89° 41' 29" W, a

CONTINUATION

voluntary act and deed of said corporation and in accordance with its desires does hereby consent to the platting of said land as shown hereon.
 BE IT FURTHER KNOWN that said corporation does hereby dedicate, to the use of the public forever, that portion of County Road Number 32 contained within the limits of Country Estates; and does hereby grant, for the specified purpose, all of the easements lying upon and across said Country Estates as shown on this plat of same.

CONTINUATION

ate of Owner's Consent and Dedication appearing hereon and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the purposes therein mentioned.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office the day, month and year first above written.

distance of 160.00 feet; thence N 0° 01' 20" W, a distance of 163.41 feet; thence S 89° 40' 13" E, a distance of 160.00 feet to the point of beginning as previously recited and containing 5.408 acres.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 18th day of September, 1995.

Wyoming L.S. No. 519

H & N, INC.
 By: *Randall L. Horalyk*, President

Attest: *Charline H. Novakovich*, Secretary

My commission expires: 6/26/99
Stephanie Cheller, Notary Public

PLAT OF COUNTRY ESTATES

A SUBDIVISION SITUATE IN THE NW 1/4 NE 1/4 AND NE 1/4 NW 1/4 OF SECTION 11, TWP. 42 NORTH, RGE. 95 WEST, SIXTH PRINCIPAL MERIDIAN, HOT SPRINGS COUNTY, WYOMING

R. L. HUDSON - LAND SURVEYOR
 Thermopolis, Wyoming
 August 1995 Job No. 94 - 2283