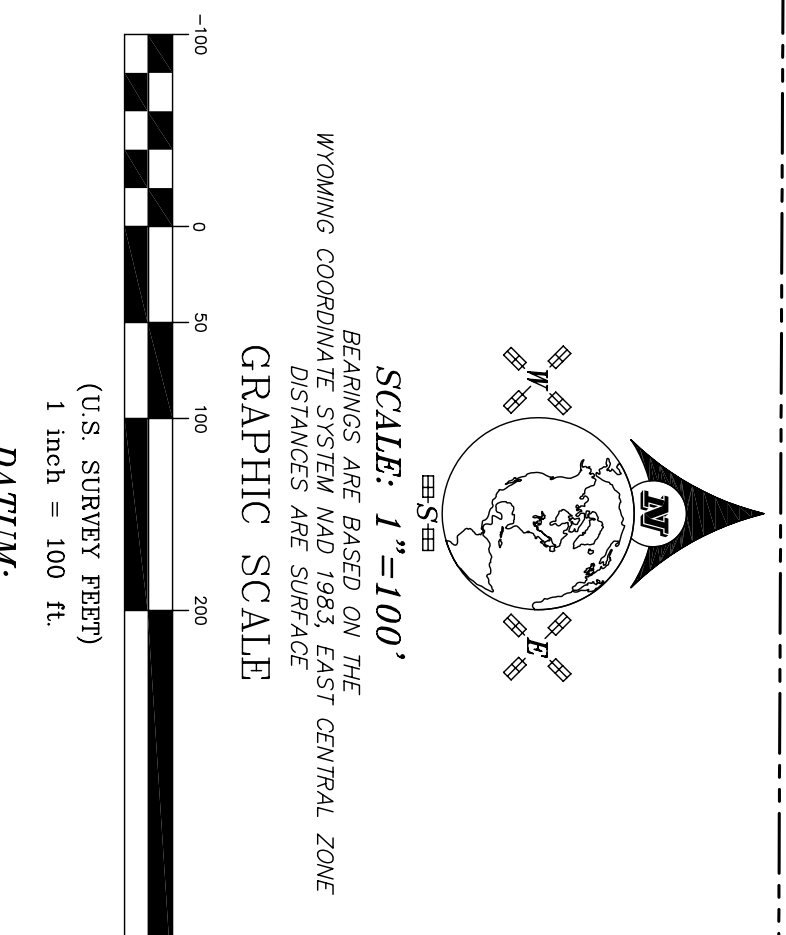
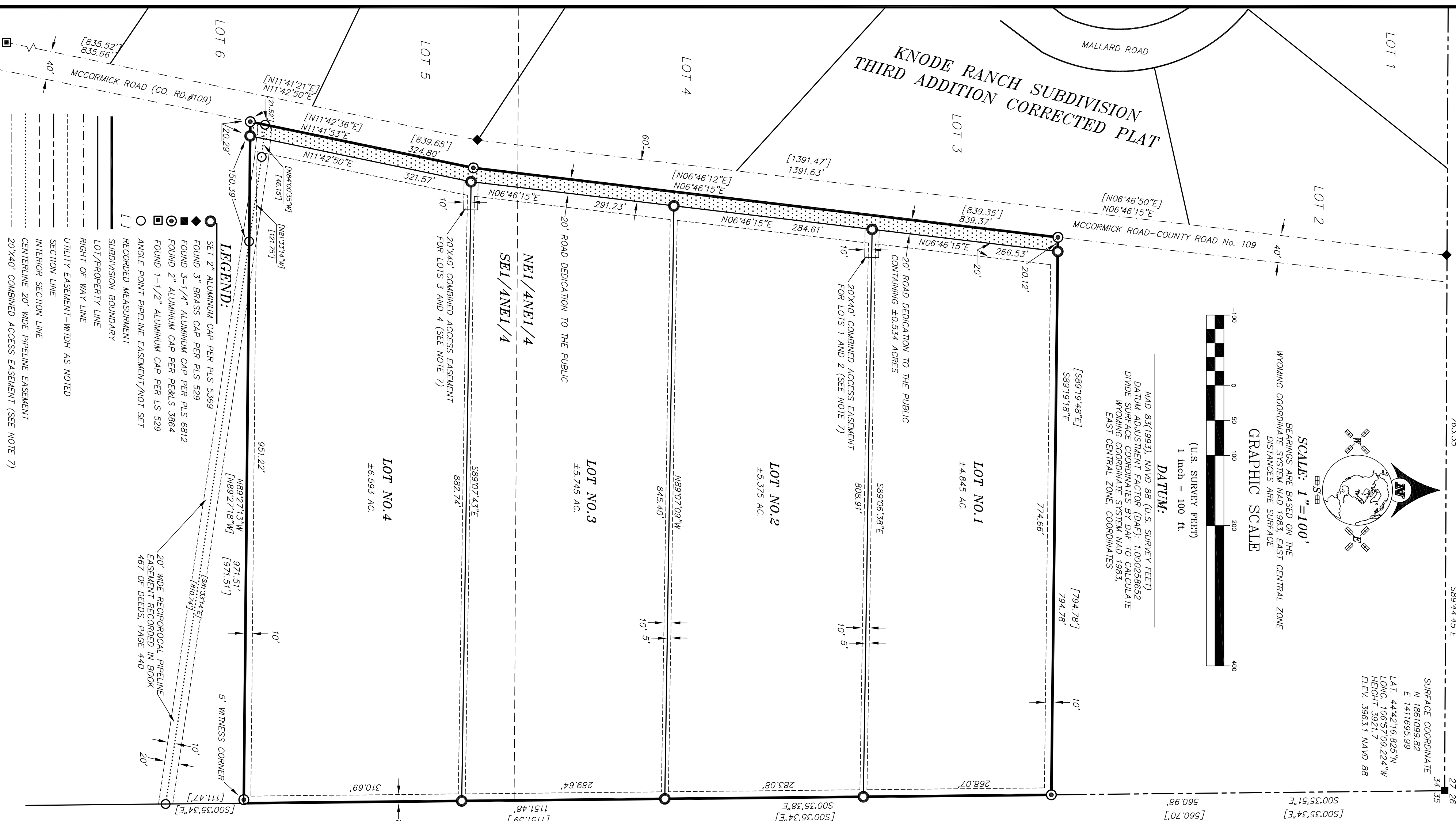


**KRUSE CREEK ESTATES
MINOR SUBDIVISION**

SITUATED IN THE E1/2NE1/4, SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST,
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

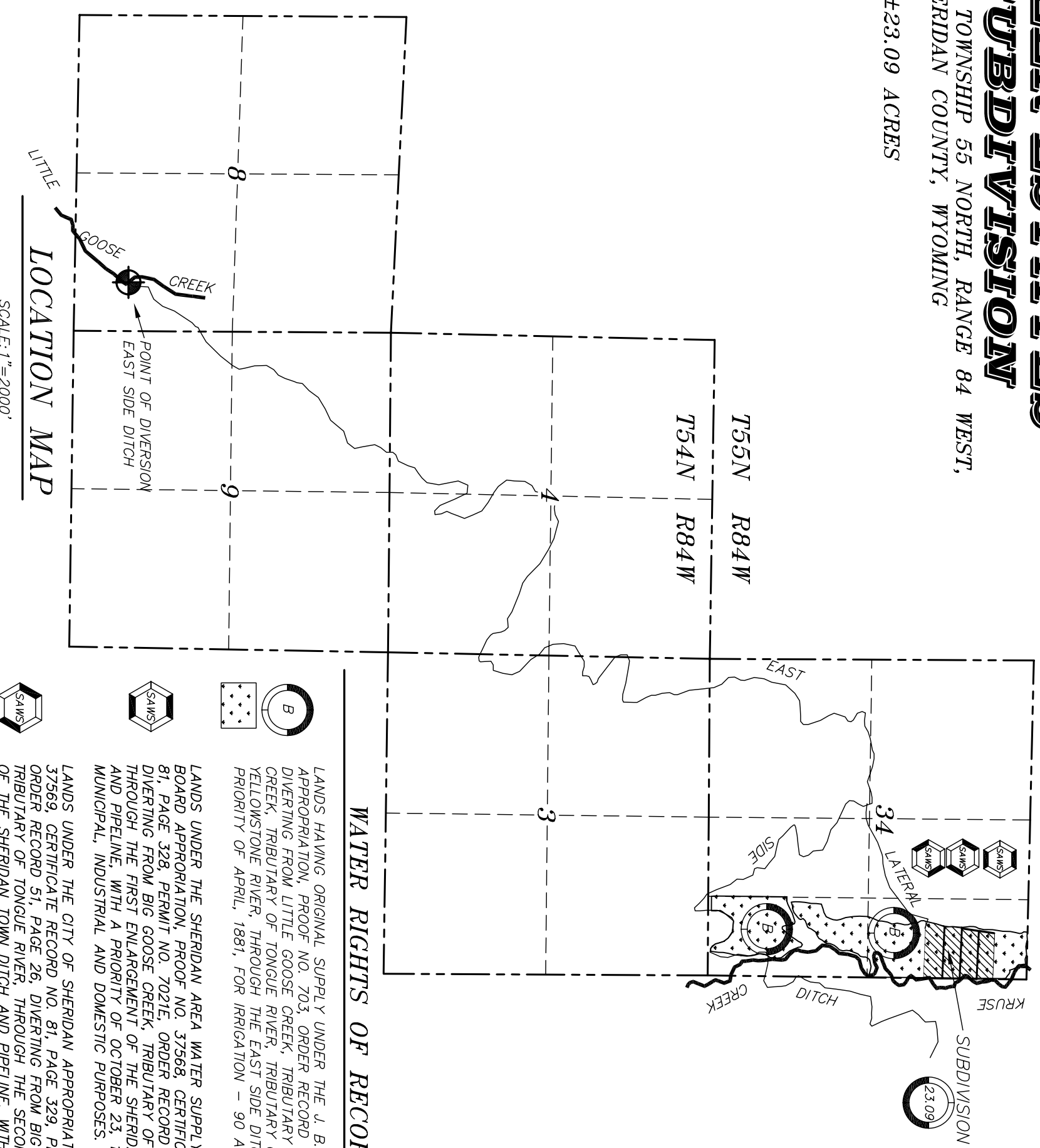
TOTAL LOTS 4 = 423.09 ACRES



WATER RIGHTS NOTES

- 1) ALL WATER RIGHTS WILL BE PROPORTIONED BY THE AREA OF IRRIGABLE ACRES IN EACH OF THE FOUR LOTS OF THE KRUSE CREEK ESTATES MINOR SUBDIVISION.
- 2) THE WATER RIGHTS AND THE IRRIGATION WATER DISTRIBUTION PLAN AND STATE ENGINEERS OFFICE.
- 3) INTEREST IN THE WATER RIGHTS ENCOMPASSED BY THE 20 FOOT WIDE ROAD DESCRIBED IN THE KRUSE CREEK MINOR SUBDIVISION DEDICATION-40.53 ACRES AND THE AREA BETWEEN THE EAST PROPERTY LINE AND AN EXISTING FENCE LINE (4.194 ACRES) ARE DISCLAIMED BY THE SUBDIVIDER-TOTAL AREA DISCLAIMED 2.47 ACRES. NE1/4NE1/4=41.62 ACRES, SE1/4NE1/4=40.89 ACRES.
- 4) A NEW PRELINE TO BE PLACED WITHIN UTILITY EASEMENTS WITH LAND IRRIGATED USING SPRINKLERS.

LOCATION MAP



WATER RIGHTS OF RECORD

- LANDS HAVING ORIGINAL SUPPLY UNDER THE J. B. HARRISON APPROPRIATION, PROOF NO. 703, ORDER RECORD 1, PAGE 238, DIVERGING FROM BIG GOOSE CREEK, TRIBUTARY OF THE BIG GOOSE RIVER, THROUGH THE EAST SIDE DITCH, WITH A PRIORITY OF APRIL, 1881, FOR IRRIGATION - 90 ACRES.
- LANDS UNDER THE SHERIDAN AREA WATER SUPPLY DIRT PONDERS ORDER RECORD 51, PAGE 26, DIVERGING FROM BIG GOOSE CREEK, TRIBUTARY OF TONGUE RIVER, THROUGH THE THIRDO ENLARGEMENT OF THE SHERIDAN TOWN DITCH AND PRELINE, WITH A PRIORITY OF DECEMBER 20, 1991, FOR MUNICIPAL, INDUSTRIAL AND DOMESTIC PURPOSES.
- LANDS UNDER THE CITY OF SHERIDAN APPROPRIATION, PROOF NO. 37868, CERTIFICATE RECORD NO. 81, PAGE 320, PERMIT NO. 7022E, TRIBUTARY OF TONGUE RIVER, THROUGH THE THIRDO ENLARGEMENT OF THE SHERIDAN TOWN DITCH AND PRELINE, WITH A PRIORITY OF DECEMBER 20, 1991, FOR MUNICIPAL, INDUSTRIAL AND DOMESTIC PURPOSES.

NOTES:

1. NO PROPOSED CENTRALIZED SEWAGE DISPOSAL SYSTEM.
2. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
3. NO PROPOSED CENTRAL WATER SUPPLY SYSTEM.
4. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
5. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN PLUMBING, MECHANICAL AND ELECTRICAL INSPECTION AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
6. KRUSE CREEK ESTATES MINOR SUBDIVISION HAS SOIL AREAS DESIGNATED AS PREFERRED FARM LAND (PFL). ANY PFL AREA THAT IS CONVERTED TO URBAN USE SHALL HAVE A PERC TEST PERFORMED BY A REGISTERED ENGINEER WHERE ANY SEPTIC SYSTEM WILL BE INSTALLED. SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED BY A REGISTERED ENGINEER. ISOLATION DISTANCE FROM ABSORPTION SYSTEMS TO SLOPE BREAK OF KRUSE CREEK DRAINAGE SHALL BE A MINIMUM OF 100 FEET. ISOLATION DISTANCE FROM ABSORPTION SYSTEMS TO PROPERTY BOUNDARY SHALL BE A MINIMUM OF 50 FEET.
7. LOTS 1 AND 2 WILL USE A SHARED ACCESS DRIVEWAY TO COUNTY ROAD #109 BEING THE WEST FORTY (40) FEET OF THE COMMON BOUNDARY LINE BETWEEN SAID LOTS 1 AND 2 AND TEN (10) FEET ON EACH SIDE OF SAID WEST FORTY (40) FEET. LOTS 3 AND 4 WILL USE A SHARED ACCESS DRIVEWAY TO COUNTY ROAD #109 BEING THE WEST FORTY (40) FEET OF THE COMMON BOUNDARY LINE BETWEEN SAID LOTS 3 AND 4 AND TEN (10) FEET ON EACH SIDE OF SAID WEST FORTY (40) FEET. SAID EASEMENTS TO BE PROLONGED OR SHORTENED TO TERMINATE ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD #109.
8. PURSUANT TO THE SUBDIVISION RECORDS, IN THE COUNTY CLERK'S OFFICE AT BOOK _____ AND PAGE _____, NO BUILDING PERMITS SHALL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT UNTIL COMPLETION OF THE MCCORMICK ROAD (OR #109) UPGRADES.
9. LOTS CAN NOT BE FURTHER SUBDIVIDED.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss:
I, DONNA HOOPER, VICE-PRESIDENT
FRESH MEATERS BAKERY, SHERIDAN, WYOMING, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK
THIS _____ DAY OF _____, 2009, AND RECORDED IN PLAT BOOK _____ ON PAGE _____.



**CERTIFICATE OF APPROVAL
SHERIDAN COUNTY PLANNING COMMISSION**

REMOVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2009.
ATTEST:

CHAIRMAN
COUNTY CLERK _____ CHAIRMAN
STATE OF WYOMING)
COUNTY OF SHERIDAN) ss
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK
THIS _____ DAY OF _____, 2009, AND RECORDED IN PLAT BOOK _____ ON PAGE _____.

CERTIFICATE OF RECORD

COUNTY CLERK _____

**FINAL PLAT OF
KRUSE CREEK ESTATES
MINOR SUBDIVISION**

INCCLUDING WATER RIGHT DISTRIBUTION PLAN AND DISCLAIMER
SITUATED IN THE E1/2NE1/4, SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST,
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

RESTFIELD SURVEYING
NO BOX OFFICE
SHERIDAN, WY 82801
307-672-3542
M. 28014
111 W. 11th AVENUE
OCTOBER 1, 2009