

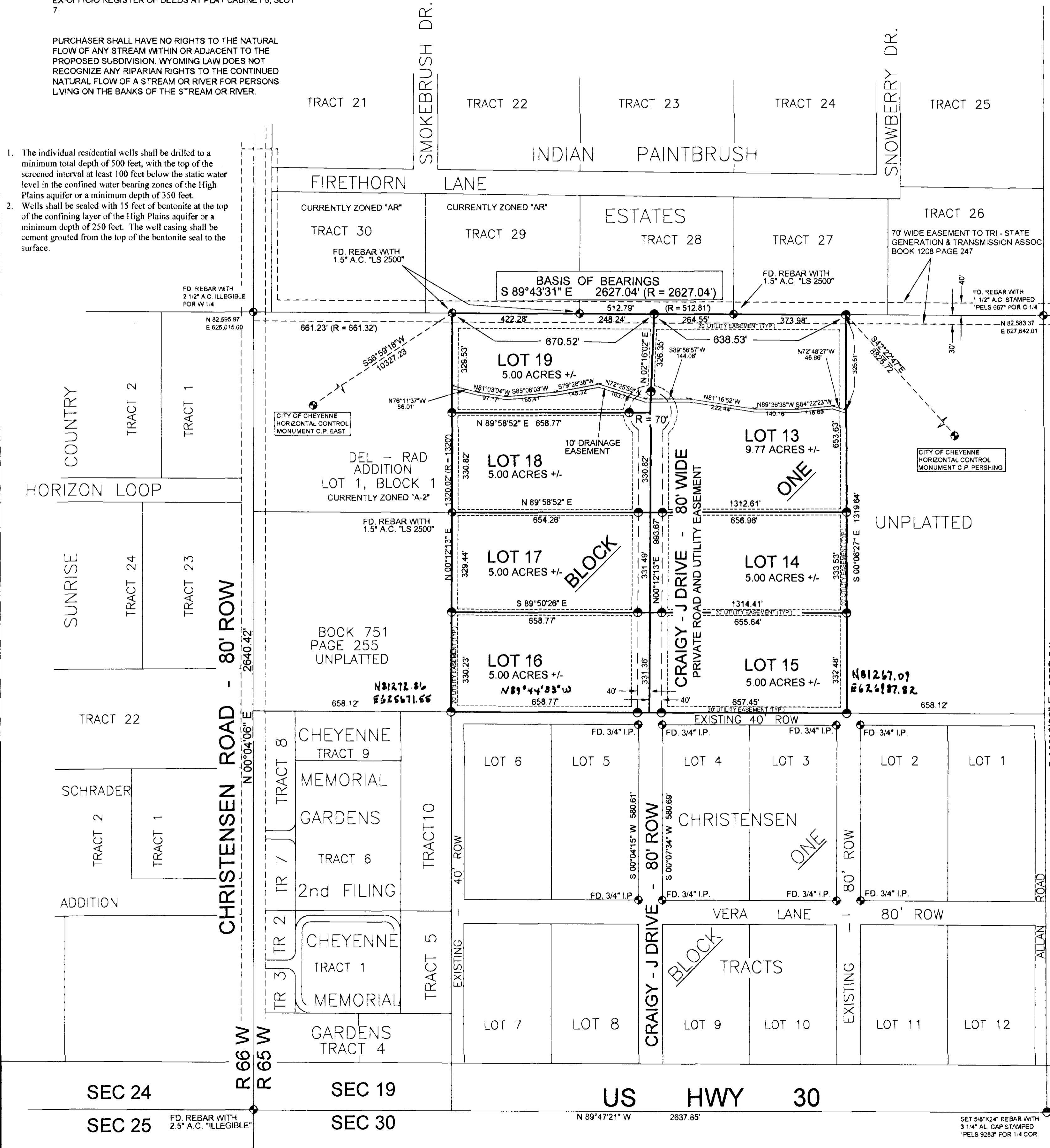
BASIS OF BEARINGS

BEARINGS ARE BASED ON CONVENTIONAL SURVEY TIES TO THE WEST 1/4 CORNER OF SECTION 19 MONUMENTED WITH A REBAR AND A 2 1/2" ALUMINUM CAP, AND THE CENTER 1/4 CORNER OF SECTION 19 MONUMENTED WITH A REBAR AND A 1 1/2" ALUMINUM CAP STAMPED "PELS 667" WITH THE BEARING OF THAT LINE TO BE S 89°43'31" E AS SHOWN ON THE PLAT OF "INDIAN PAINTBRUSH ESTATES" AS RECORDED WITH THE LARAMIE COUNTY CLERK AND EX-OFFICIO REGISTER OF DEEDS AT PLAT CABINET 8, SLOT 7.

PURCHASER SHALL HAVE NO RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION. WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

**NO PUBLIC WATER OR WASTEWATER SYSTEMS ARE PROPOSED
NO PUBLIC MAINTENANCE OF ROADS
FIRE PROTECTION PROVIDED BY FIRE DISTRICT NO. 2**

- The individual residential wells shall be drilled to a minimum total depth of 500 feet, with the top of the screened interval at least 100 feet below the static water level in the confined water bearing zones of the High Plains aquifer or a minimum depth of 350 feet.
- Wells shall be sealed with 15 feet of bentonite at the top of the confining layer of the High Plains aquifer or a minimum depth of 250 feet. The well casing shall be cement grouted from the top of the bentonite seal to the surface.



DEDICATION
KNOW BY ALL MEN THESE PRESENTS THAT MELANIE A. CHRISTENSEN, JOHNNY J. CHRISTENSEN, WIFE AND HUSBAND AND DANIEL H. KIRKER, A SINGLE PERSON, OWNERS IN FEE SIMPLE OF A PORTION OF THE SW 1/4 SECTION 19, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING ENBRACED WITHIN THIS PLAT HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS CHRISTENSEN TRACTS-SECOND FILING DOES HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES AND GRANT THE EASEMENTS AS SHOWN HEREON.

Melanie A. Christensen
BY MELANIE A. CHRISTENSEN AND JOHNNY J. CHRISTENSEN

Daniel H. Kirker
BY DANIEL H. KIRKER

ACKNOWLEDGMENT
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

DIANA M. KIRKER
Comm. # 1520058
NOTARY PUBLIC, CALIFORNIA
My Comm. Expires Oct. 19, 2008

THE DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January 2008 by Daniel H. Kirker

Diana M. Kirker
NOTARY PUBLIC, LOS ANGELES COUNTY, CALIFORNIA

MY COMMISSION EXPIRES 01/17/2008

ACKNOWLEDGMENT GAN ANN EINSPAHR
NOTARY PUBLIC
STATE OF COLORADO

STATE OF COLORADO)
COUNTY OF LARIMER)

THE DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF January 2008 by Melanie A. Christensen and Johnny J. Christensen

Gan Ann Einspahr
NOTARY PUBLIC, LARIMER COUNTY, COLORADO

MY COMMISSION EXPIRES 02/13/2008

APPROVALS

APPROVED BY THE CHEYENNE CITY COUNCIL
THIS 7th DAY OF July 2008

Carol A. Grilleker
CITY CLERK

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION
THIS 16th DAY OF June 2008

John DeWitt
DEVELOPMENT DIRECTOR

APPROVED BY THE COMMISSIONERS OF LARAMIE COUNTY, WYOMING
THIS 3rd DAY OF October 2008

ATTEST: *Debbie Stiller* LARAMIE COUNTY CLERK
Debbie Humphrey CHAIRMAN

CERTIFICATE OF SURVEYOR

State of Wyoming
County of Laramie

I, Gary N. Grigsby, a Professional Engineer and Land Surveyor registered in the State of Wyoming do hereby certify that this Final Plat was prepared from the records and field notes of a survey conducted under my supervision during the month of July, 2005 and that all dimensions and other details are correct to the best of my knowledge and belief.

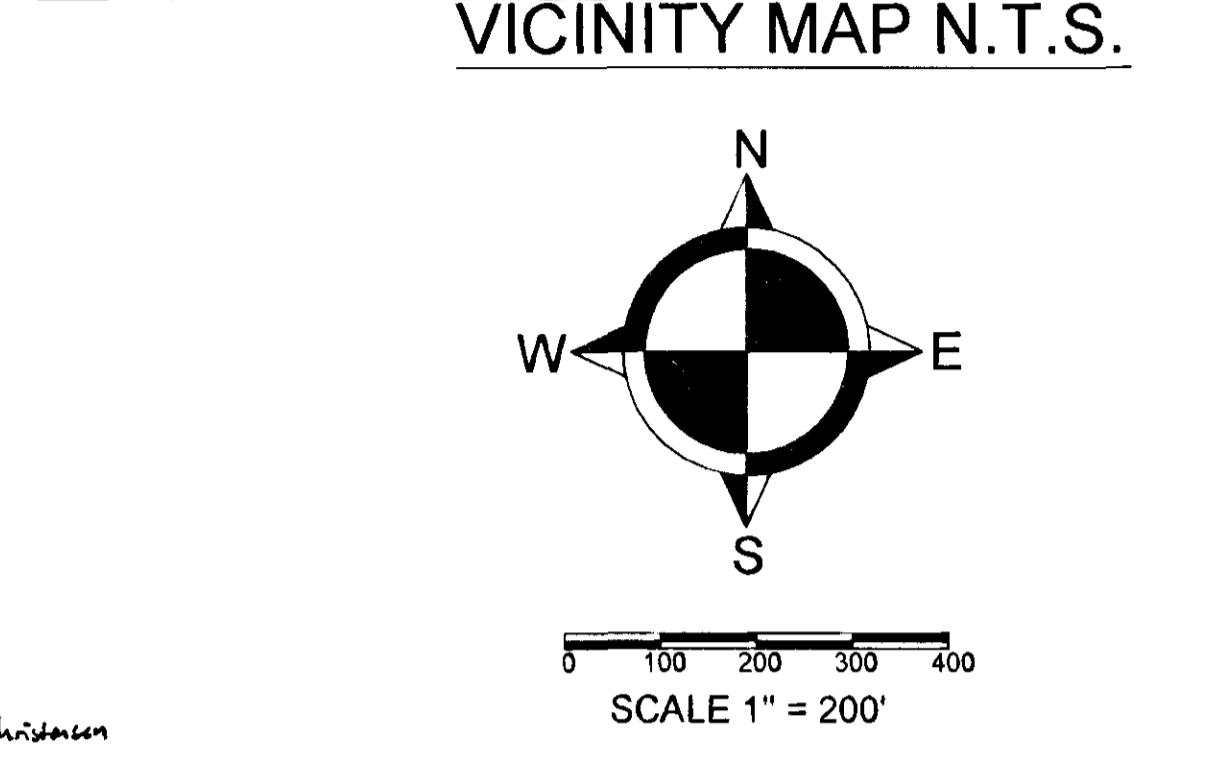
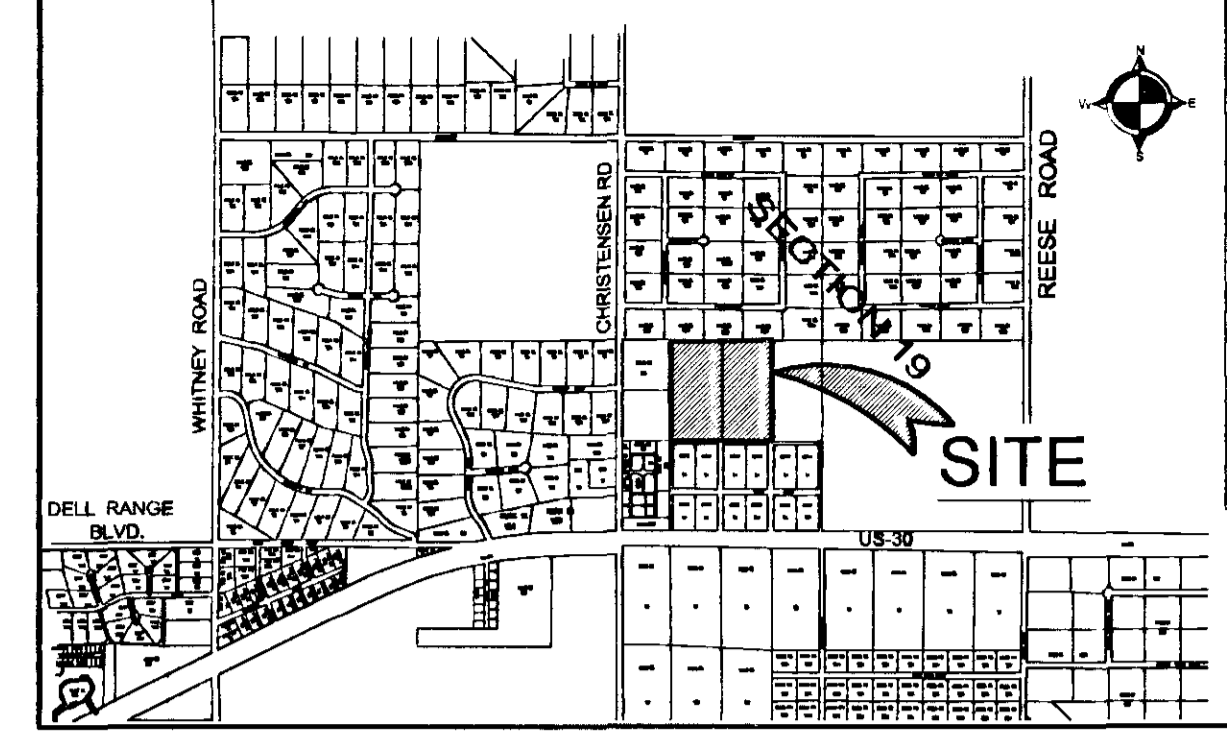
Gary N. Grigsby
Gary N. Grigsby, Wyoming P.E. & P.L.S. #29283
(Job # WY050905A)
For and behalf of Western Research & Development, Ltd.

Filing Record
The State of Wyoming
County of Laramie

This instrument was filed for record

RECORDED 4/06/2007 11:21:22 PM REC# 472128 IX# 9 PG# 28
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WYOMING

County Clerk & Ex-Officio Registrar of Deeds
by _____ Deputy



- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP STAMPED "PELS 9283"
 - IP = IRON PIPE
 - AC = ALUMINUM CAP

LAND DESCRIPTION (RECORD - BK 1542 PG 989)
THE W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 65 WEST, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING AND THE E 1/2 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 65 WEST, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING, LESS THAT LAND CONVEYED BY WARRANTY DEED RECORDED IN BOOK 1308 AT PAGE 255 AND THAT LAND CONVEYED BY QUIT CLAIM DEED IN BOOK 1308 AT PAGE 1452 OF THE RECORDS OF SAID LARAMIE COUNTY.

NOTES:

- MONUMENTS SET ALONG CRAIGY - J DRIVE ARE ON RIGHT-OF-WAY.
- AREA SHOWN IS GREEN AREA THAT INCLUDES EASEMENTS.
- ALL LOTS WITHIN THIS SUBDIVISION ARE INTENDED FOR SINGLE FAMILY RESIDENCES.
- CRAIGY - J DRIVE WILL BE CONSTRUCTED TO "LOCAL COUNTY ROAD RURAL STANDARDS" FROM VERA LANE TO THE 70' RADIUS TURNAROUND.
- POTENTIAL LAND OWNERS ARE ADVISED TO EMPLOY A REPUTABLE WELL DRILLING CONTRACTOR AND CONSTRUCT COMPLETE THEIR WELL WITHIN THE GUIDELINES PRESCRIBED IN THE STATE ENGINEER'S OFFICE RULES AND REGULATIONS, PART III, WATER WELL MINIMUM CONSTRUCTION STANDARDS, AN APPROVED PERMIT IS REQUIRED PRIOR TO THE DRILLING OF A WATER WELL.
- WELLS MAY NOT BE CONSTRUCTED AND UTILIZED TO SUPPLY DOMESTIC WATER TO MORE THAN ONE (1) LOT OR TRACT WITHOUT FIRST ACQUIRING A PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY (WATER QUALITY DIVISION).
- A PERCOLATION TEST SHALL BE PERFORMED ON EACH LOT OR TRACT TO ASSIST IN THE DESIGN AND CONSTRUCTION OF THE WASTE WATER AND SEWAGE DISPOSAL SYSTEM.

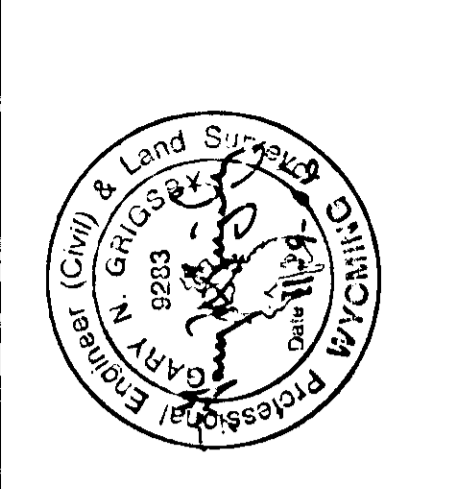
GRANT OF EASEMENT CRAIGY - J DRIVE
FOR GOOD AND VALUABLE CONSIDERATION, INCLUDING BUT NOT LIMITED TO CONSIDERATION TO FACILITATE THE DEVELOPMENT, SALE AND IMPROVEMENT OF TRACTS OF LAND FOR RESIDENTIAL HOMESITES, MELANIE A. CHRISTENSEN, JOHNNY J. CHRISTENSEN, AND DANIEL H. KIRKER, BEING OWNER OF A PORTION OF THE SW 1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 65 WEST, 6TH P.M., LARAMIE COUNTY, WYOMING, HEREBY GRANTS, WITHOUT WARRANTY OF TITLE EXPRESS OR IMPLIED, AN EASEMENT FOR THE BENEFIT OF GRANTEE, PROPERTY OWNERS OF CHRISTENSEN TRACTS - SECOND FILING AND UTILITY SERVICE PROVIDERS.

CRAIGY - J DRIVE: AN EIGHTY FOOT WIDE ACCESS AND UTILITY EASEMENT TOGETHER WITH A 20 FOOT WIDE EASEMENT LYING OUTSIDE OF AND ADJACENT TO THE EAST AND WEST LINE OF THE EIGHTY FOOT WIDE EASEMENT LYING 40 FEET ON EITHER SIDE OF THE HEREIN DESCRIBED CENTERLINE. SAID EASEMENTS LOCATED AND SITUATE IN SAID SW 1/4 OF SECTION 19 DESCRIBED AS FOLLOWS: COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 19, MONUMENTED BY A REBAR WITH A 3 1/4" ALUMINUM CAP, THENCE N00°10'00"W, 1318.08 FEET ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 19 TO THE NORTHEAST CORNER OF CHRISTENSEN TRACTS - SECOND FILING WITHIN SAID SECTION 19, THENCE N89°44'34"W, 1315.57 FEET ALONG THE NORTH LINE OF SAID CHRISTENSEN TRACTS TO THE CENTERLINE OF SAID EASEMENT AND THE TRUE POINT OF BEGINNING, THENCE N00°12'13"E, 985.87 FEET TO THE RADII POINT OF A 70.00 FOOT TURN-AROUND, WHICH IS THE ENDING POINT OF THE HEREIN DESCRIBED EASEMENT.

AS ADDITIONAL CONSIDERATION TO GRANTEE FOR THIS GRANT OF EASEMENT AND GRANTEE'S USE AND BENEFIT UNDER IT, GRANTEE SHALL HAVE THE RIGHT OF USE AND ENJOY THE EASEMENTS GRANTED HEREIN, BUT SHALL NOT EXERCISE THE USE AND ENJOYMENT IN A MANNER THAT WILL IMPAIR OR INTERFERE WITH THE EXERCISE BY GRANTEE'S OF ANY OF THE RIGHTS HEREIN GRANTED.

AS ADDITIONAL CONSIDERATION TO GRANTEE FOR THIS GRANT OF EASEMENT AND GRANTEE'S USE AND BENEFIT UNDER IT, GRANTEE'S AGREE THAT GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NOT HAVE ANY OBLIGATION DUTY OR RESPONSIBILITY TO (i) CONSTRUCT, IMPROVE, MAINTAIN, REPAIR OR PERFORM ANY ACTIVITY UPON OR ARISING IN CONNECTION WITH SAID EASEMENT OR INTEREST GRANTED HEREIN, (ii) PAY FOR OR SHARE IN THE COSTS OF CONSTRUCTION, IMPROVEMENT, MAINTENANCE OR REPAIR, OR (iii) PREVENT, RESTRAIN, OR PAY OR SHARE IN THE PREVENTION OR RESTRAINT ANY ACTIVITY UPON OR ARISING IN CONNECTION WITH ANY EASEMENT OR OTHER INTEREST GRANTED HEREIN.

AS ADDITIONAL CONSIDERATION TO GRANTEE FOR THIS GRANT OF EASEMENT AND GRANTEE'S USE AND BENEFIT UNDER IT, GRANTEE'S AGREE THAT THE CONSIDERATION TO GRANTEE'S STATED HEREIN IS THE SOLE CONSIDERATION FOR THIS GRANT OF EASEMENT AND THEIR USE AND BENEFIT UNDER IT AND GRANTEE'S AGREE TO WAIVE AND RELEASE ANY AND ALL RIGHTS AGAINST GRANTEE, ITS SUCCESSORS OR ASSIGNS, TO COLLECT ANY FURTHER OR ADDITIONAL CONSIDERATION, DAMAGES OR INJUNCTIVE RELIEF IN ANY WAY, ARISING FROM OR RESULTING FROM THE GRANT OF EASEMENT OR EXERCISE OF ANY RIGHTS GRANTED HEREUNDER.



Western Research & Development, Ltd.
5908 Yellowstone Road, Suite 'B'
Cheyenne, Wyoming 82009
Phone: (307) 632-5656

A PORTION OF SECTION 19, T. 14 N. R. 65 W. OF THE 6TH P.M., LARAMIE COUNTY, WYOMING.

**CHRISTENSEN TRACTS - 2nd FILING
FINAL PLAT**

SHEET 1 of 1	REVISION:	DATE:
	FILENAME: CHRISTENSEN	SCALE: 1" = 200'

FINAL PLAT OF CHRISTENSEN TRACTS- 2ND FILING
A SUBDIVISION SITUATE IN THE SW 1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 65 WEST, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING