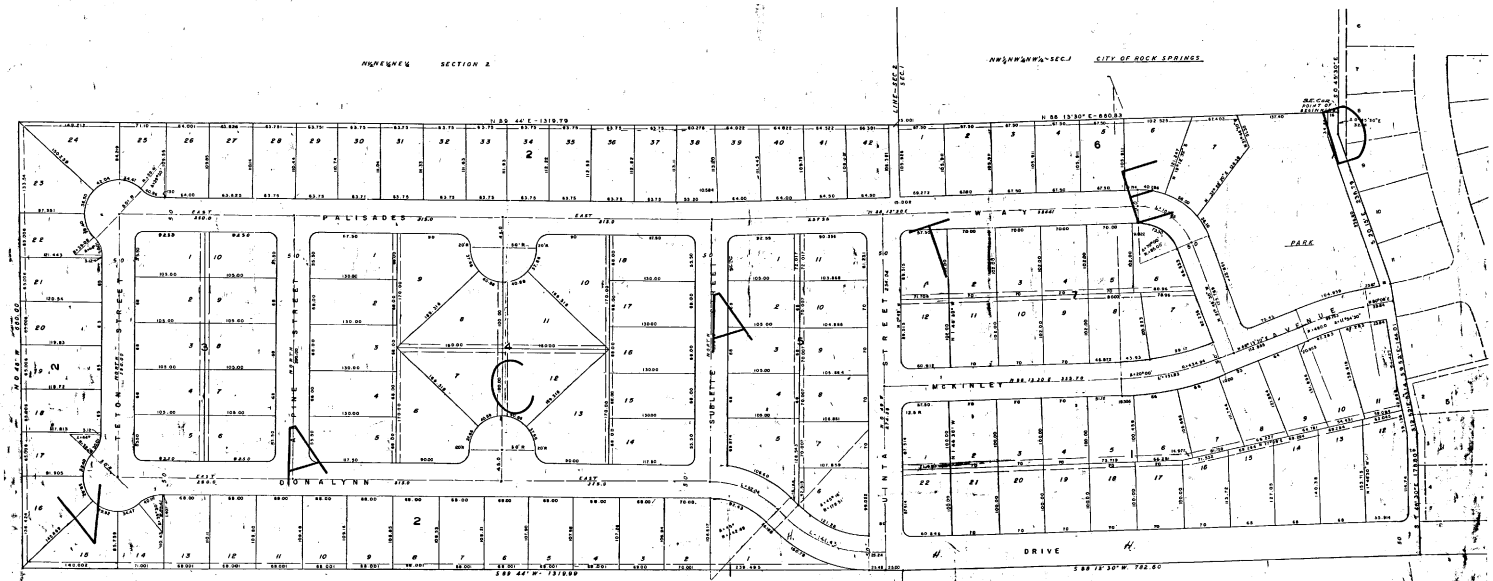

NOTE — ALL CORNER RADII EXCEPT WHERE OTHERWISE SHOWN WILL BE 12.5' RADIUS

8' UTILITY EASEMENT

26' UTILITY EASEMENT

VACATED BY PLAT 39J

RECORDED ON 1/5/62

K.FELDERMAN
COUNTY SURVEYOR
7/30/96

SEE AMENDED

KNOW ALL MEN BY THESE PRESENTS: That the B&N DEVELOPMENT COMPANY, a Wyoming corporation, does hereby certify that the COUNTRY CLUB ESTATES ADDITION-3RD SECTION to Rock Springs, Sweetwater County, Wyoming, is located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section One (1), and the North Half of the Northeast Quarter (N1/2 NE1/4) of Section Two (2), Township Eighteen (18) North, Range One Hundred Five (105) West, Sixth Principal Meridian, and is more particularly described as follows:

Beginning at the Southeast Corner of the NW1/4 NW1/4 NW1/4 of said Section 1, said point being located South 0° 45' 30" East a distance of 498.28 feet from the Southwest Corner of the Amended Kovacich Addition, as appears on the duly recorded plat of said addition, in the records of the County Clerk of Sweetwater County, Wyoming; Thence South 0° 45' 30" East along the westerly line of the COUNTRY CLUB ESTATES ADDITION to Rock Springs, Wyoming, a distance of 32.38 feet; thence South 20° 15' East a distance of 236.79 feet; thence South 9° 55' East a distance of 144.01 feet; thence South 12° 52' East a distance of 83.14 feet; thence South 1° 46' 30" East a distance of 178.80 feet to a point on the south line of the NW1/4 NW1/4 of the said Section 1; thence South 88° 13' 30" West along the said south line of the NW1/4 NW1/4 of said Section 1 a distance of 782.60 feet to the southeast corner of the S 1/2 NE 1/4 NE 1/4 of said Section 2, T. 18 N.-R. 105 W.; thence South 89° 14' West along the south line of the S1/2 NE 1/4 NE 1/4 of said Section 2 a distance of 1319.99 feet; thence North 0° 48' West, along the westerly line of said S1/2 NE 1/4 NE 1/4 a distance of 660 feet; thence North 89° 44' East along the North line of the S1/2 NE1/4 NE 1/4 of said Section 2 a distance of 1319.79 feet to the Northeast Corner of the said S1/2 NE1/4 NE 1/4 of Section 2; thence North 88° 13' 30" East along the south line of the NW1/4 NW1/4 NW1/4 of said Section 1 a distance of 660.83 feet to the point of beginning. Said parcel contains 31.206 acres, more or less.

That the said addition as appears upon this plat, is made with the free consent, and in accord with the desires of the undersigned owner and proprietor, that said Company is the owner thereof, that the foregoing is a correct plat of said addition as surveyed and staked into lots, blocks, streets, and alleys, and that the dimensions thereof are correct, shown by figures representing feet and decimals of a foot, and the courses of the streets and alleys are correctly shown hereon. And the undersigned hereby dedicates to public use all streets and alleys within the boundary lines of said addition as shown on this plat reserving however, all oil, gas and other minerals, except coal, underlying said land, and the right to prospect for, mine and remove the same as long as such operations may be conducted without unreasonably interfering with the use of the surface, as set forth in the deed from Colowyo Coal Company to N.A. Molitor, it being expressly understood and agreed that the Colowyo Coal Company, its successors and assigns shall not be liable for any damage or injury resulting from the subsidence of the surface of the land described above within the boundary lines of this addition. This dedication is made subject to any existing easements or rights of way. Park is also dedicated to the public use.

IN WITNESS WHEREOF the B&N Development Company has caused this certificate to be signed by its Vice-President sealed with its corporate seal, and to be attested by its Asst. Secretary this 6th day of November, A.D. 1961.

B&N DEVELOPMENT CO.

Asst. Secretary

Vice-President

State of Wyoming
County of Sweetwater } ss.

On this 6th day of November A.D. 1961 appeared before me the above persons, personally known to me, and then and there acknowledged the execution of this plat as their voluntary act and deed.

My Commission Expires
Oct 19-1964

Notary Public

Approved by the Mayor and City Council of the City of Rock Springs, Wyoming, this 6th day of November A.D. 1961.

Attest: City Clerk

Mayor

CERTIFICATE OF ENGINEER

State of Wyoming
County of Sweetwater } ss.

I, David P. Miller, of Rock Springs, Wyoming, hereby certify that I accurately surveyed the COUNTRY CLUB ESTATES ADDITION-3RD SECTION to Rock Springs, Wyoming, as shown, and that the lots, blocks, streets and alleys are accurately staked and this plat is accurately constructed from the field notes of the aforesaid survey.

David P. Miller
P.E.-L.S. Reg. No. 135

Subscribed and sworn to before me this 6th day of November A.D. 1961.

My Commission Expires:
Oct 19-1964

Notary Public

224411
RECORDED
Book Plat
NOV 28 1961

PLAT OF
COUNTRY CLUB
ESTATES ADDITION
3RD SECTION
ROCK SPRINGS
SWEETWATER COUNTY
WYOMING

SCALE 1" = 10'