

NOTE: MAIN ACCESS TO PLAT 21 IS VIA ROADS IN PLATS 10, 16, 17 & 18

CYKING #520 T34N, R118W 6TH RM 1982

**PLANNING & ZONING COMMISSION APPROVAL**  
 APPROVED THIS DAY OF A.D. 1982 BY THE LINCOLN COUNTY PLANNING AND ZONING COMMISSION.  
 Attest: *Charles V. King* CHAIRMAN, *Robert Wood* SECRETARY

**COUNTY COMMISSION APPROVAL**  
 PURSUANT TO SECTIONS 24-12-103 & 24-5-301, 18-5-315 WYOMING STATUTES, 1977, AS AMENDED, STAR VALLEY RANCH PLAT 21 WAS APPROVED AT A REGULAR MEETING OF THE BOARD OF LINCOLN COUNTY COMMISSIONERS HELD THE DAY OF A.D. 1982, SUBJECT TO CURRENT SUBDIVISION REGULATIONS. PLAT APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF STREETS AND/OR ROADWAYS AS COUNTY ROADS. DESIGNATION OF COUNTY ROADS IS ONLY ACCOMPLISHED BY COMPLIANCE WITH PROVISIONS OF SECTION 24-3-101 WYOMING STATUTES 1977.  
 Attest: *John B. Hannon* CHAIRMAN, *Delphine C. Wade* COUNTY CLERK

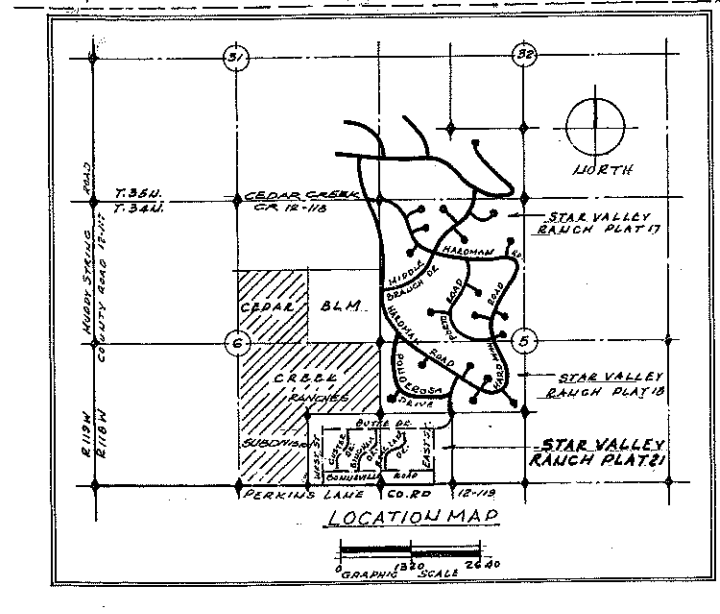
**DEVELOPER:**  
 LEISURE VALLEY INC.  
 P.O. BOX 48755  
 LAS VEGAS, NEVADA 89104

**ENGINEER:**  
 KING ASSOCIATES  
 2520 SOUTH STATE ST. SUITE 214  
 SOUTH SALT LAKE CITY, UTAH 84115

**RECEIVED**  
 58632  
 OCT 22 1982  
 9:00 AM  
 COUNTY CLERK

**NOTE:**  
 THE DEVELOPERS INTEND TO COMPLY WITH THE PROVISIONS OF WS 18-5-301 (a)(1)(i)(c), AND THE BELIEVE DOES NOT WARRANT TO PURCHASE THAT THEY WILL HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION; WYOMING LAWS DOES NOT RESERVE ANY RIGHTS TO THE NATURAL FLOW OF A STREAM OR RIVER, AND PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER...

... ALL WYOMING STATUTES HAVING APPLICATION TO THE SUBDIVISION OF LAND IN THE STATE OF WYOMING SHALL HAVE EFFECT WITH REGARD TO THIS SUBDIVISION PLAT.



**CERTIFICATE OF SURVEYOR**  
 STATE OF UTAH  
 COUNTY OF SALT LAKE } 55  
 I, CHARLES V. KING, DEPOSE AND SAY THAT I PREPARED THIS PLAT FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, AND THAT THIS PLAT AND THE LEGAL DESCRIPTION HEREON CORRECTLY REPRESENTS STAR VALLEY RANCH PLAT 21, A SUBDIVISION IN SECTIONS 5 AND 6, T.34N., R.118 W., 6TH RM. IN LINCOLN COUNTY, WYOMING.

*Charles V. King*  
 REGISTERED LAND SURVEYOR #580

**CERTIFICATE OF ENGINEER**  
 STATE OF UTAH  
 COUNTY OF SALT LAKE } 55  
 I, CHARLES V. KING, DEPOSE AND SAY THAT I AM A REGISTERED ENGINEER, THAT I DESIGNED THE WATER SYSTEM FOR STAR VALLEY RANCH PLAT 21 IN ACCORDANCE WITH SECTION 18-28-515, WYOMING STATUTES, 1982, AS AMENDED, AND I CERTIFY THAT THE EXISTING WATER SOURCE IS SAFE AND ADEQUATE, AND THAT THE PLANS FOR SAID WATER SYSTEM MEET STATE, COUNTY AND FEDERAL REQUIREMENTS.

*Charles V. King*  
 REGISTERED ENGINEER #580

**ACKNOWLEDGMENT**  
 ON THIS 17TH DAY OF JULY, A.D. 1982, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND FOR THE STATE OF UTAH, CHARLES V. KING, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING CERTIFICATES.

WITNESS MY HAND AND SEAL.  
*Charles V. King*  
 NOTARY PUBLIC

**CERTIFICATE OF OWNERS**  
 STATE OF WYOMING  
 COUNTY OF LINCOLN } 25  
 KNOW ALL MEN BY THESE PRESENTS THAT LEISURE VALLEY, INC., A NEVADA CORPORATION, DOES HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON, BEING PART OF SECTIONS 5 & 6, T.34N., R.118 W., 6TH RM., LINCOLN COUNTY, WYOMING, AND BEING DESCRIBED AS: BEGINNING AT SE COR. OF SECTION 6, T.34N., R.118 W., 6TH RM.; THENCE S00°53'54"W ALONG THE SECTION LINE 1300.443'; THENCE S01°41'41"E 1339.901'; ALONG AN EAST LINE OF CEDAR CREEK RANCHES; THENCE N08°37'10"E 1303.981' ALONG A SOUTH LINE OF CEDAR CREEK RANCHES TO A POINT S0°27'45"E 16.59' FROM THE SW CORNER OF STAR VALLEY RANCH PLAT 18, AMENDED; THENCE N0°27'45"W 16.59' TO SAID SW CORNER; THENCE N08°21'40"E ALONG THE SOUTH LINE OF SAID PLAT 18, 1316.121'; THENCE S0°39'39"E 1324.435' TO THE SOUTH LINE OF SECTION 5; THENCE S88°33'24"W ALONG SAID SECTION LINE 1300.989' TO THE POINT OF BEGINNING AND CONTAINING 808.97 ACRES.

HAS BEEN PREPARED IN ACCORD WITH THE OWNERS' DESIRES; THAT PERKINS LANE BE DEDICATED FOR PUBLIC USE FOREVER; THAT THE SUBDIVISION BE KNOWN AS STAR VALLEY RANCH PLAT 21; THAT WATER RIGHTS TO SAID PROPERTY SHALL BE APPLICABLE TO THE OWNERS AS PER WYOMING STATE STATUTES; THAT SAID SUBDIVISION IS SUBJECT TO COMMENTS OF RECORD IN THE OFFICE OF THE LINCOLN CO. CLERK; THAT INTERIOR ROADWAYS ARE PRIVATE WITH THE RESIDUAL INTERESTS AND EASES GRANTED TO THE OWNERS OF LAND WITHIN THE SUBDIVISION; THAT THE OWNERS UNDER NO CIRCUMSTANCES WILL MAINTAIN OR ACCEPT THE JOINT OR SEVERAL OWNERSHIP OF ANY ROADWAY OR TRAIL WITHIN THE SUBDIVISION; THAT ALL NOTES INCLUDED ON THIS PLAT ARE HEREBY APPROVED BY THE UNOBTAINED OWNERS; AND THAT THIS CERTIFICATE HAS BEEN EXECUTED FREELY AND VOLUNTARILY BY THE UNDERSIGNED FOR THE PURPOSES INTENDED.

*Harold P. Stewart*  
 LEISURE VALLEY, INC.

**ACKNOWLEDGMENT**  
 ON THIS 30TH DAY OF JULY, A.D. 1982, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND FOR THE STATE OF WYOMING, HAROLD P. STEWART AND JAMES R. STEWART, WHO ACKNOWLEDGED TO ME THAT THEY SHOWED THE OWNERS' DEDICATION FREELY AND VOLUNTARILY ON BEHALF OF LEISURE VALLEY, INC. FOR THE PURPOSES INTENDED.

WITNESS MY HAND AND SEAL THIS 30TH DAY OF JULY, A.D. 1982.  
*Harold P. Stewart*  
 NOTARY PUBLIC

**NOTES**  
 1. REPRESENTS CORNERS PRESENTLY IN PLACE.  
 2. REPRESENTS CORNERS TO BE SET AS PART OF THIS SUBDIVISION PLAT, AS SET FORTH IN PART OF THIS PLAT.  
 NO PUBLIC SEWAGE DISPOSAL SYSTEM OR PUBLIC MAINTENANCE OF STREETS OR ROADS, EXCEPT FOR PERKINS LANE OR 12-119.  
 BASIS OF BEARING SWCOR. TO S4 SEC. 5 = N08°33'24"E.  
 EASEMENT FOR PUBLIC UTILITIES IS RESERVED 10' WIDE ALONG ALL SIDE AND REAR LOT LINES; OTHER EASEMENTS FOR DRAINAGE AND PIPELINES ARE SHOWN.  
 DENOTES CORNER RECORDED CERTIFICATE FILED OR TO BE FILED.  
 12" REINFORCING RODS TO BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE & TANGENT.  
 DRAIN EASEMENTS ARE NOTED ALONG REAR AND SIDE LINES OF SOME LOTS. NO BUILDINGS ARE TO BE CONSTRUCTED WITHIN THESE EASEMENTS TO AVOID DAMAGE SHOULD HIGH RAINFALL TAKE PLACE. INTERIOR ROADS ARE TO BE CONSIDERED PRIVATE AND WILL BE MAINTAINED BY STAR VALLEY RANCH ASSOCIATION AND WILL BE BUILT TO COUNTY STANDARDS.

**STAR VALLEY RANCH PLAT 21**  
 IN SW 4 SW 4 SEC. 5 & SE 2 SE 4 SEC. 6  
 T.34N., R.118 W. 6TH RM.  
 LINCOLN COUNTY, WYOMING

AUG 19 1982

*Leisure Valley*  
 SEAL

*Harold P. Stewart*  
 Notary Public  
 July 3, 1984