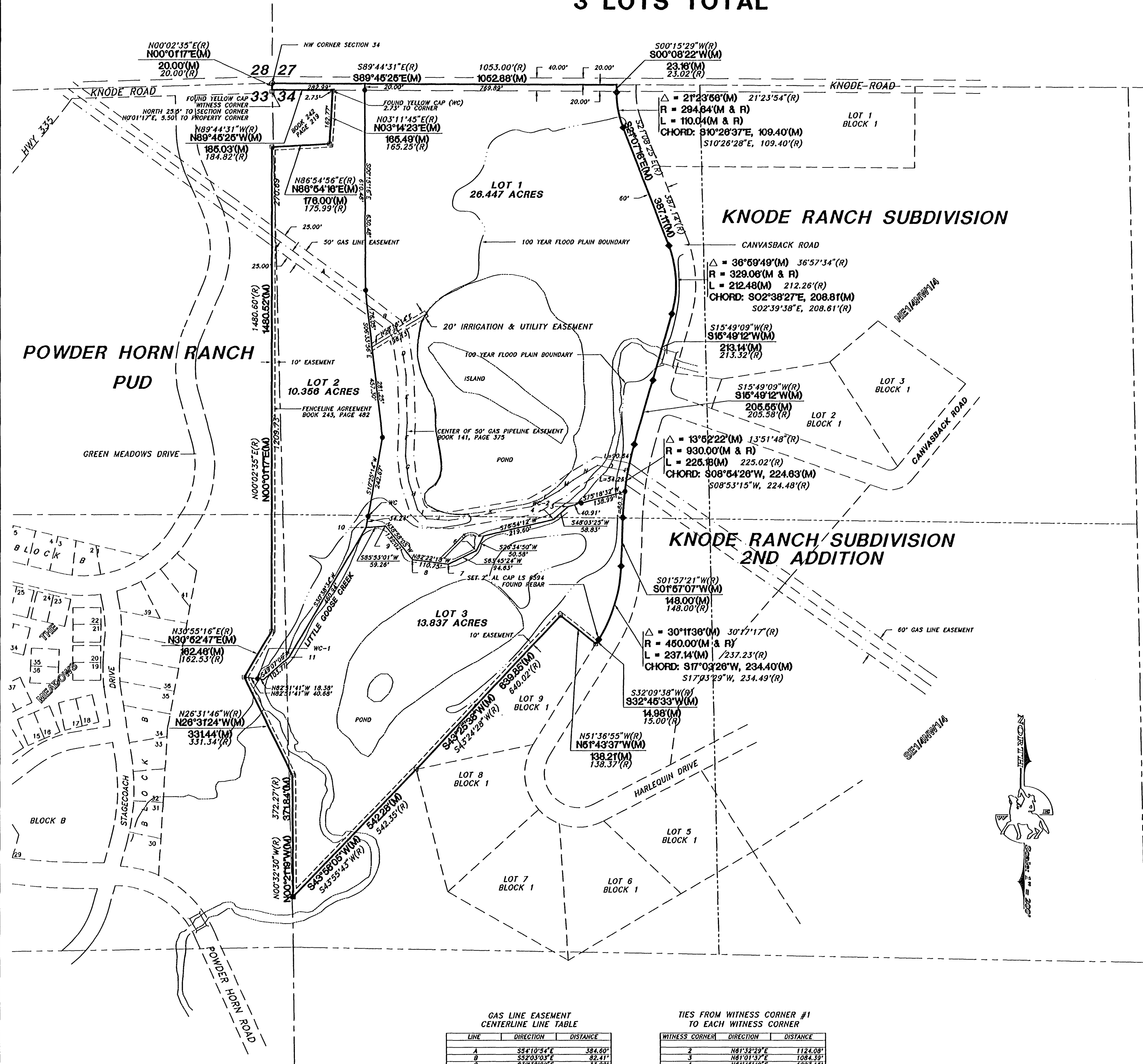


# PICKRELL MINOR SUBDIVISION

LOCATED IN  
THE E1/2NE1/4 OF SECTION 33  
AND  
THE W1/2NW1/4 OF SECTION 34  
T 55 N, R 84 W OF THE 6th P.M.  
SHERIDAN COUNTY, WYOMING  
AREA = 50.64 ACRES  
3 LOTS TOTAL



GAS LINE EASEMENT  
CENTERLINE LINE TABLE

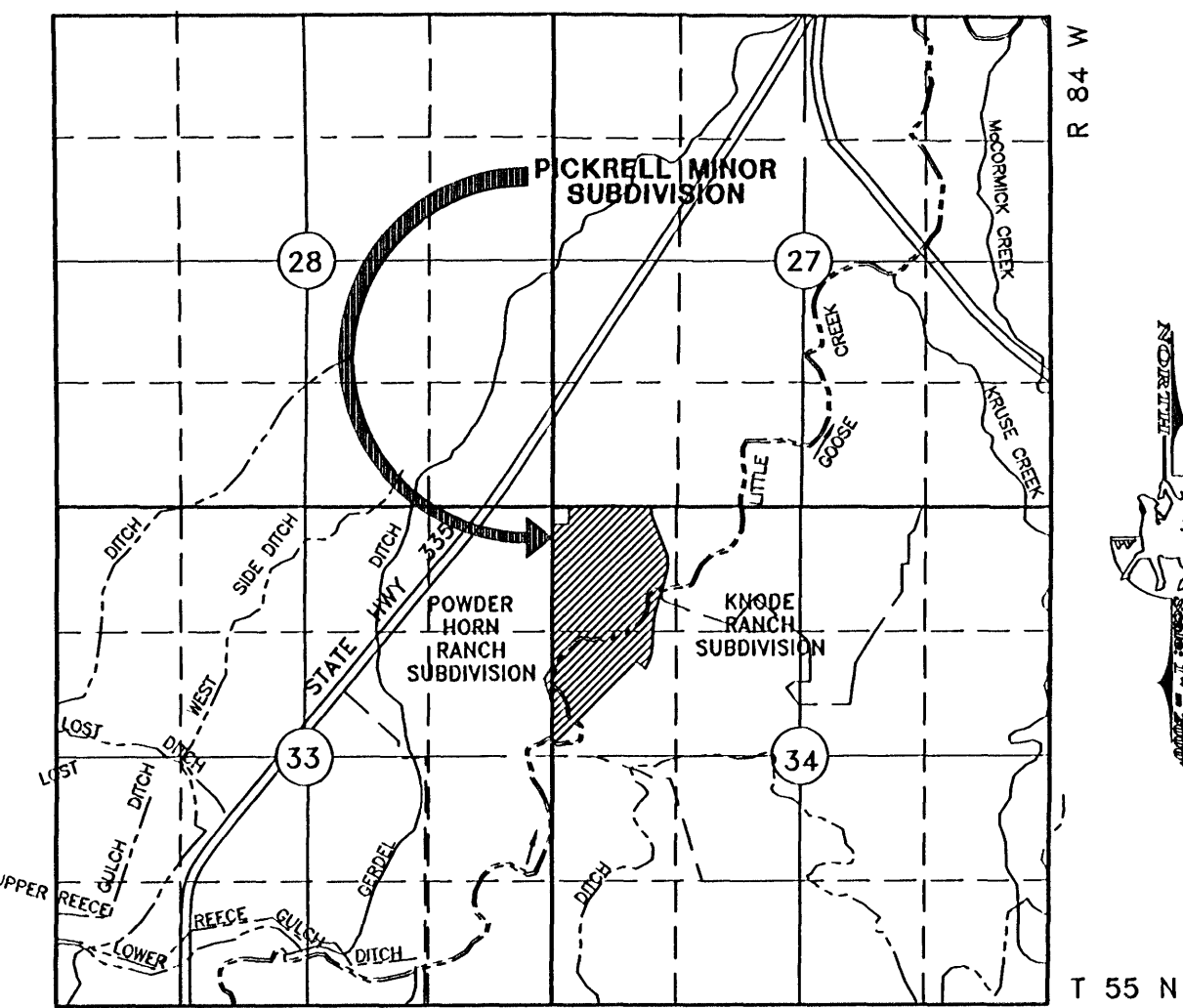
LINE	DIRECTION	DISTANCE
A	S54°10'54"E	584.60'
B	S32°03'03"E	82.41'
C	S30°58'00"E	15.00'
D	S07°48'49"E	123.33'
E	S01°13'17"E	149.00'
F	S04°42'16"E	101.44'
G	S07°23'03"E	77.39'
H	S17°08'14"E	88.91'
I	S45°44'00"E	39.34'
J	S53°00'11"E	53.00'
K	N00°32'30"W	88.59'
L	N09°12'36"E	88.59'
M	N55°02'27"E	60.59'
N	S51°08'42"E	13.59'

TIES FROM WITNESS CORNER #1  
TO EACH WITNESS CORNER

WITNESS CORNER	DIRECTION	DISTANCE
1	N81°32'29"E	1124.08'
2	N81°01'33"E	1084.39'
3	N67°43'00"E	1021.15'
4	N37°44'31"E	817.13'
5	N59°06'31"E	774.35'
6	N52°28'40"E	592.34'
7	N59°28'05"E	636.48'
8	N35°39'31"E	568.87'
9	N55°45'25"E	1166.89'
10	N34°15'25"E	600.02'

PREPARED FOR:  
LESLIE PICKRELL  
28 KNOE ROAD  
SHERIDAN, WYOMING 82801

PREPARED BY:  
DANIEL REDERTH, L.S./JIM WILLEY P.E.  
MENTOCK-WILLEY CONSULTANTS  
1030 NORTH MAIN STREET  
TAYLOR PLACE #2  
SHERIDAN, WYOMING 82801



LOCATION MAP

SCALE: 1" = 2000'

## PICKRELL MINOR SUBDIVISION - WATER RIGHTS TABULATION

TERRITORIAL PROOF NO. 745, EDWIN FIELD APPROPRIATION THROUGH THE FIELD DITCH, PRIORITY OF JUNE 1, 1884, BLANKET APPROPRIATION LOCATED IN THE S1/4, T55N, R84W, SECTION 34, 155N, R84W - 35 ACRES. (OWNER DISCLAIMS OWNERSHIP OF ANY LANDS UNDER THIS APPROPRIATION)

TERRITORIAL PROOF NO. 699, EDWIN FIELD APPROPRIATION THROUGH THE EAST SIDE DITCH, PRIORITY OF APRIL, 1881, BLANKET APPROPRIATION LOCATED IN THE N1/2NW1/4, NW1/4NE1/4, SECTION 34, 155N, R84W - 60 ACRES. (OWNER DISCLAIMS OWNERSHIP OF ANY LANDS UNDER THIS APPROPRIATION)

PERMIT NO 7034, J.W. GRIFFIN APPROPRIATION THROUGH THE GRIFFIN NO. 1 DITCH, PRIORITY OF FEBRUARY 26, 1906, C.R. NO. 31, PAGE 345, LANDS LOCATED IN NW1/4NW1/4, S1/4, T55N, R84W - 2 ACRES. (TO REMAIN IN PLACE) - LOT 1

PERMIT NO 23102, KNOE NO. 1 SPRING, THROUGH THE KNOE NO. 1 SPRINKLER, PRIORITY OF AUGUST 17, 1966, C.R. NO. 74, PAGE 183, LANDS LOCATED IN NW1/4NW1/4, SECTION 34, 155N, R84W - 2 ACRES (TO REMAIN IN PLACE) - LOT 1

PERMIT NO 23103, KNOE NO. 2 SPRING, THROUGH THE KNOE NO. 2 SPRINKLER, PRIORITY OF AUGUST 17, 1966, C.R. NO. 74, PAGE 183, LANDS LOCATED IN NW1/4NW1/4, SECTION 34, 155N, R84W - 10 ACRES (TO REMAIN IN PLACE) - LOT 2

PERMIT NO 8763R, KNOE FISHING PRESERVE NO. 1 RESERVOIR, C.R. NO. R-12, PAGE 296, PRIORITY OF JANUARY 17, O.R. 36, PAGE 79, 1983, 29.34 ACRE FEET - LOT 3

PERMIT NO 8764R, KNOE FISHING PRESERVE NO. 2 RESERVOIR, C.R. NO. R-12, PAGE 297, PRIORITY OF APRIL 29, 1990, O.R. 36, PAGE 80, 33.7 ACRE FEET - LOT 1

WELL PERMIT NO. P1733W, STOCK WATER - LOT 1  
WELL PERMIT NO. P8724W, DOMESTIC - LOT 1  
WELL PERMIT NO. P66753W, RES. MISC - LOT 1

## NOTES:

- ALL LOT CORNERS MARKED BY 5/8" REBAR AND 1 1/4" ALUMINUM CAP STAMPED LS 6594.
- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS. ALL STREETS, ROADS AND PATHWAYS SHALL BE PRIVATELY MAINTAINED AND OWNED.
- 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.
- ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF THE NEAREST INCORPORATED CITY OR TOWN OF THE COUNTY THAT HAS ADOPTED BUILDING STANDARDS. BUILDING STANDARDS THAT HAVE BEEN ADOPTED BY THE COUNTY SHALL SUPERSEDE AND GOVERN.
- BASIS OF BEARING IS WYOMING STATE PLANE COORDINATES (EAST CENTRAL ZONE).
- A FLOOD PLAIN PERMIT WILL BE REQUIRED FOR CONSTRUCTION ON LOT 3.
- ON SITE SEPTIC SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH WYOMING WATER QUALITY RULES AND REGULATIONS CHAPTER 11, PART D. AND SHALL CONTAIN A GREYWATER TREATMENT COMPONENT (AERATION TANK OR SAND FILTER) PRIOR TO DISCHARGING TO THE LEACH FIELD.
- LOT 3 WILL BE SUBJECT TO AN ANNUAL ASSESSMENT FOR ROAD MAINTENANCE AND SNOW REMOVAL FOR ROADS WITHIN THE KNOE RANCH SUBDIVISION. SAID ASSESSMENT SHALL BE EQUAL TO THE ANNUAL ASSESSMENT OF A MEMBER OF THE KNOE RANCH HOME OWNERS ASSOCIATION PLUS \$30.00. THE ASSESSMENT SHALL BE PAID TO THE KNOE RANCH HOME OWNERS ASSOCIATION.

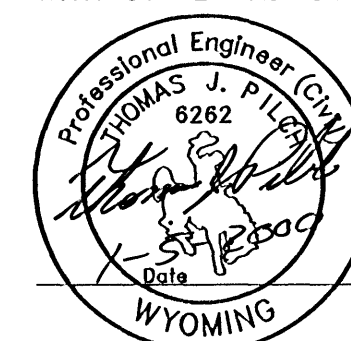
## LEGEND

- FOUND 1 1/4" YELLOW PLASTIC CAP LS 529
- SET REBAR AND 1 1/4" ALUMINUM CAP LS 6594
- FOUND ALUMINUM CAP (NO NUMBER)-SET 2" CAP LS 6594
- FOUND 1 1/4" ALUMINUM CAP LS 2615
- INDICATES WITNESS CORNER
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD RIGHT OF WAY
- GAS LINE EASEMENT
- UTILITY EASEMENT
- ESTIMATED 100 YEAR FLOOD PLAIN

## CERTIFICATE OF ENGINEER

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS:

I, THOMAS J. PILCH, OF SHERIDAN, WYOMING, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF WYOMING AND THAT EACH LOT WITHIN THE PICKRELL MINOR SUBDIVISION IS CAPABLE OF SUPPORTING AN ON-SITE SEPTIC SYSTEM DESIGNED TO BE IN COMPLIANCE WITH STATE AND COUNTY REGULATIONS.



THOMAS J. PILCH  
WYO P.E. No. 6262

CERTIFICATE OF DEDICATION  
A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER SECTION 34, SAID POINT BEING IN THE CENTER OF KNOE ROAD, SAID CORNER BEING WITNESSED BY A REBAR AND YELLOW CAP LS 529 LOCATED SOUTH, 25.5 FEET FROM SAID SECTION CORNER; THENCE ALONG SAID CENTERLINE S89°43'25"E, 1052.88 FEET; THENCE SUDUTHE TO A POINT 23.16 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CANVASBACK ROAD, KNOE RANCH 1ST ADDITION; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A DELTA OF 21°23'55", A RADIUS OF 294.64 FEET, A LENGTH OF 110.04 FEET, AND CHORD, S10°28'37"E, 109.40 FEET; THENCE S21°07'16"E, 387.11 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 36°59'49", A RADIUS OF 323.06 FEET, A LENGTH OF 212.48 FEET, AND CHORD, S02°39'27"E, 208.81 FEET; THENCE S15°49'12"W, 418.69 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HARLEQUIN DRIVE, KNOE RANCH 2ND ADDITION; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 1°32'22", A RADIUS OF 330.00 FEET, A LENGTH OF 225.18 FEET, AND CHORD, S08°54'28"W, 224.63 FEET; THENCE S01°57'07"W, 148.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 30°11'36", A RADIUS OF 450.00 FEET, A LENGTH OF 237.14 FEET, AND CHORD, S17°03'25"W, 234.40 FEET; THENCE S32°45'33"W, 14.98 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK 1, KNOE RANCH 2ND ADDITION; THENCE ALONG THE NORTH LINE OF SAID LOT 9, N51°43'37"W, 138.21 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT 9, S43°25'38"W, 639.85 FEET; THENCE ALONG THE WESTERLY LINE OF KNOE RANCH 2ND ADDITION, S43°58'05"W, 542.28 FEET TO A POINT ON THE EASTERLY LINE OF THE POWDER HORN RANCH PLANNED UNIT DEVELOPMENT; THENCE ALONG SAID EASTERLY LINE N00°21'19"W, 371.84 FEET; THENCE N26°31'24"W, 331.44 FEET; THENCE N30°52'47"E, 162.46 FEET; THENCE N00°01'17"E, 1480.52 FEET; THENCE LEAVING SAID EASTERLY LINE N88°54'18"E, 176.00 FEET; THENCE N03°14'23"E, 65.49 FEET; THENCE N89°45'25"W, 185.03 FEET; THENCE N00°01'17"E, 20.00 FEET TO THE POINT OF BEGINNING.

AS APPEARS ON THIS PLAT IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE TERMS OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 50.64 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE PICKRELL MINOR SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS, UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREIN RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 5<sup>th</sup> DAY OF JANUARY, 2000.

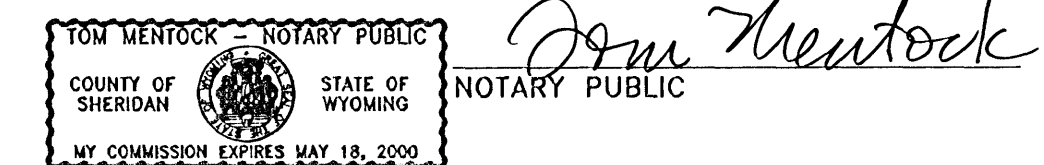
BY: *Leslie J. Pickrell*  
LESLIE J. PICKRELL (OWNER)

BY: *Mary C. Pickrell*  
MARY C. PICKRELL (OWNER)

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5<sup>th</sup> DAY OF JANUARY, 2000, BY LESLIE J. PICKRELL AND MARY C. PICKRELL. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 18, 2000



AFFIDAVITS OF RATIFICATION & DEDICATION HAVE BEEN SIGNED AND RECORDED FOR MORTGAGES ON PROPERTY WITHIN THE SUBDIVISION BY THE FOLLOWING LENDING INSTITUTIONS:

HOUSEHOLD FINANCE CORPORATION II  
BOOK 410, PAGE 528

## CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS:

I, DANIEL G. REDERTH, OF SHERIDAN, WYOMING, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF PICKRELL MINOR SUBDIVISION CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



## CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 5<sup>th</sup> DAY OF JANUARY, 2000.

## ATTEST:

*Sharon Harmon*  
CLERK

*April A. Odby*  
CHAIRMAN

## CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 4<sup>th</sup> DAY OF JANUARY, 2000.

## ATTEST:

*Sharon L. Ruddy*  
COUNTY CLERK

*Sharon L. Ruddy*  
CHAIRMAN

## CERTIFICATE OF RECORDER

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 8:00 O'CLOCK THIS 7<sup>th</sup> DAY OF JANUARY, 2000, PLAT NUMBER 6-21, INSTRUMENT NUMBER 33673, FEE 50.00

*Jeffrey Kalliska*  
COUNTY CLERK

*Dale R. Rawlings*  
DEPUTY COUNTY CLERK

**MENTOCK-WILLEY CONSULTANTS**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
TAYLOR PLACE No. 2  
1030 NORTH MAIN ST.  
SHERIDAN, WY 82801  
Phone 307-674-4224  
Fax 307-672-9492

Partial vacation 7-6-05 BK 465 p 171