

LOCATION MAP
Scale 1"=2000'



The above or foregoing Tara described as follows.

LEGAL DESCRIPTION

Located in the NE1/4SE1/4 Section 28 T55N R84W 6th PM, Sheridan County, Wyoming, and more particularly described as follows:

BEGINNING at a point which is located N00°09'42"W, 2397.94' feet from the Southeast corner of said Section 28;
Thence S89°50'18"W, 276.52' feet to a point;
Thence S27°32'54"W, 56.52' feet to a point;
Thence S61°36'52"W, 101.19' feet to a point;
Thence S47°44'24"W, 47.80' feet to a point;
Thence S38°19'20"W, 65.95' feet to a point;
Thence S26°16'43"W, 65.58' feet to a point;
Thence S07°40'50"W, 62.13' feet to a point;
Thence S02°50'08"E, 83.56' feet to a point;
Thence S03°34'41"W, 41.92' feet to a point;
Thence S10°25'26"E, 61.60' feet to a point;
Thence N87°20'37"W, 323.21' feet to the P.C. of a curve to the right with a radius of 60.00' feet, an arc of 94.25' feet a chord of N42°20'37"W 84.85' feet;
Thence N87°20'37"W 435.09' feet to a point being marked by a rebar with 1-1/2 inch aluminum cap LS2615;
Thence N00°33'15"W, 596.85' feet to a point, said point being marked by a rebar with 1-1/2 inch aluminum cap LS2615;
Thence N89°15'06"E, 1,312.53' feet to a point, said point being located on the East line of said Section 28;
Thence along said East line S00°09'42"E, 222.69' feet to the point of beginning containing 15.12 acres, as appears on this plat is with free consent and in accordance with the desires of the undersigned owners and proprietors, have by these presence laid out and surveyed as Anderson Subdivision and do hereby dedicate and convey to and for the public use forever hereafter the streets as laid out and designated on this plat and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat, hereby releasing and waiving all homestead rights, executed this _____ day of _____, 2005.

by: Kenneth A. Anderson
Kenneth A. Anderson
TRUSTEE

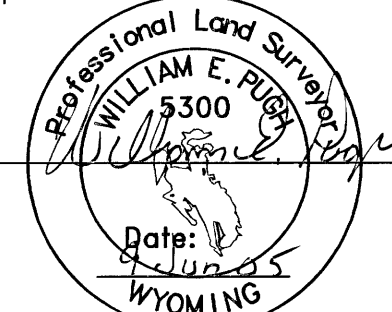
STATE OF WYOMING)
SHERIDAN COUNTY) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 2005, by Kenneth A. Anderson, Witness my hand and official seal.

Shirley Murphy
Notary Public
State of Wyoming

CERTIFICATE OF SURVEY

I, William E. Pugh, a duly licensed surveyor in the State of Wyoming do hereby certify that this plat of the Tara, truly and correctly represents the results of a survey made by me or under my direct supervision.



UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County, Wyoming, this 7th day of June, 2005.

ATTEST:

Lawrence A. Arantes
County Clerk Chairman

COUNTY RECORDATION

STATE OF WYOMING)
SHERIDAN COUNTY) ss.

I hereby certify that this plat was filed for record in my office at 1:00 o'clock this 21 day of JUNE, 2005 and recorded in Plat Book T on Page 24.

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

Approved by the Sheridan County Planning and Zoning Commission this 4th day of April, 2005.

ATTEST:

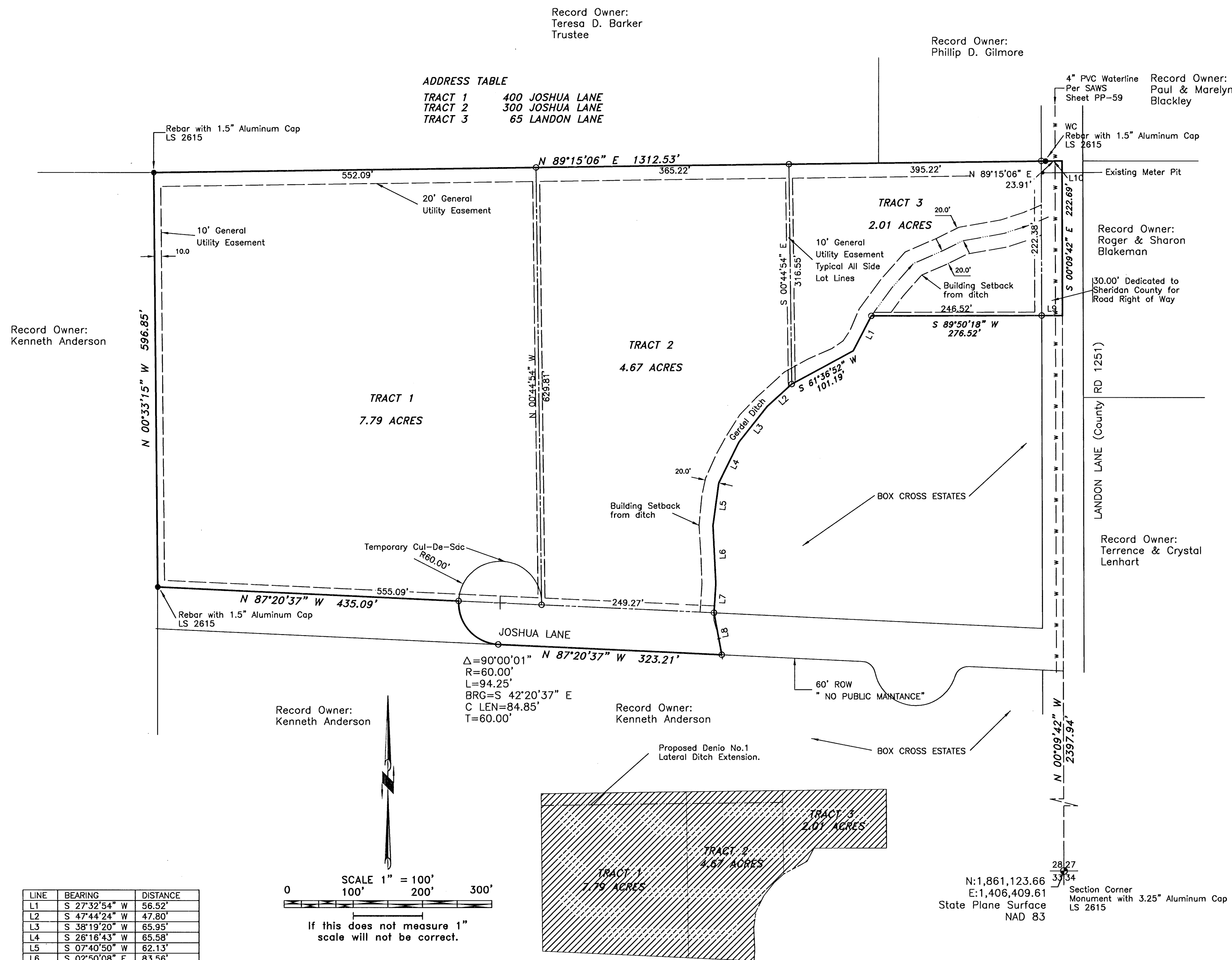
Mike Connell
Clerk Chairman

LEGEND

• Found Corner 1.5" A/C 2615
- - - - - Subdivision Boundary
- - - - - Lot Line
- - - - - Irrigation Ditch
- - - - - SAWS Waterline

FINAL PLAT TARA Located In The

NE1/4SE1/4, SECTION 28, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH. PM
Sheridan County, Wyoming



LINE	BEARING	DISTANCE
L1	S 27°32'54" W	56.52'
L2	S 47°44'24" W	47.80'
L3	S 38°19'20" W	65.95'
L4	S 26°16'43" W	65.58'
L5	S 07°40'50" W	62.13'
L6	S 02°50'08" E	83.56'
L7	S 03°34'41" W	41.92'
L8	S 10°25'26" E	61.60'
L9	N 89°50'18" E	30.00'
L10	N 89°50'18" E	30.00'

RIPARIAN RIGHTS NOTE

"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."

BUILDING STANDARDS NOTE

"All new construction, remodeling, additions or repairs to any public or private buildings within the subdivision shall be constructed in accordance with 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." All lots within this subdivision are required to have building permits and inspections for all homes and structures placed on each lot.

EXISTING WATER RIGHTS FOR TARA

(NE1/4 SEC 28, T55N, R84W)
INFORMATION RECEIVED FROM THE WYOMING STATE ENGINEERS OFFICE IN OCTOBER, 2004

ALL LANDS WITHIN THE SUBDIVISION HAVE SECONDARY SUPPLY UNDER THE ROBERT C. & BEATRICE T. MULLER APPROPRIATION, PERMIT NO. 5359E, DECEMBER 27, 1943, ENLARGED DENIO NO. 1 DITCH, DIVERTING FROM SPRING DRAIN, STORING WATER IN THE DENNIS RESERVOIR, PROOF NO. 27265.

TRACT NUMBERS	SECONDARY SUPPLY PERMIT NO. 5359E
TRACT 1	7.79
TRACT 2	4.67
TRACT 3	2.01

THERE ARE NO PROPOSED CHANGES IN THE WATER RIGHTS OF RECORD, all existing irrigation ditches have prescriptive easements established by long standing use. The location of ditches and laterals may move over time, but may not be blocked or the flow of water interrupted except for irrigation purposes.

TARA
RECORD OWNER: Kenneth D. Anderson
ADDRESS: 40 LANDON LANE, SHERIDAN, WY.

LOCATED IN THE NE1/4SE1/4
SECTION 28, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH. P.M.
SHERIDAN COUNTY, WYOMING



Professional
Consultants

Architecture
•
Engineering
•
Materials Testing
•
Surveying

237 North Main Street
Sheridan, Wyoming 82801
(307) 672-1711

DATE: 11 MAY 05

SCALE: 1"=100'

DRAWN BY: WEP

CHK'D:

APP'D:

REVISIONS:

TARA

A PART OF
NE1/4SE1/4, SECTION 28, T55N, R84W, 6TH PM
SHERIDAN COUNTY, WYOMING

PROJECT NO.
04033

SHEET NO.
ONE