

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

N00'09'42"W, 2397.94' feet from the Southeast

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,

Thence N87°20'37"W 435.09 feet to a point being

Thence N00'33'15"W, 596.85' feet to a point, said

point being marked by a rebar with 1-1/2 inch

said point being located on the East line of said

Thence along said East line S00°09'42"E, 222.69'

feet to the point of beginning containing 15.12

consent and in accordance with the desires of

the undersigned owners and proprietors, have by

Anderson Subdivision and do hereby dedicate and

easements for the installation and maintenance of

hereby releasing and waiving all homestead rights,

hereafter the streets as laid out and designated

utilities and for irrigation and drainage facilities

as are laid out and designated on this plat,

Kenneth A. Anderson

The foregoing instrument was acknowledged before me this

day of JUNE, 2005, by KENNETH A. ANDERSON. Witness my hand

CERTIFICATE OF SURVEY

l, William E. Pugh, a duly licensed surveyor in

plat of the Tara, truly and correctly represents

the results of a survey made by me or under

the State of Wyoming do hereby certify that this

5300

executed this _____ day of _____,2005.

STATE OF WYOMING

SHERIDAN COUNTY

and official seal.

Notary Public

herry Murphy

my direct supervision.

acres, as appears on this plat is with free

these presence laid out and surveyed as

convey to and for the public use forever

on this plat and do also reserve perpetual

Thence N89'15'06"E, 1,312.53' feet to a point,

an arc of 94.25 feet a chord of N42°20'37"W

marked by a rebar with 1-1/2 inch aluminum

more particularly described as follows:

BEGINNING at a point which is located

corner of said Section 28;

cap LS2615;

Section 28;

aluminum cap LS2615;

FINAL PLAT **TARA**

Located In The

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

Record Owner: Teresa D. Barker

<u>N 89°15'06" E 1312.53'</u>

TRACT 2

4.67 ACRES

Building Setback from ditch

Record Owner:

1.119/KCRE\$/,

NUMBERS

TRACT 1
TRACT 2
TRACT 3

Kenneth Anderson

Proposed Denio No.1

Lateral Ditch Extension.

EXISTING WATER RIGHTS FOR TARA

(NE¼ SE ¼ 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.

MOLLER APPROPRIATION, PERMIT NO. 5359E, DECEMBER 27, 1943, ENLARGED DENIO NO. 1 DITCH,

THERE ARE NO PROPOSED CHANGES IN THE WATER RIGHTS OF RECORD, all existing

location of ditches and laterals may move over time, but may not be blocked or

irrigation ditches have prescriptive easements established by long standing use. The

DIVERTING FROM SPRING DRAW, STORING WATER IN THE DENNIS RESERVOIR, PROOF NO. 27265.

SECONDARY SUPPLY

PERMIT NO. 5359E

4.67

the flow of water interrupted except for irrigation purposes.

400 JOSHUA LANE

300 JOSHUA LANE

JOSHUA LANE

BRG=S 42'20'37" E

R=60.00'

L=94.25'

T=60.00'

C LEN=84.85'

Δ=90°00'01" N 87°20'37" W 323.21'

65 LANDON LANE

ADDRESS TABLE

TRACT 2

TRACT 3

20' General

TRACT 1

7.79 ACRES

SCALE 1" = 100'

If this does not measure 1"

scale will not be correct.

200'

100'

Record Owner:

Kenneth Anderson

Temporary Cul-De-Sac-

Utility Easement

LOCATION MAP Scale 1"=2000



Township 55 North Range 84 West

NOTES:

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL

2. PROPOSED DOMESTIC WATER SOURCE "SAWSJPB".

3. THREE LOTS CONTAINING A TOTAL OF 14.62

4. BASIS OF BEARING; NAD83, WYOMING STATE PLANE, EAST CENTRAL ZONE.

5. OWNER OF RECORD: KEN ANDERSON

6. NO PUBLIC MAINTENANCE OF STREETS OR

7. ZONING CLASSIFICATION: RURAL RESIDENTIAL

8. THE ABILITY TO SITE CONVENTIONAL SEPTIC SYSTEMS IN CERTAIN LOCATIONS ON INDIVIDUAL LOTS MAY NOT BE ALLOWABLE DUE TO SITE CONDITIONS. IN ADDITION TO THE REQUIRED PERCOLATION TESTS, TEST PITS OR BORINGS MUST BE USED TO CONFIRM THAT THE REQUIRED MINIMUM SEPARATION EXISTS BETWEEN PROPOSED LEACH FIELDS, GROUND WATER, AND SHALLOW IMPERMEABLE LAYERS. WHERE CONDITIONS PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS, THE USE OF ALTERNATIVE ON-SITE SEWAGE SYSTEMS MUST COMPLY WITH EXISTING COUNTY AND STATE REQUIREMENTS AND BE DESIGNED BY A WYOMING LICENSED PROFESSIONAL

9. AS PER WYOMING WATER QUALITY RULES AND REGULATIONS CHAPTER 11, PART D, SECTION 35(a), SEPTIC TANKS AND LEACH FILEDS MUST MAINTAIN A MINIMUM SETBACK DISTANCE OF 50 FEET FROM THE EDGE OF ALL SEASONAL AND INTERMITTENT STREAMS AND SURFACE WATER BODIES (INCLUDING IRRIGATION DITCHES).

10. INSTALL LEACH FIELD DRAIN LINES PERPEDICULAR TO THE DIRECTION OF GROUND WATER FLOW TO ENHANCE LEACHATE DILUTION. IN THE AREA OF THE SUBDIVISION, REGIONAL GROUND WATER FLOW CAN BE GENERALLY DESCRIBED AS NORTH-NORTHEASTERLY.

11. According to the NRCS soil survey, these soils may have some limitations for constructing buildings due to soil shrink-swell properties, depth to groundwater, and flooding potential. These soils are also limited for septic system suitability due to restrictive permeability rates, inadequate filtering capacity, depth to groundwater, and flooding potential.

The lower, eastern areas of the subdivision are likely to have relatively shallow depths to groundwater. These soils may not have permeability rates necessary to adequately filter leachfield effluent before reaching the underlying groundwater.

Conventional septic systems constructed in the soil types found at this site are a potential hazard to groundwater quality and downgradient domestic wells. The District does not support or recommend that conventional septic systems be constructed in the soil types with the above stated characteristics.

A qualified individual should perform the subsurface soil investigations, percolation tests, and designs for septic systems within this

The potentially shallow depths to groundwater, restrictive permeability rates, and potential for flooding are important factors to consider when designing the on-site septic systems and structures.

Since groundwater depths may not allow conventional leachfields to be constructed in the lower portions of the subdivision, alternative treatment systems such as mounded leachfields may be required.

Appropriate safeguards should be installed to reduce soil erosion and to reduce sediment laden storm waters leaving the site during road and building construction.

_Rebar with 1.5" Aluminum Cap 10' General Utility Easement Record Owner: Kenneth Anderson

N 87°20'37" W 435.09 Rebar with 1.5" Aluminum Cap

S 47*44'24" W 47.80'

L10 N 89'50'18" E 30.00'

L2 S 4744 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'

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.

Professional Consultants

> Architecture Engineering

Record Owner:

TRACT 3

2.01 ACRES

BOX CROSS ESTATES

BOX CROSS ESTATES

N:1,861,123.66

E:1,406,409.61

NAD 83

State Plane Surface

10' General

Lot Lines

60' ROW

' NO PUBLIC MÀNITANCE"

Utility Easement

Typical All Side

Phillip D. Gilmore

Building Setback

23.91'

4" PVC Waterline Record Owner:

Rebar with 1.5" Aluminum Cap LS 2615

--- Existing Meter Pit

Record Owner:

130.00' Dedicated to

Sheridan County for Road Right of Way

Record Owner:

Lenhart

Section Corner

LS 2615

Monument with 3.25" Aluminum Cap

Terrence & Crystal

Blakeman

Roger & Sharon

Paul & Marelyn

Blackley

--Per SAWS

Sheet PP-59

Surveying

Materials Testing

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

DATE: 11 MAY 05

SCALE: 1"=100'

CHK'D:

DRAWN BY: WEP

APP'D:

REVISIONS:

TARA

OMI OF TSSN, COUNT

PROJECT NO.

SHERID

SHEET NO. ONE

04033

TARA

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

RECORD OWNER: Kenneth D. Anderson

ADDRESS: 40 LANDON LANE, SHERIDAN, WY.



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 ____7 day of _____, 2005.

audie, Kaltila Laurence Advante

COUNTY RECORDATION

SS

STATE OF WYOMING

SHERIDAN COUNTY

I hereby certify that this plat was filed for record in my office at 1:00 o'clock this 21 day of JUNE,

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

Approved by the Sheridan County Planning and Zoning Commission this ______ day of

LEGEND

Subdivision Boundary Lot Line Irrigation Ditch

Found Corner 1.5" A/C 2615 2" alum cap "CER RLS 5300"

Set This Survey 36"X5/8" rebar w/

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

:\PRE 2005\PUGH\drawings\04033\04033Anderson.dwg, 6/9/2005 11:06:34 AM, 1:100

WYOMING

N