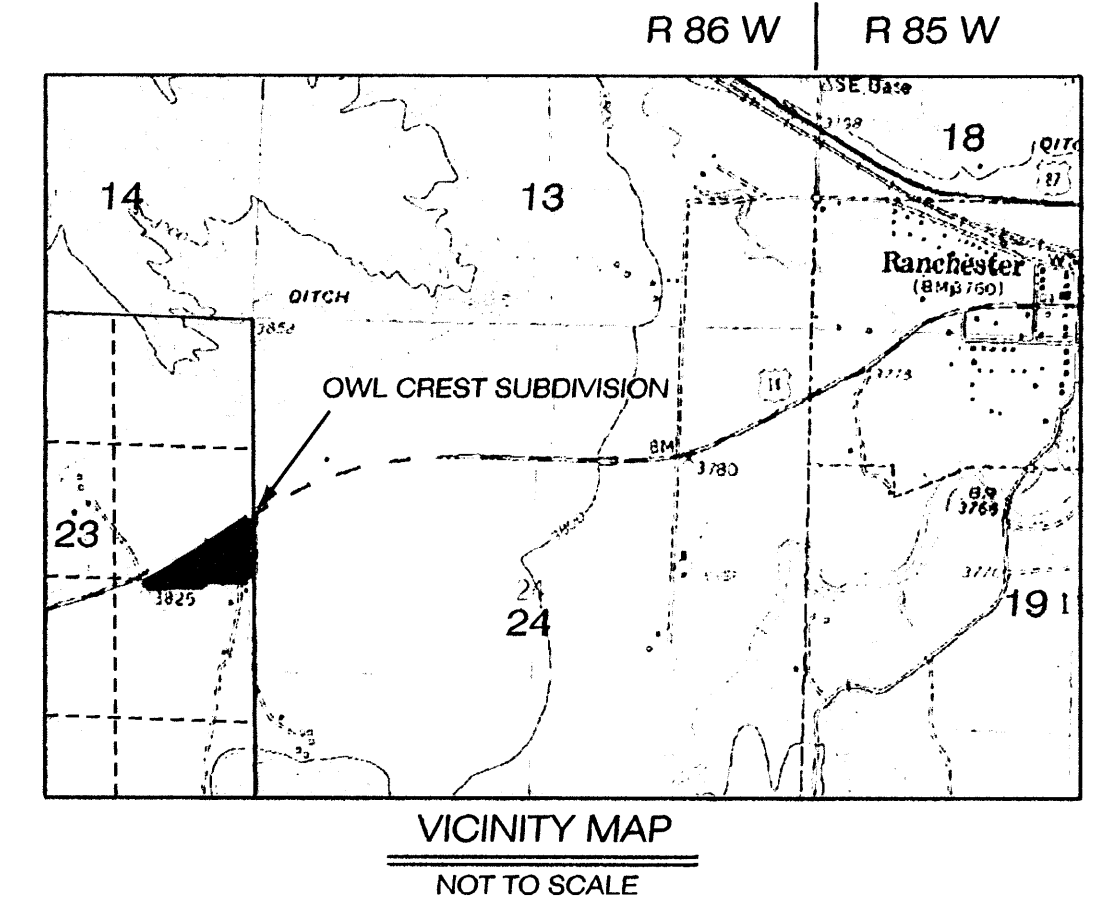


# OWL CREST SUBDIVISION

A TRACT OF LAND LOCATED IN  
THE SE1/4NE1/4 AND NE1/4SE1/4,  
SEC. 23, T 57 N, R 86 W OF THE 6TH P.M.  
SHERIDAN COUNTY, WYOMING

8.40 TOTAL ACRES  
2 LOTS  
ZONED RURAL RESIDENTIAL (RR)



## CERTIFICATE OF DEDICATION

The above or foregoing subdivision of a tract of land located in the SE1/4NE1/4 and NE1/4SE1/4, Section 23, Township 57 North, Range 86 West of the 6th Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:  
Beginning at a point on the east line of said Section 23, N. 0° 22' 29.9" W. a distance of 25.93 ft. from the east 1/4 corner of said Section 23, said point of beginning witnessed by a 'cap' set S 89° 41' 40.2" W a distance of 24.67 ft., said east 1/4 corner monumented with a 'brass cap', thence S 89° 41' 40.2" W a distance of 434.25 ft. to a 'cap', thence S 21° 25' 14.7" W a distance of 62.83 ft. to a 'cap', thence S 89° 54' 18.8" W a distance of 357.32 ft. to a 'cap', thence S 84° 30' 44.0" W a distance of 248.38 ft. to a 'cap', thence N 15° 56' 37.0" W a distance of 38.92 ft. to a 'cap', thence N 37° 31' 04.8" W a distance of 24.79 ft. to a 'cap', thence N 57° 22' 26.2" E a distance of 4.72 ft. to a WYDOT monument on the south right-of-way (ROW) line of US 14 (Highway Station 115+50, 25 ft. Jog Left), thence along said south ROW line along a curve concave northerly with a radius of 3888.49 ft., a length of 431.34 ft., and a delta angle of 6° 23' 18.6" (chord bears N 60° 10' 42.6" E a distance of 431.12 ft.) to a WYDOT monument, thence continuing along said south ROW line along a curve concave southerly with a radius of 3769.71 ft., a length of 28.97 ft., and a delta angle of 0° 26' 25.4" (chord bears N 57° 14' 34.3" E a distance of 28.96 ft.), to the east line of said Section 23, witnessed by a 'cap' set S 57° 14' 34.3" W a distance of 12.90 feet along the chord of said US 14 ROW line, thence along said east line, S 0° 22' 29.9" E a distance of 846.50 ft. to the point of beginning (said 'brass cap' is a 3" dia. brass capped monument, said 'cap' is a 2" dia. Al cap set atop no. 5 rebar; said WYDOT monument is a brass cap/concrete monument), as appears on this plat, is with free consent, and in accordance with the desires of the under-signed owners and proprietors, containing 8.40 acres more or less, have by these presents laid out, and surveyed as Owl Crest Subdivision, and do hereby dedicate and convey to and for the public use forever hereafter the streets as are 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 20<sup>th</sup> day of July, 2007, by  
Bradley R. Johnston  
and Wanda F. Johnston  
OWNERS  
STATE OF WYOMING )  
SHERIDAN COUNTY )  
The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2007, by Bradley R. Johnston and Wanda F. Johnston, individually and as joint tenants, for Bradley R. Johnston. Witness my hand and official seal.  
Sharon E. Conrads  
Notary Public  
My commission expires 12/24/10

Executed this 23<sup>rd</sup> day of July, 2007, by  
Donna L. Hoover  
Vice President, First Interstate Bank, MORTGAGEE  
STATE OF WYOMING )  
SHERIDAN COUNTY )  
The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of July, 2007, by Donna L. Hoover.  
Witness my hand and official seal.  
Catherine M. Culver  
Notary Public  
My commission expires 11-30-2010

## CERTIFICATE OF SURVEYOR

STATE OF WYOMING )  
SHERIDAN COUNTY )  
I, Joseph L. Feeley, a duly registered Professional Engineer and Land Surveyor in the State of Wyoming, do hereby certify that this plat of Owl Crest Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.  
Joseph L. Feeley  
Registered Professional Engineer and Land Surveyor  
No. 4364

## CERTIFICATE OF APPROVAL TOWN OF RANCHESTER

Approved by the Town Council of the Town of Ranchester this 14<sup>th</sup> day of June, 2007.

Attest:  
Town Clerk  
Mayor

## CERTIFICATE OF APPROVAL BY THE BOARD

STATE OF WYOMING )  
SHERIDAN COUNTY )  
Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County, Wyoming this 7 day of August, 2007.

Attest:  
County Clerk, Deputy  
Chairman

## CERTIFICATE OF RECORDER

STATE OF WYOMING )  
SHERIDAN COUNTY )  
I hereby certify that this plat was filed for record in my office at 8:00 o'clock this 8 day of August, 2007, and recorded in Plat Book 0 on page 14.  
Audrey Kattiska  
County Clerk

## GENERAL NOTES

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
2. NO PROPOSED DOMESTIC WATER SOURCE.
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
4. 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.
5. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS RESOLUTION, AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
6. SURFACE WATER RIGHTS - ORIGINAL SUPPLY: HANOVER DITCH, PERMIT NO. 90, DIVERTING FROM THE TONGUE RIVER AND CONVEYED THROUGH THE OZ&K DITCH, WITH A PRIORITY DATE OF JULY 6, 1891. ONLY LANDS LOCATED IN THE SE1/4NE1/4, SEC. 23, T. 57 N., R. 86 W. ARE COVERED. LOT 1 - 4.40 AC. LOT 2 - 3.40 AC.
7. GROUND WATER RIGHTS - EXISTING WELL ON LOT 1, PERMIT NO. P61753W

SCALE: 1"=100'

BASIS OF BEARINGS  
WYOMING STATE PLANE (EAST CENTRAL ZONE)  
NAD83  
SURFACE ADJUSTMENT FACTOR = 1.00024  
DISTANCES SHOWN ARE SURFACE  
PREPARED 5/01/2007

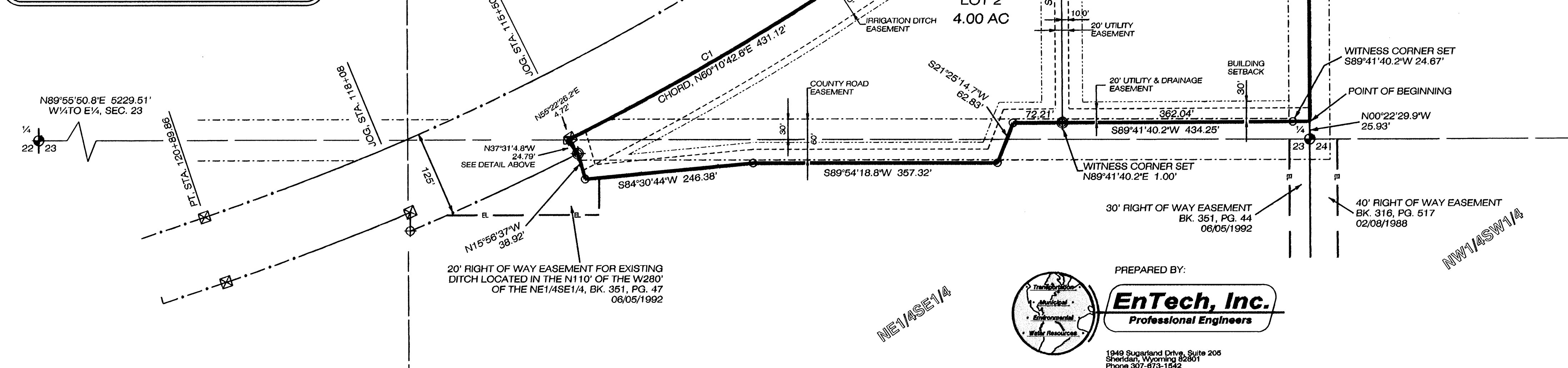
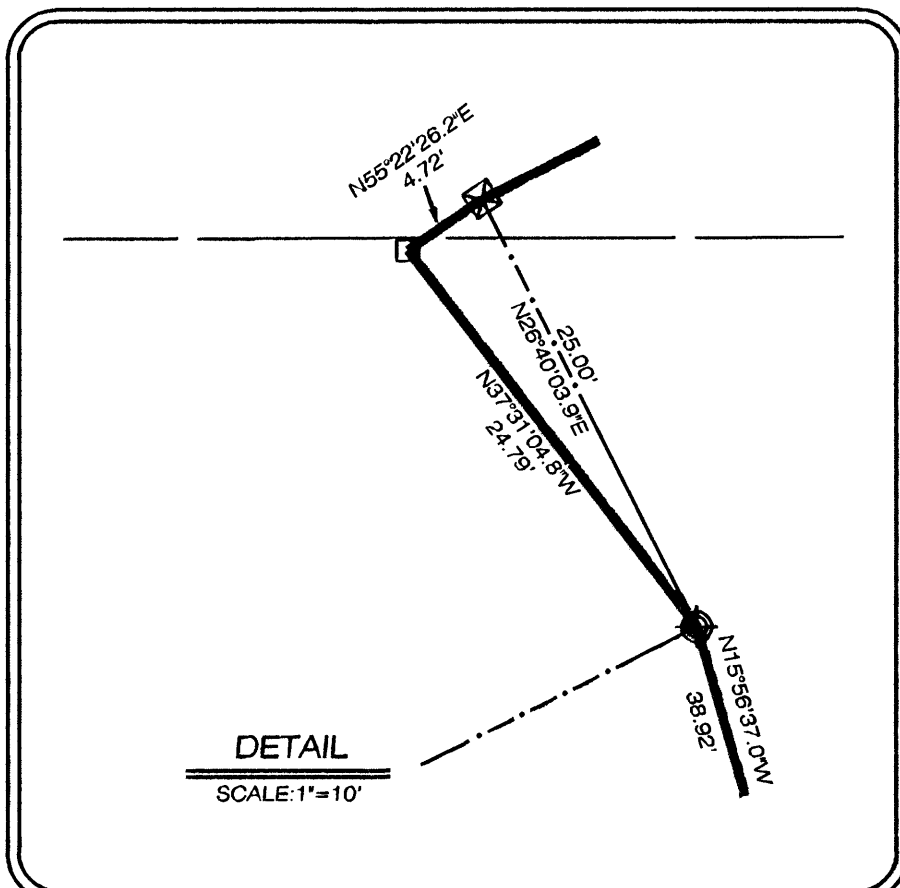
### SURFACE COORDS.

DESC.	N	E	LAT.	LON.
NE COR., SEC. 23	1934087.5000	1348412.0050	44°54'28.59290" N	107°11'43.16459" W
N 1/16 S23S24 WC	1933691.5470	1348423.5820	44°54'15.79889" N	107°11'43.04271" W
E 1/4, SEC. 23	1932356.8790	1348432.3550	44°54'02.02284" N	107°11'42.95238" W
W 1/4 SEC. 23	1932350.5620	1343202.8510	44°54'02.84189" N	107°12'55.59118" W

### CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD
C1	3888.49'	431.34'	6° 23' 18.6"	N 60° 10' 42.6" E 431.12'
C2	3769.71'	28.97'	0° 26' 25.4"	N 57° 14' 34.3" E 28.96'

US 14  
RECORD CENTERLINE CURVE DATA  
D = 1°30'  
R = 3819.72'  
Δ = 14°29'05"  
L = 988.55'  
T = 486.37'



PREPARED BY:

**EnTech, Inc.**  
Professional Engineers

1948 Superfund Drive, Suite 205  
Sheridan, Wyoming 82801  
Phone 307-673-1542  
Fax 307-673-1517  
E-mail entech@entechusa.net

