

LEGAL DESCRIPTION

A tract of land situated in the SW4NE14 and SE14 NW14 of Section 8, Township 54 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming. Said tract being more particularly described as follows:

Beginning at a point which bears N89'45'14"E a distance of 2622.87 feet from the West 1/4 Corner of said Section 8;

thence N 9'26'50"W a distance of 485.90 feet;

thence N24°03'00"E a distance of 129.35 feet; thence N71°49'35"E a distance of 124.25 feet;

thence N 2°26'15"W a distance of 238.40 feet; thence N67°08'35"W a distance of 273.67 feet; thence N63°57'50"W a distance of 305.35 feet; thence N74°32'50"W a distance of 158.65 feet to a point on a curve; thence along a curve concave to the Southwest with a radius of 307.5 feet, an arc length of 338.72 feet, a chord bearing of N58°49'30"W

and a chord length of 321.85 feet;

thence leaving said curve on a bearing of N89°40'05"E for a distance of 1823.38 feet;

thence \$30°41'40"W a distance of thence \$73°23'15"E a distance of thence \$15°30'30"W a distance of thence \$15°30'30"W a distance of thence \$15°30'30"W a distance of 145.76 feet; thence \$35°49'40"E a distance of 243.45 feet;

thence S35'49'40"E a distance of 243.45 feet; thence S81'18'30"E a distance of 86.88 feet; thence N64'06'05"E a distance of 98.26 feet; thence S57'16'55"E a distance of 143.99 feet; thence S 0'30'35"W a distance of 101.52 feet; thence S33'01'25"E a distance of 157.50 feet; thence S65'55'40"E a distance of 94.83 feet; thence S65'55'40"E a distance of 94.83 feet;

thence S 5.54'15"E a distance of 110.34 feet; thence N89°59'51"W a distance of 1074.06 feet to the point of beginning.

Said tract contains 30.352 acres.

NOTES

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
2. NO PROPOSED DOMESTIC WATER SOURCE,
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

4. BASIS OF BEARING IS EXISTING DESCRIPTIONS OF RECORD.
5. 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.

6. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE

BUILDINGS WITHIN THIS 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 SUPERCEDE AND GOVERN.

CERTIFICATE of ENGINEER and LAND SURVEYOR

State of Wyoming County of Sheridan ss

Professional Civil Engineer and Land Surveyor in the State of Wyoming, hereby certify that this plat of Warren Subdivision was made from notes of actual surveys performed by me and from records on file in the Sheridan County Clerk's Office, Sheridan, Wyoming.

This plat correctly represents all of the data shown hereon.

From percolation tests taken under my direction, I have determined that the Lots in this subdivision are of adequate size and the soil conditions are favorable to the installation of individual sewage disposal systems, in accordance with Sheridan County design standards.

Registration No. 3159 PE&LS



CERTIFICATE of DEDICATION

The undersigned owners and proprietors of the foregoing described tract of land have caused same to be subdivided as shown on this plat. This subdivision, containing 30.352 acres, shall be known as WARREN SUBDIVISION. This plat is proposed and offered with free consent and in accordance with the desires of the undersigned owners and proprietors. The undersigned owners and proprietors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming.

Perpetual easements as shown on this plat are hereby dedicated and reserved for the construction and maintenance of public utilities and irrigation or drainage facilities.

That portion of "Hanna Creek Road" within the boundaries of WARREN SUBDIVISION is hereby dedicated and conveyed to and for the public use forever hereafter. That portion of Hanna Creek Road outside of the boundaries of Warren Subdivision as herein shown, is hereby dedicated as an access easement to the owners of Lot 1 and 2 of Warren Subdivision.

State of Wyoming Sounty of Johnson ss

of October, 1992, by Larry Warren.
Witness my hand and official seal.

Notary Public

County of State of Wyoming My Commission Express June 21, 9

HIST NATIONAL BANK SUFFAIO, WYO, 92334~ Scott McBride

State of Wyoming County of Johnson ss

The foregoing instrument was acknowledged before me this 2 day of <u>October</u>, 1922, by Scott McBride.

My commission (expires State of Wyoming My Commission Expires: June 21, 9(



CERTIFICATE OF RECORDER

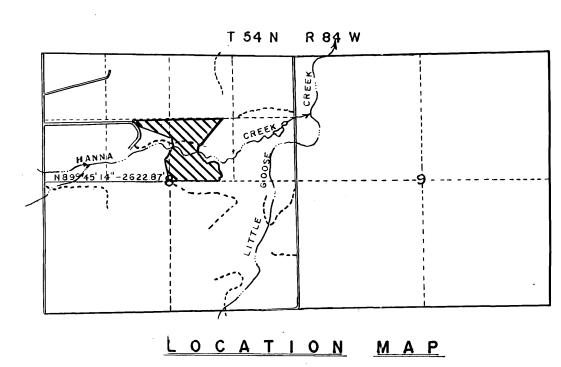
STATE OF WYOMING STATE OF SHERIDAN SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:00 O'CLOCK PM. THIS 26 DAY OF October, 19 92,

INSTEMMENT NUMBER # 123064 Fee #50

Kowell L Wailey COUNTY CLERK

DEPUTY COUNTY CLERK



CERTIFICATES OF APPROVAL

SCALE : 1" = 2000'

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS DAY OF September

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY THIS 20 DAY OF October 1992

ATTEST: CLERK OF THE BOARD



PLAT

WARREN SUBDIVISION

in the

SW 1/4 NE 1/4 and SE 1/4 NW 1/4 of SECTION 8, TOWNSHIP 54 NORTH, RANGE 84 WEST SIXTH PRINCIPAL MERIDIAN SHERIDAN COUNTY, WYOMING

for

LARRY WARREN

66 HANNA CREEK ROAD P.O. BOX 474 BIG HORN, WYOMING 82833

RANDALL ENGINEERING SURVEYS A U 6 UST 1992

