

FINAL PLAT OF METZ MINOR SUBDIVISION

LOCATED IN THE SW1/4NE1/4, SE1/4NW1/4, NE1/4SW1/4 AND THE NW1/4SE1/4 OF SECTION 21, T55N, R84W, 6TH
P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA= ±19.35 ACRES
TOTAL LOTS= 4 + CONSERVATION AREA

NW CORNER OF SECTION 21
NORTHING: 1871636.40
EASTING: 1401058.35
(NAD 83, WYOMING EAST CENTRAL
ZONE, GROUND COORDINATES)

S 52°56'07" E
3260.74'

N 89°20'19" E 702.24'

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STEVE BUSH AND TRACY BUSH, BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:
THAT THE FOREGOING PLAT, DESIGNATED AS METZ MINOR SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND LOCATED IN THE SW1/4NE1/4, SE1/4NW1/4, NE1/4SW1/4 AND THE NW1/4SE1/4 OF SECTION 21, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN, COUNTY OF SHERIDAN, STATE OF WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE S 52°56'07" E, 3260.74 FEET TO A POINT MONUMENTED WITH A 3.25" ALUMINUM CAP PER PLS 6812, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 89°20'19" E, 702.24 FEET; THENCE S 00°10'30" E, 1199.99 FEET TO THE NORTH RIGHT-OF-WAY LINE OF METZ ROAD; THENCE S 89°20'13" W ALONG SAID RIGHT-OF-WAY LINE, 702.00 FEET; THENCE N 00°11'13" W, 1200.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 19.35 ACRES MORE OR LESS, AND HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS THE METZ MINOR SUBDIVISION, AND DO HEREBY 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.
THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS AND EASEMENTS.
ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 18th DAY OF Sept., 2017, BY

STEVE BUSH (OWNER)
TRACY BUSH (OWNER)

STATE OF WYOMING
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF Sept., 2017.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 12/9/2020

NOTARY PUBLIC

FOR FIRST FEDERAL SAVINGS BANK (MORTGAGEE)

STATE OF WYOMING
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF September, 2017.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 11-19-2018

NOTARY PUBLIC

SHERIDAN COUNTY PLANNING AND ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION THIS 3rd DAY OF August, 2017.

ATTEST: CLERK
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 3rd DAY OF September, 2017.

ATTEST: COUNTY CLERK
CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:30 O'CLOCK THIS 15th DAY OF November, 2017 AND IS DULY RECORDED IN PLAT BOOK 711 ON PAGE 25.

COUNTY CLERK

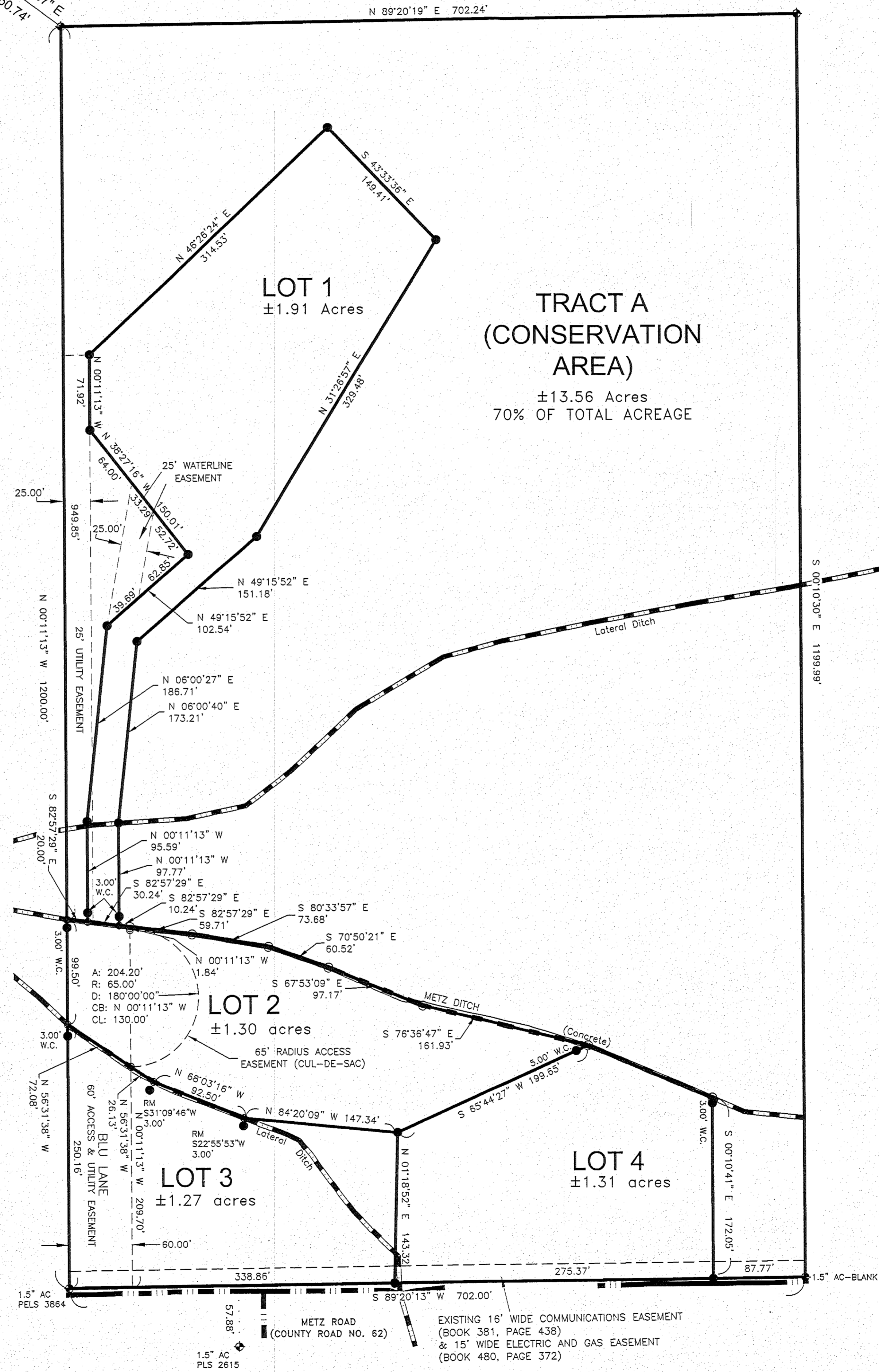
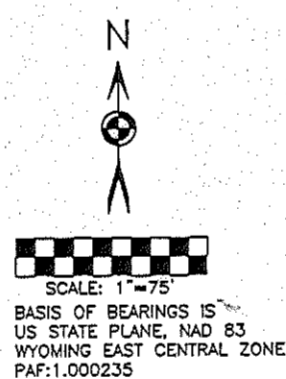
CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENLUND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT OF METZ MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

NOTICE
This plat is an image, or reproduction of the original as is recorded in the
Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or rights-of-
way. Delineations, measurement or representations may have occurred
since the original plat was recorded.

LEGEND

- FOUND AC PER PLS 6812 OR AS NOTED
- SET 1-1/2" AC PER PLS 14250
- CALCULATED CORNER NOTHING FOUND/SET
- ALUMINUM CAP
- BRASS CAP
- WITNESS CORNER
- REFERENCE MONUMENT
- CENTERLINE OF EXISTING DITCH EASEMENT CENTERED ON EXISTING DITCHES, IF DITCHES ARE RELOCATED THE DITCH EASEMENT MOVES WITH THEM.
- EXISTING 16' WIDE COMMUNICATIONS EASEMENT
- EASEMENT AS NOTED



NOTES

- 1) NO PROPOSED CENTRALIZED SEWAGE SYSTEM. PER SAFETY AND ADEQUACY OF SEWER STUDY, INDIVIDUAL STANDARD SEPTIC SYSTEMS WILL BE USED FOR THIS SUBDIVISION.
- 2) SWS WATER TAPS (1 EXISTING AND 3 PROPOSED) ARE PLANNED.
- 3) NO PUBLIC MAINTENANCE OF STREETS OR ROADS. LOT OWNERS SHALL BE RESPONSIBLE FOR BLU LANE MAINTENANCE.
- 4) A WATER RIGHTS DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEER'S OFFICE IN CHEYENNE, WYOMING.
- 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 THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
- 7) THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- 8) BUILDING NEAR A DITCH OR WATERCOURSE MAY BE RESTRICTED.
- 9) DESIGNATED CONSERVATION AREA SHALL NOT BE FURTHER DEVELOPED OR SUBDIVIDED AND SHALL BE LEFT IN A NATURAL STATE EXCEPT IN THE CASE OF RECREATIONAL FACILITIES, OR IN THE CASE OF AGRICULTURAL ACTIVITIES SUCH AS GRAZING OR THE RAISING OF CROPS.