

# LITTLE GOOSE SUBDIVISION - FINAL PLAT

NW 1/4 NW 1/4, SECTION 33, T55N, R84W, 6TH P.M.

## SHERIDAN COUNTY, WYOMING

### LEGEND

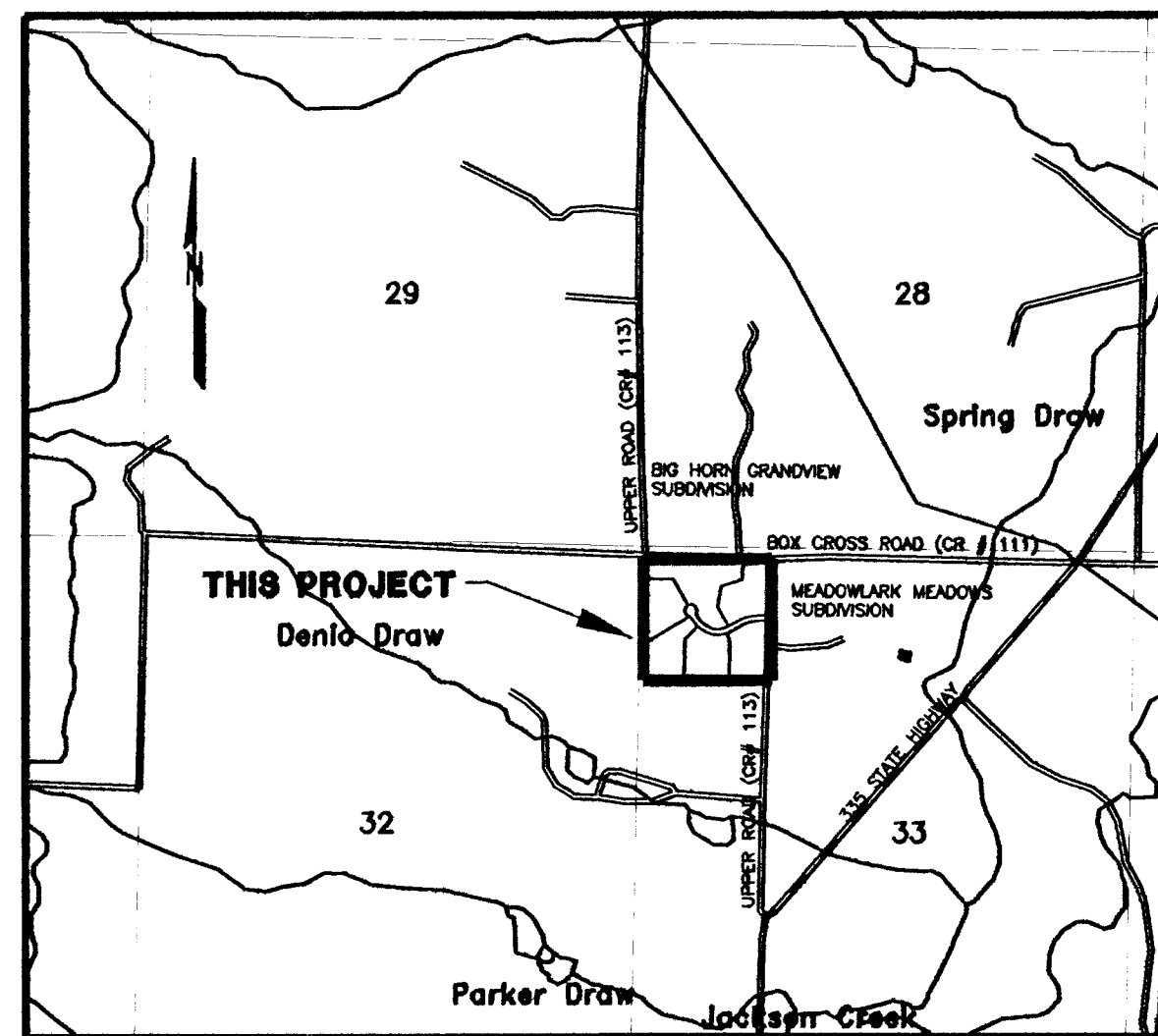
BUILDING ENVELOPES

- ◇ SET 3/8"x5/8" REBAR W/ 2" ALUM. CAP "CER RLS5300" IN EXISTING FENCE
- EXISTING REBAR WITH ALUM. CAP
- SET 3/8"x5/8" REBAR W/ 2" ALUM. CAP "CER RLS5300"
- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINES
- EXISTING LOT LINES
- EXISTING LATERALS
- EXISTING GRAVEL ROADS
- GENERAL UTILITY EASEMENTS
- - - - - PROPOSED ROAD CENTERLINE

### NOTE:

NORTH AND EAST BOUNDARY LINES ESTABLISHED FROM A QUIT CLAIM DEED FROM DOREL LYNN & DIANA ROBERTS TO SHERIDAN COUNTY FOR ROAD RIGHT OF WAY.

WEST AND SOUTH BOUNDARY LINES ESTABLISHED FROM A QUIT CLAIM DEED FROM DOREL LYNN & DIANA ROBERTS TO EDWARD & ROSEMARY SCHUNK.



### NOTE:

NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS, AND SMELLS OF AGRICULTURE MAY BE PRESENT. IN ADDITION, WIND DRIFT FROM NEARBY IRRIGATION SYSTEMS MAY ENTER THE SUBDIVISION.

TIE: EXISTING CORNER TO P.O.B.  
S 02°17'11" E 30.02 FEET

SUBDIVISION SIZE 37.59 Ac.

### 6 LOTS:

AVERAGE SIZE: 6.02 Ac.  
LARGEST: 10.04 Ac.  
SMALLEST: 5.01 Ac.

PUBLIC ROW SIZE 1.50 Ac.

### NOTES ABOUT GENERAL UTILITY EASEMENTS:

THE UTILITY EASEMENTS SHOWN ARE DESCRIBED AS FOLLOWS:  
15' FROM LITTLE GOOSE SUBDIVISION BOUNDARY LINES AS SHOWN.  
10' FROM PUBLIC ROAD R.O.W.'S WITHIN LITTLE GOOSE SUBDIVISION.  
7.5' FROM LOT LINES ON EACH SIDE OF ADJACENT PROPERTY LINES FOR A TOTAL WIDTH OF 15'.

NORTHWEST CORNER  
SECTION 33  
WYOMING STATE PLANE,  
EAST CENTRAL ZONE,  
NAD 83 (US FEET).  
N 1,860,561.45  
E 1,400,831.22

BIG HORN GRANDVIEW  
SUBDIVISION

Box Cross Road (County Road 111) - 60' ROW

### LEGAL DESCRIPTION

Being a part of the NW1/4 NW1/4 Section 33, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming;

BEGINNING at a point which is located South 02°17'11" East 30.02 feet from the Northwest corner of said Section 33, said beginning point also being on the south right of way of Box Cross Road; Thence with said right of way North 89°49'38" East 1282.94 feet to the intersection of the south right of way of Box Cross Road and the west right of way of Upper Road; Thence with the west right of way of said Upper Road South 00°57'50" East 1280.41 feet; Thence leaving said right of way South 89°35'21" West 279.94 feet; Thence South 89°47'20" West 274.97 feet; Thence South 89°30'28" West 232.28 feet; Thence South 89°49'38" West 312.03 feet; Thence South 89°49'04" West 171.84 feet; Thence North 01°37'10" West 174.45 feet; Thence North 01°27'21" West 177.47 feet; Thence North 01°42'01" West 208.86 feet; Thence North 01°22'35" West 252.67 feet; Thence North 01°33'47" West 235.95 feet; Thence North 01°21'00" West 235.91 feet; to the point of BEGINNING, containing 1,637,828.01 Square Feet, 37.59 Acres more or less.

### CERTIFICATE OF OWNERSHIP

THE ABOVE AND FOREGOING SUBDIVISION TITLED LITTLE GOOSE SUBDIVISION, SHERIDAN COUNTY, WYOMING AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS: CONTAINING 37.59 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS LITTLE GOOSE 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 WAIVING ALL HOMESTEAD RIGHTS.

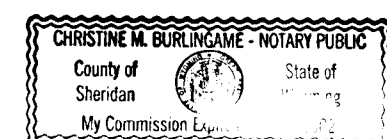
EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2001.

BY: Dorel Lynn Roberts  
OWNER - DOREL LYNN ROBERTS  
BY: Diana Roberts  
OWNER - DIANA ROBERTS

STATE OF WYOMING } SS  
SHERIDAN COUNTY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF April, 2001, BY Dorel Lynn & Diana Roberts WITNESS MY HAND AND OFFICIAL SEAL.

Christine M. Burlingham  
MY COMMISSION EXPIRES: 12/02



NOTARY PUBLIC

CERTIFICATE OF SURVEY  
I, WILLIAM E. PUGH, A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT OF LITTLE GOOSE SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



### NOTES:

OWNER:  
DOREL LYNN & DIANA ROBERTS  
66 BOX CROSS ROAD  
SHERIDAN, WY 82801

LOT SUMMARY  
6 LOTS  
TOTAL AREA 37.59 ACRES

PREPARED BY: WILLIAM E. PUGH RLS 5300  
DATE PREPARED: JANUARY 2001

A MORTGAGE LOAN COMMITMENT HAS BEEN APPROVED BY FIRST FEDERAL SAVINGS BANK OF SHERIDAN.

ANY FURTHER DIVISION OF ANY PARCEL DESCRIBED IN THIS MAP SHALL REQUIRE FULL COMPLIANCE WITH ALL SUBDIVISION REGULATIONS IN EFFECT IN SHERIDAN COUNTY.

ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE 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 SUPERSEDE AND GOVERN. ALL NEW CONSTRUCTION WITHIN THE SUBDIVISION SHALL COMPLY WITH THE SHERIDAN COUNTY BUILDING STANDARDS RESOLUTION AND BE REQUIRED TO RECEIVE A BUILDING PERMIT FROM SHERIDAN COUNTY.

A SITE-SPECIFIC SUBSURFACE INVESTIGATION SHALL BE PERFORMED IN EACH LOT AT THE DESIGN STAGE OF THE DWELLING AND SHALL BE PERFORMED IN THE AREA OF THE SEPTIC SYSTEM AND STRUCTURE. THE SUBSURFACE INVESTIGATION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF WYOMING AND SHERIDAN COUNTY REGULATIONS. THE DWELLING SHALL BE DESIGNED BY A QUALIFIED INDIVIDUAL, BASED UPON THE SITE-SPECIFIC SUBSURFACE INVESTIGATION.

BASIS OF BEARINGS: WYOMING STATE PLANE EAST CENTRAL ZONE.

SEE STATE STATUTES 41-5-101 AND 41-5-102 FOR ACCESS AND MAINTENANCE OF LATERAL DITCHES.

### COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 7th DAY OF FEBRUARY, 2001.

ATTEST:  
John Roberts  
CLERK

Paul Walke  
CHAIRMAN

### BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 26th DAY OF MARCH, 2001.

ATTEST:  
Robert L. Bider Deputy  
COUNTY CLERK  
B. B. Bider  
CHAIRMAN

### CERTIFICATE OF RECORD

STATE OF WYOMING } SS  
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 9:30 O'CLOCK THIS 6 DAY OF APRIL, 2001 AND FILED IN DRAWER L PLAT NUMBER 17 INSTRUMENT NO. 372038 FEE \$2.00

Audrey Keltz  
COUNTY CLERK

Dale R. Raulinger  
DEPUTY COUNTY CLERK

### CERTIFICATE OF ENGINEER

I, DALE LEE, AS A DULY LICENSED ENGINEER IN THE STATE OF WYOMING, HEREBY CERTIFY THE ADEQUACY AND SAFETY OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS PROPOSED FOR THE SUBDIVISION.



The use and/or siting of conventional septic systems may not be allowable on some lots and/or the ability to site a conventional septic system 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, seasonal high 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 engineer.

SET THIS SURVEY 3/8"x5/8" REBAR W/ 2" ALUM. CAP "CER RLS5300"

NO PROPOSED PUBLIC  
SEWAGE DISPOSAL SYSTEM

NO PUBLIC MAINTENANCE  
OF STREETS OR ROADS

SCALE 1" = 100'

LINE	BEARING	DISTANCE
L1	N 88°58'58" E	92.05'
L2	S 88°58'58" W	91.98'
L3	N 30°57'21" W	17.27'
L4	S 30°57'21" E	17.27'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	157.08'	155.29'	S 73°56'58" W	30°00'00"
C2	300.00'	61.62'	61.61'	S 64°50'01" W	11°48'06"
C3	300.00'	359.88'	338.69'	N 74°54'58" W	68°43'54"
C4	300.00'	50.24'	50.18'	N 35°48'11" W	09°35'40"
C5	65.08'	40.11'	39.04'	N 53°58'08" W	45°57'34"
C6	65.08'	48.14'	45.18'	N 56°38'10" W	40°37'29"
C7	65.08'	108.29'	98.22'	N 17°23'37" E	99°20'05"
C8	65.08'	154.43'	120.67'	S 82°58'34" E	135°57'14"
C9	50.00'	40.11'	39.04'	S 07°58'34" E	45°57'34"
C10	240.00'	377.39'	339.69'	S 76°00'11" E	90°05'40"
C11	360.00'	188.50'	186.35'	N 73°58'58" E	30°00'00"

### MEADOWLARK MEADOWS SUBDIVISION

### EXISTING WATER RIGHTS FOR THE LITTLE GOOSE SUBDIVISION (NW1/4 NW1/4, SEC 33, T55N, R84W)

INFORMATION RECEIVED FROM THE WYOMING STATE ENGINEERS' OFFICE IN SEPTEMBER, 2000

ALL LANDS WITHIN THE LITTLE GOOSE SUBDIVISION HAVE ORIGINAL SUPPLY UNDER THE PERALTA DITCH AS CHANGED TO THE COLORADO DITCH COMPANY, DENIO AND BARR APPROPRIATION, TERRITORIAL APPROPRIATION, NOVEMBER 1, 1885 FROM CROSS CREEK, PRIORITY NO. 2039, 7.42 CFS FOR 518 Ac. TO BE ABANDONED 3.82 Ac.

ALL LANDS WITHIN THE LITTLE GOOSE SUBDIVISION HAVE SUPPLEMENTAL SUPPLY UNDER THE ENLARGEMENT OF THE COLORADO COLONY DITCH J.W. FARMS, INC. APPROPRIATION, PERMIT NO. 41866, FEBRUARY 8, 1921. TO BE ABANDONED 3.82 Ac.

ALL DESIGNATED LANDS WITHIN THE LITTLE GOOSE SUBDIVISION HAVE SUPPLEMENTAL SUPPLY UNDER THE LOST GULCH DITCH, J.W. DENIO APPROPRIATION, PERMIT NO. 5221, DECEMBER 9, 1902, STORING WATER IN THE LOST GULCH RESERVOIR FOR 170 Ac. TO BE ABANDONED 20 Ac.

ALL DESIGNATED LANDS WITHIN THE LITTLE GOOSE SUBDIVISION HAVE SUPPLEMENTAL SUPPLY PERMIT NO. 4298 ENLARGED UNDER THE PERALTA AND LOST GULCH DITCHES, TERRITORIAL APPROPRIATION AND PERMIT NO. 5221, APRIL 17, 1924. TO BE ABANDONED 30 Ac.

THE PROPOSED CHANGES IN THE WATER RIGHTS OF RECORD ARE FOR LANDS TO BE DESIGNATED AS RIGHT-OF-WAY AND FOR LANDS UNDER THE PERALTA AND LOST GULCH DITCHES TO BE ABANDONED. THERE ARE NO PROPOSED CHANGES FOR THE METHOD OF DISTRIBUTION.

LOT NUMBERS	ORIGINAL SUPPLY	SUPPLEMENTAL SUPPLY
	TERR. APP.	PERMIT NO. 41866
LOT 1	5.87	5.87
LOT 2	10.04	10.04
LOT 3	5.01	5.01
LOT 4	5.06	5.06
LOT 5	5.07	5.07
LOT 6	5.04	5.04

SURVEYOR  
CER PROFESSIONAL CONSULTANTS  
237 N. MAIN ST.  
SHERIDAN, WYOMING 82801  
ENGINEER  
CER PROFESSIONAL CONSULTANTS  
237 N. MAIN ST.  
SHERIDAN, WYOMING 82801



SUBDIVIDER  
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66 BOX CROSS ROAD  
SHERIDAN, WYOMING 82801  
Professional Consultants  
ENGINEERING • ARCHITECTURE • SURVEYING • MATERIALS TESTING  
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