

VALLEY VIEW SUBDIVISION

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Spring Canyon Subdivision

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 26, T54N, R85W, 6th PM, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 26, SAID POINT BEING A 3" BRASS CAP SET BY L.S. 537; THENCE S0°43'18"E 2410.56' FEET ALONG THE WEST LINE OF SAID SECTION 26 TO A POINT; THENCE N56°22'47"E 1729.27' FEET TO A POINT; THENCE N79°11'37"E 262.89' FEET TO A POINT; THENCE N80°04'15"E 271.59' FEET; THENCE N89°48'23"E 671.69' FEET TO THE NORTH 1/16 OF SAID SECTION 26, SAID POINT BEING AN ALUMINUM CAP SET BY L.S. 258; THENCE ALONG THE NORTHSOUTH CENTERLINE OF SECTION 26, N 0°04'22" W 1329.59' FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 26, SAID POINT BEING AN ALUMINUM CAP SET BY L.S. 258; THENCE N 89°27'53" W 2666.24' FEET ALONG THE NORTH LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING.

DEDICATION

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "SPRING CANYON SUBDIVISION".
SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 101.79 ACRES MORE OR LESS; AND DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE FOREVER HEREFTER ALL STREETS AS ARE DESIGNED ON THIS PLAT, AND TO ALSO DEDICATE AND CONVEY TO THE INDIVIDUAL LAND OWNERS ALL COMMON AND/OR RECREATIONAL LAND DESIGNATED ON THIS PLAT; THE FOREGOING DEDICATED LANDS, INCLUDING 15' EASEMENTS EITHER SIDE OF PROPERTY LINES AS LAYED OUT AND DESIGNATED ON THIS PLAT, ARE HEREBY RESERVED FOR POLES, WIRES, PIPES, AND CONDUITS FOR HEATING, LIGHTING, ELECTRICITY, GAS, TELEPHONE, SEWER, WATER, CATV, OR OTHER PUBLIC OR QUASI-PUBLIC UTILITY SERVICE PURPOSES OR FOR IRRIGATION AND DRAINAGE FACILITIES TOGETHER WITH RIGHT OF ENTRY AT ANY TIME FOR THE PURPOSE OF FUTURE CONSTRUCTION MAINTENANCE AND REPAIR HEREBY RELEASING AND WAIVING ALL HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING. WITNESS OUR HANDS AND SEALS THIS 25th DAY OF JULY, 1978.

STATE OF WYOMING
COUNTY OF SHERIDAN } S.S.
Red Grade Association... TRUSTEES *Donald B. Carroll*
Steve Hendrick

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *Donald B. Carroll* THIS *17th* DAY OF *August*, 1978.
CLERK OF SHERIDAN COUNTY
COUNTY ENGINEER
WITNESS MY HAND AND OFFICIAL SEAL *Calvin Quinn*
MY COMMISSION EXPIRES *1-7*, 1981.

PLANNING COMMISSION APPROVAL

APPROVAL BY THE SHERIDAN COUNTY PLANNING COMMISSION
THIS *8th* DAY OF *August*, 1978.

ATTEST:
Milton Myer CLERK
William J. Lays VICE-CHAIRMAN OF SHERIDAN COUNTY PLANNING COMMISSION

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE SHERIDAN COUNTY BOARD OF COMMISSIONERS
THIS *15th* DAY OF *August*, 1978.

ATTEST:
Margaret Lewis CLERK OF THE BOARD
William J. Lays CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING } S.S.
COUNTY OF SHERIDAN }
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT *1:00 A.M.* O'CLOCK THIS *28th* DAY OF *August*, 1978, AND RECORDED IN PLAT BOOK NO. *1* ON PAGE *222*.
NO. *745231* COUNTY CLERK *Margaret Lewis*
FEE *50.00* DEPUTY

SPRING CANYON SUBDIVISION
SHERIDAN COUNTY, WYOMING
SCALE: 1"=100'

SUBDIVIDER: Red Grade Assoc. % Carroll Realty
306 N. MAIN SHERIDAN, WYOMING
DATE OF PREPARATION: July, 1978
TOTAL ACREAGE: 101.79 Acres
TOTAL ACREAGE (Open Space): 44.92 Acres
TOTAL NUMBER OF LOTS: 14

BLOCK No 2

RECREATIONAL LAND FOR USE BY
PROPERTY OWNERS IN THIS ADDITION
8.90 Ac.

BLOCK No 3

BLOCK No 4

NOTE:

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
2. NO PROPOSED DOMESTIC WATER SOURCE
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS
4. IF AND WHEN CENTRAL OR PUBLIC WATER OR SEWAGE FACILITIES BECOME AVAILABLE ALL EXISTING AND FUTURE DWELLINGS SHALL "HOOK-UP" TO THE SYSTEM.
5. SOIL DATA ON FILE IN THE OFFICE OF THE COUNTY ENGINEER.
6. THE RED GRADE ROAD RECEIVES LIMITED MAINTENANCE DURING THE SUMMER MONTHS ONLY.

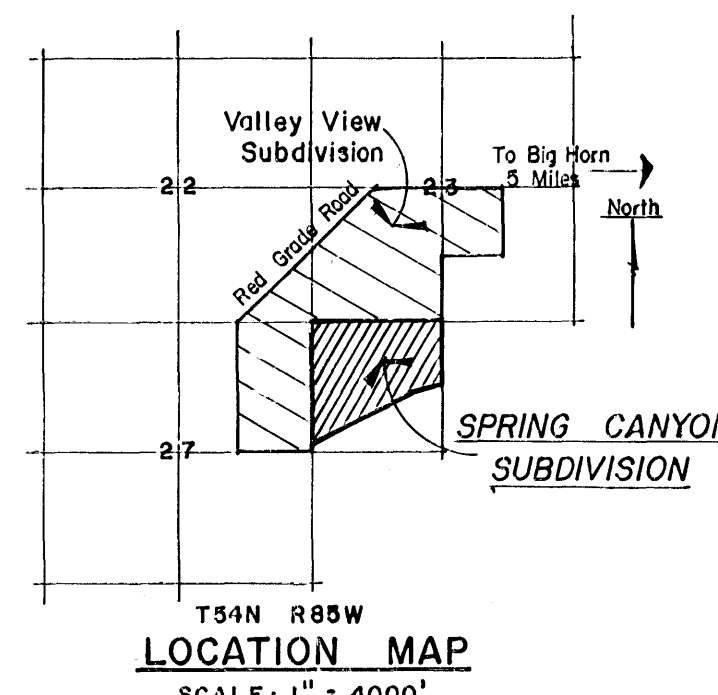
CURVE DATA TABLE

Curve No.	Δ	Radius	Chord
1	82°00'59"	25.00	32.81
2	26°11'19"	124.95	56.62
3	38°39'47"	154.00	101.98
4	102°49'28"	25.00	39.08
5	16°36'52"	210.00	60.68
6	19°13'57"	188.85	63.09
7	21°08'30"	185.66	68.01
8	127°06'52"	60.00	107.45
9	23°38'20"	165.00	67.59
10	63°30'12"	168.08	176.88
11	11°44'52"	915.69	187.42
12	44°30'33"	97.75	74.04
13	49°36'14"	173.12	145.24
1A	38°52'00"	155.00	103.14
1B	15°28'11"	105.00	28.26
2A	90°48'58"	50.00	71.19
3A	40°22'24"	283.37	195.57
4A	91°20'38"	50.00	71.53
5A	122°06'17"	50.00	87.51
6A	109°52'36"	75.00	119.70
7A	10°25'48"	991.00	107.44
8A	29°17'28"	608.40	307.66
9A	70°20'27"	78.00	89.86
Cul-de-sac 10A	300°00'00"	50.00'	50.00'

LEGEND

- Set Brass Cap
- Set Plastic Cap
- Easement Line
- Section Cor. As Described At Location

100 50 25 0 100 Ft.
Scale: 1"=100'



SURVEYORS CERTIFICATE

I, DAVID M. GRAHAM, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF "SPRING CANYON SUBDIVISION" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

L.S. 529 *David M. Graham*
DAVID M. GRAHAM REGISTERED LAND SURVEYOR

RECREATIONAL LAND FOR USE BY
PROPERTY OWNERS IN THIS ADDITION.
36.02 Ac.

SW Cor. Spring Canyon Subdivision