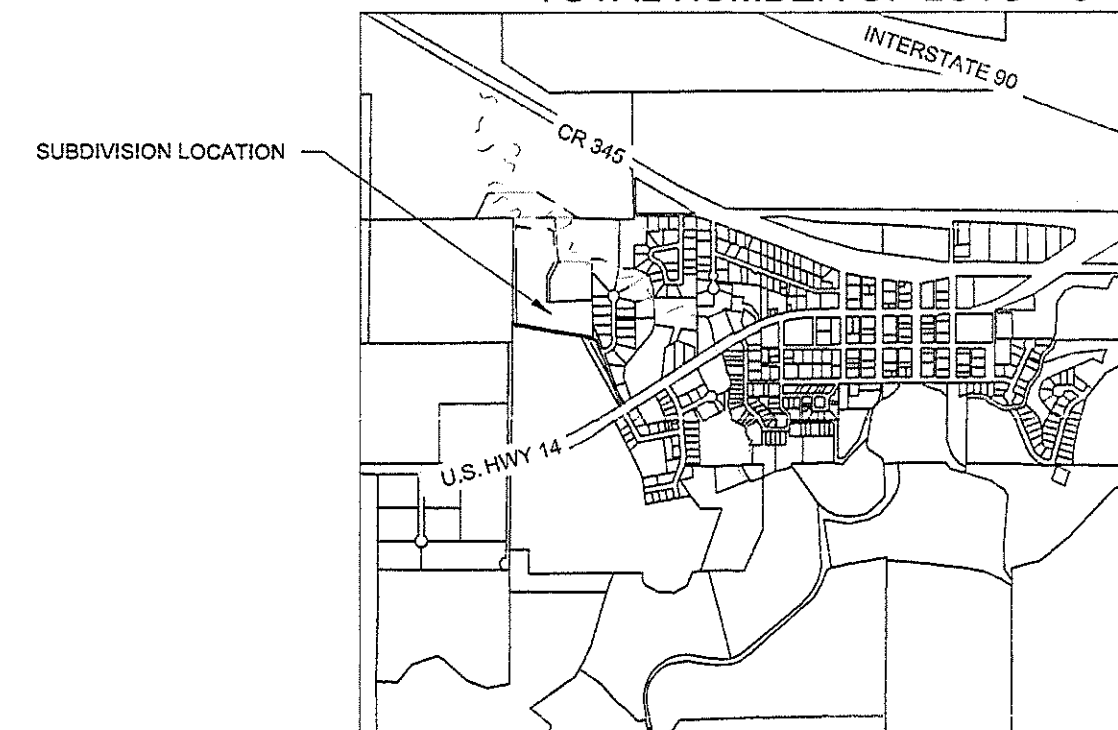


PLAT OF  
**THE DUNN FARMSTEAD**  
CORRECTED PLAT  
BEING A SUBDIVISION OF A TRACT OF LAND  
LOCATED IN THE SE1/4 SE1/4 OF SECTION 13,  
TOWNSHIP 57 NORTH, RANGE 86 WEST,  
OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

TOTAL AREA = 15.9 ACRES±  
TOTAL NUMBER OF LOTS = 3



VICINITY MAP

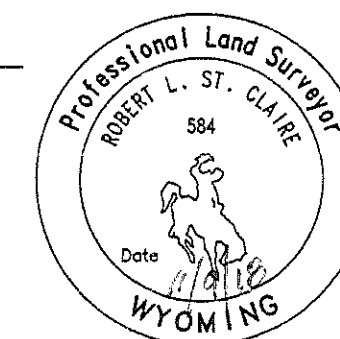
1" = 2000'

- LEGEND**
- FOUND 5/8" REBAR
  - SET 5/8" REBAR WITH 2" ALUMINUM CAP MARKED PLS 584
  - ◆ FOUND 5/8" REBAR WITH 2" ALUMINUM CAP
  - FOUND 5/8" REBAR WITH 1.5" ALUMINUM CAP PLS 3864
  - CALCULATED POINT
  - EXISTING PROPERTY LINES
  - PROPOSED LOT LINE
  - SUBDIVISION BOUNDARY
  - EASEMENT
  - IRRIGATION EASEMENT
  - SECTION LINE
  - SIXTEENTH-SECTION LINE
  - IRRIGATION FLOWLINE
  - EDGE OF TRAVELED WAY
  - EDGE OF CONCRETE
  - FIVE MILE CREEK
  - TOWN LIMITS (TOWN OF RANCHESTER)

**CERTIFICATE OF SURVEYOR**

I, ROBERT L. ST. CLAIRE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING AND THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE DUNN FARMSTEAD, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSION OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION.

REGISTERED LAND SURVEYOR  
RLS NO: 584



**SHERIDAN COUNTY BOARD OF COMMISSIONERS  
CERTIFICATE OF APPROVAL**

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 4th DAY OF Dec 2018

ATTEST:

Eda Schunk Thompson  
COUNTY CLERK

Mike Thiel  
CHAIRMAN

20-FT UTILITY EASEMENT 'A'			PARCEL LINE TABLE		
Line	Length	Direction	Line	Length	Direction
L14-TIE	237.87	S0° 27' 06.29"E	L16	73.50	S73° 36' 02.44"E
L15	139.21	S86° 00' 12.00"W	L19	112.58	S78° 18' 50.12"E
L16	175.55	N69° 15' 38.00"E	L20	41.90	S89° 36' 07.72"E
L17	103.47	N68° 34' 48.00"E	L21	5.84	S89° 36' 07.72"E

20-FT UTILITY EASEMENT 'B'		
Line	Length	Direction
L10-TIE	1.54	S1° 01' 20.36"E
L11	118.29	N29° 31' 59.00"W
L12	197.48	N32° 27' 25.00"W
L13	237.43	N33° 46' 08.00"W

30-FT ACCESS EASEMENT 'C'		
Line	Length	Direction
L1-TIE	44.98	N1° 01' 20.36"W
L2	27.20	N28° 02' 18.00"W
L3	40.38	N20° 59' 42.00"W
L4	46.56	N10° 07' 41.00"W
L5	203.12	N5° 17' 39.00"W
L6	90.04	N8° 29' 39.00"W

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983 (1983), EAST CENTRAL ZONE VERTICAL DATUM NAVD 88, GEOID 12A DISTANCES ARE GRID

**CORRECTED PLAT**

CORRECTIONS TO THIS PLAT OF THE DUNN FARMSTEAD WERE MADE TO SHOW THE CORRECTED DISTANCES AND PARCEL ACREAGE. LOT 2, OUTLOT A, AND OUTLOT B HAVE BEEN UPDATED TO SHOW THE CORRECTED MONUMENTATION AND ACREAGE. THE DUNN FARMSTEAD PLAT CAN BE FOUND IN DRAWER D, PLAT NO. 28.

NOTICE  
This plat is an image, or reproduction of the original as it 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.

**CERTIFICATE OF DEDICATION**

THAT THE ABOVE OR FOREGOING SUBDIVISION THAT IS ALSO KNOWN AS TRACT A OF THE COUNTY LOT DIVISION PERMIT #98-001 AS RECORDED IN DRAWER A, PLAT NO. 188, INSTRUMENT NUMBER 282257, SAID TRACT THAT LIES IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13, T 57 N, R 86 W OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, SAID POINT MONUMENTED BY A 3/4 INCH ALUMINUM CAP, LS-6594; THENCE N. 87° 41' 01" W., 450.30 FEET TO THE POINT OF BEGINNING; THENCE N. 80° 16' 24" W., 871.13 FEET; THENCE N. 00° 27' 06" W., 1,145.30 FEET; THENCE N. 89° 27' 48" E., 187.09 FEET; THENCE N. 88° 30' 12" E., 188.78 FEET; THENCE S. 04° 22' 25" E., 58.00 FEET; THENCE S. 04° 27' 24" E., 390.92 FEET; THENCE S. 28° 15' 54" W., 194.84 FEET; THENCE S. 00° 05' 00" E., 249.24 FEET; THENCE N. 87° 05' 24" E., 454.91 FEET; THENCE S. 00° 54' 41" E., 448.35 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 15.935 ACRES, MORE OR LESS.

**IN TESTIMONY WHEREOF:**

THAT THE ABOVE OR FOREGOING SUBDIVISION THE DUNN FARMSTEAD AS APPEARS IN THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS; CONTAINING 15.93 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS THE DUNN FARMSTEAD, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER AFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND ALSO DO 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 18 DAY OF November 2018 BY:

Dea M. R.  
EXPANSION DEVELOPMENTS, INC.

Pat T. Smith  
SECURITY STATE BANK

STATE OF WYOMING  
COUNTY OF SHERIDAN

STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Dea M. R. THIS 18 DAY OF November 2018.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Pat T. Smith THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12-31-2021

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12-31-2021

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

Robert L. St. Claire  
REGISTERED LAND SURVEYOR

Dana R. Prehemo  
DANA R. PREHEMO

STATE OF WYOMING  
COUNTY OF SHERIDAN

STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Robert L. St. Claire THIS 18 DAY OF November 2018.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Dana R. Prehemo THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

Nicole R. Rosics  
STATE OF WYOMING

Amy L. Prehemo  
STATE OF WYOMING

COUNTY OF SHERIDAN

COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Nicole R. Rosics THIS 18 DAY OF November 2018.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Amy L. Prehemo THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

Kathie Stevan  
COUNTY CLERK

Kathie Stevan  
COUNTY CLERK

STATE OF WYOMING  
COUNTY OF SHERIDAN

STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Kathie Stevan THIS 18 DAY OF November 2018.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Kathie Stevan THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

Eda Schunk Thompson  
COUNTY CLERK

Eda Schunk Thompson  
COUNTY CLERK

STATE OF WYOMING  
COUNTY OF SHERIDAN

STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Eda Schunk Thompson THIS 18 DAY OF November 2018.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Eda Schunk Thompson THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

Eda Schunk Thompson  
COUNTY CLERK

Eda Schunk Thompson  
COUNTY CLERK

STATE OF WYOMING  
COUNTY OF SHERIDAN

STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Eda Schunk Thompson THIS 18 DAY OF November 2018.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Eda Schunk Thompson THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

Eda Schunk Thompson  
COUNTY CLERK

Eda Schunk Thompson  
COUNTY CLERK

STATE OF WYOMING  
COUNTY OF SHERIDAN

STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Eda Schunk Thompson THIS 18 DAY OF November 2018.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Eda Schunk Thompson THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

Eda Schunk Thompson  
COUNTY CLERK

Eda Schunk Thompson  
COUNTY CLERK

STATE OF WYOMING  
COUNTY OF SHERIDAN

STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Eda Schunk Thompson THIS 18 DAY OF November 2018.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Eda Schunk Thompson THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

Eda Schunk Thompson  
COUNTY CLERK

Eda Schunk Thompson  
COUNTY CLERK

STATE OF WYOMING  
COUNTY OF SHERIDAN

STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Eda Schunk Thompson THIS 18 DAY OF November 2018.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Eda Schunk Thompson THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

WITNESS MY HAND AND OFFICIAL SEAL OF SHERIDAN COUNTY, WYOMING, THIS 18 DAY OF November 2018.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-22

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF November 2018.

Eda Schunk Thompson  
COUNTY CLERK

Eda Schunk Thompson  
COUNTY CLERK