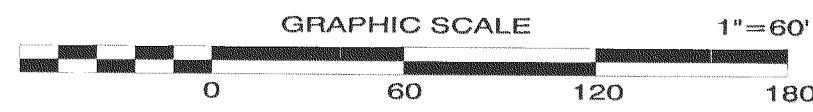


DETAIL



BASIS OF BEARING IS WYOMING STATE PLANE NAD 1983 (EAST CENTRAL ZONE).

PROPERTY IS ZONED URBAN RESIDENTIAL.

FINAL PLAT of the ELK VALLEY SUBDIVISION being a SUBDIVISION of

LOT 3, of the CORRECTED PLAT of the DUNN FARMSTEAD

SE $\frac{1}{4}$ SE $\frac{1}{4}$ of SECTION 13,
TOWNSHIP 57 NORTH, RANGE 86 WEST

of the
SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

consisting of
2 LOTS COMPRISING 10.31 ACRES

NOTES :

1. NO PROPOSED CENTRALIZED SEWAGE DISPOSAL SYSTEM.
2. WATER SUPPLY FROM TOWN OF RANCHESTER WATER SYSTEM, AND SHALL NOT BE USED FOR IRRIGATION PURPOSES.
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
4. BUILDING NEAR A DITCH MAY BE RESTRICTED.
5. WATER RIGHTS APPROPRIATION AS PERMITTED BY THE STATE ENGINEERS OFFICE, A PORTION OF THE J.P. ROBINSON APPROPRIATION, O.R. NO. 2, P. 166, PROOF NO. 1967, PERMIT NO. 90 DIVERTING FROM THE TONGUE RIVER, TRIBUTARY YELLOWSTONE RIVER, THROUGH THE HANOVER DITCH, WITH PRIORITY OF JULY 6, 1891.
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 RESOLUTION AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
7. A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEER'S OFFICE IN CHEYENNE, WYOMING
8. "THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE."
9. 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 REGARDS TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.

CERTIFICATE of DEDICATION

The above or foregoing subdivision, being a subdivision of Lot 3 of the Corrected Plat of the Dunn Farmstead in Sheridan County, Wyoming, as appears on this plat, is with free consent, and in accordance with the desires of the under-signed owners and proprietors, containing 10.31 acres more or less; have by these presents laid out, and surveyed as Elk Valley 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 and waiving all Homestead Rights.

Executed this 5th day of May, 2021, by:

Dana R. Prehemo
DANA R. PREHEMO, OWNER

Amy L. Prehemo
AMY L. PREHEMO, OWNER

State of Wyoming } ss
County of Sheridan }

The foregoing instrument was acknowledged before me this 5 day of May, 2021, by Dana R. Prehemo and Amy L. Prehemo.

My commission expires: 9/22/2022

Teri L. Laya
NOTARY PUBLIC
TERI L. LAYA - NOTARY PUBLIC
County of Sheridan State of Wyoming
My Commission Expires 9/22/2022

TOWN of RANCHESTER TOWN COUNCIL CERTIFICATE of APPROVAL

Plat approved by the Town Council of Ranchar, Wyoming this 19 day of May, 2021.

Adam Clerk Mayor

PLANNING AND ZONING COMMISSION CERTIFICATE of ACTION

Reviewed by the Sheridan County Planning and Zoning Commission this 3rd day of April, 2021.

Adam Clerk Chairman

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 May, 2021.

Eda Schunk Thompson Chairman

ENGINEER/SURVEYOR

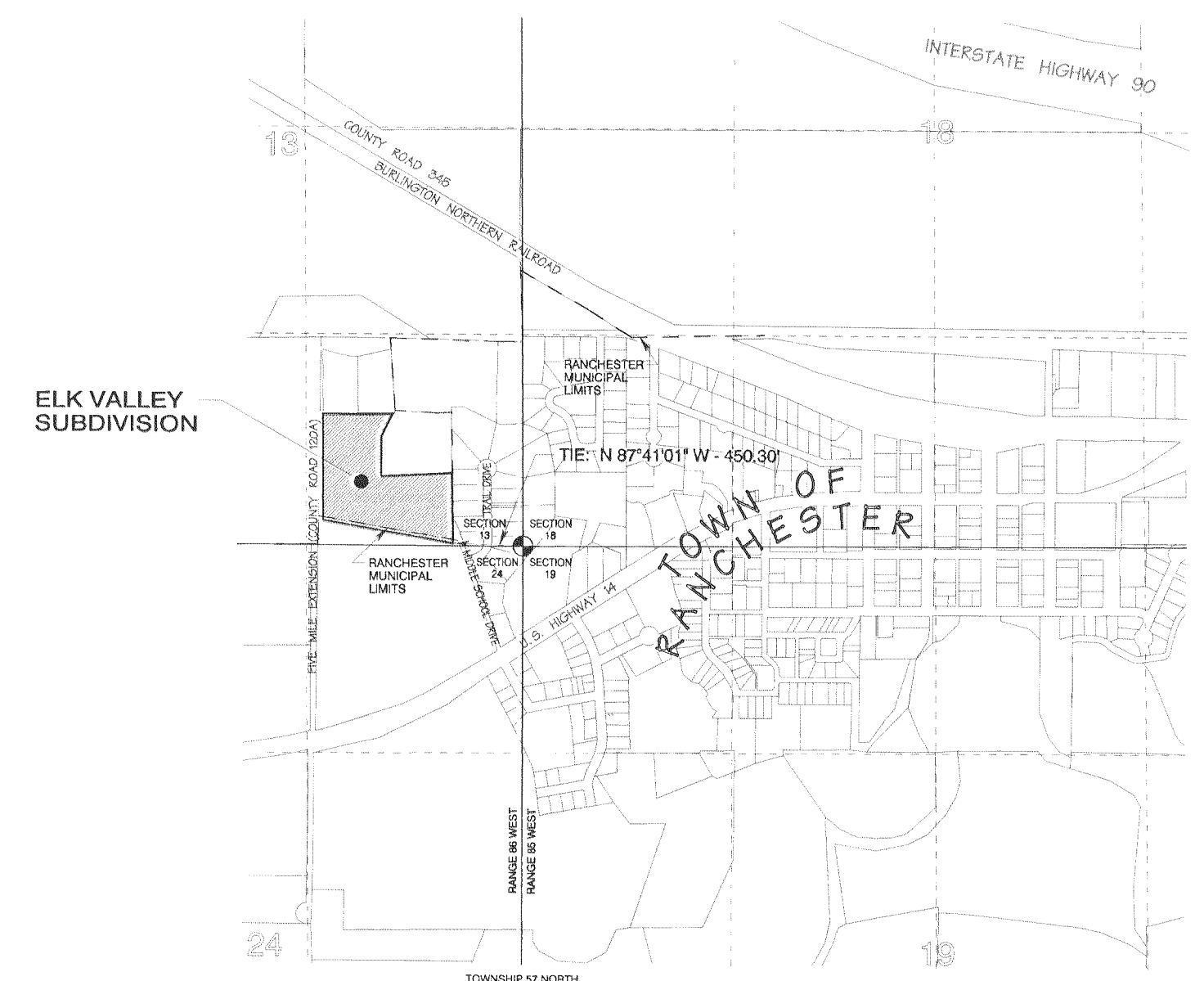
DAVID L. RANDALL
RANDALL ENGINEERING SURVEYS
722 MONTE VISTA
SHERIDAN, WYOMING 82801
(307) 672-6003

OWNER

DANA R. PREHEMO and AMY L. PREHEMO
P.O. BOX 448
RANCHESTER, WYOMING 82839

LOCATION

SCALE : 1" = 1000'



N



DECLARATION VACATING PREVIOUS PLATTING

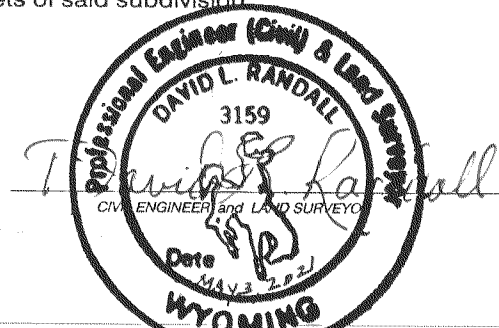
This plat is a Subdivision of Lot 3 of the Corrected Plat of the Dunn Farmstead in Sheridan County, Wyoming, as recorded in Drawer "D" of Plats, Map No. 30, of the Records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundary of this plat are hereby vacated.

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming do hereby certify that I am a duly registered Professional Engineer and Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of Elk Valley Subdivision as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me in October of 2020 and that this plat correctly shows the location and dimensions of all lots, easements and streets of said subdivision.

Registration No. 3159 PE & LS

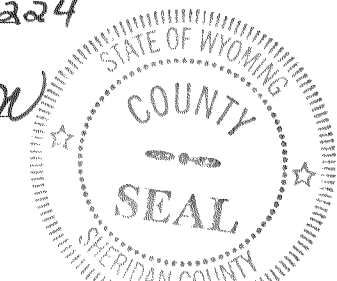


CERTIFICATE of RECORDER

State of Wyoming } ss
County of Sheridan }

I hereby certify that this plat was filed for record in my Office at 8:20 o'clock A.M., this 20 day of May, 2021, and is duly recorded in Plat Book E, Page No. 27, with Receiving Number 2021-769224.

Eda Schunk Thompson
COUNTY CLERK



TIE FROM SOUTHEAST CORNER OF SECTION 13: N 87°41'01" W - 450.30'

FINAL PLAT of the ELK VALLEY SUBDIVISION being a SUBDIVISION of

LOT 3, of the CORRECTED PLAT of the DUNN FARMSTEAD

situated in the
SE $\frac{1}{4}$ SE $\frac{1}{4}$ of SECTION 13,
TOWNSHIP 57 NORTH, RANGE 86 WEST

of the
SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

for
DANA R. PREHEMO and AMY L. PREHEMO

P.O. BOX 448
RANCHESTER, WYOMING 82839