

LOCATION MAP
Scale 1"=2000'

Township 55 North
Range 84 West

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 rights-of-
way, or other information, measurement or representation may have occurred
since the original plat was recorded.

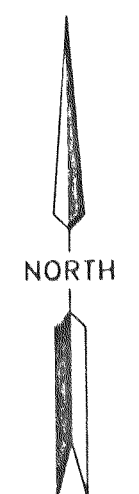
FINAL PLAT SANDSTONE Located In The SW1/4NW1/4 of Section 33, Township 55 North, Range 84 West, 6th. P.M. Sheridan County, Wyoming

LINE	BEARING	DISTANCE
L1	N 89°49'36" E	71.44'
L2	N 89°47'20" E	108.70'
L3	S 89°34'30" W	103.19'
L4	S 42°14'51" W	48.11'
L5	N 89°47'20" E	31.70'
L6	N 90°00'00" E	39.93'
L7	N 85°07'20" E	82.96'
L8	N 85°07'20" E	44.99'
L9	N 42°14'51" E	115.59'
L10	S 60°35'18" W	111.48'
L11	N 42°14'51" E	61.34'
L12	N 89°34'30" E	103.05'
L13	N 89°40'05" E	30.00'
L14	N 88°11'17" W	30.02'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°23'36"	270.00'	30.13'	S 75°27'21" W	30.11'
C2	6°28'12"	270.00'	30.49'	S 81°53'14" W	30.47'
C3	102°57'31"	65.00'	116.80'	N 83°50'36" W	101.71'
C4	58°15'48"	65.00'	66.10'	S 15°32'44" W	63.29'
C5	58°25'20"	65.00'	64.01'	S 41°47'51" E	61.45'
C6	87°22'58"	65.00'	99.13'	N 66°18'01" E	89.80'
C7	21°26'15"	330.00'	123.47'	N 74°24'13" E	122.75'
C8	21°26'15"	330.00'	123.47'	N 52°57'59" E	122.75'
C9	47°19'38"	270.00'	223.02'	N 65°54'40" E	216.74'
C10	47°19'38"	330.00'	272.59'	S 65°54'40" W	264.90'
C11	30°00'42"	270.00'	141.42'	S 57°15'12" W	139.81'

Street Center Data:
① L 247.81'
R 300.00'
Δ=47°19'38"
C LEN 240.82'
BRG S 65°54'40" W
② L 224.49'
R 300.00'
Δ=42°52'29"
C LEN 219.29'
BRG S 63°41'06" W

Centerline 15' Underground
Electric and Gas Line Easement
S 00°17'33" E
1291.42'



SCALE 1" = 100'

NOTES

- No proposed public sewage disposal system.
- Proposed domestic water source: "SAWSJPB".
- No public maintenance of streets.
- Total Acres: 35.20
- Eleven (11) lots containing a total of 32.82 acres, more or less.
- Basis of Bearing: NAD83, Wyoming State Plane, East Central Zone.
- Owner of Record: SANDSTONE, LLC, PO Box 31, Big Horn, WY 82833.
- Proposed leach field sites need to be checked for groundwater prior to installation. Minimum separation distances and requirements, as set forth in Chapter 11, Section 35 a.i, Table 2, Wyoming Water Quality Rules and Regulations, should be followed.
- Each lot shall be required to have a minimum number of three (3) percolation tests conducted and one (1) excavation pit dug in the area of the proposed leach field prior to the issuance of a permit to construction in accordance with Wyoming Department of Environmental Quality and Sheridan County Rules and Regulations.

SUBDIVISION WATER RIGHTS

See Water Rights Distribution Plan

LEGEND

- Found Monument
- Set This Survey 24"x5/8" rebar w/
2" alum cap "RLS 5300"
- Subdivision Boundary
- Lot Line
- Road Right of Way
- Building Envelope
- Utility Easement
- Irrigation Easement
- Elect. and Gas Easement Centerline
- Elect. and Gas Easement
- Quarter-Quarter Section Line

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

Plat approved and Subdivision Permit issued by the Board of
County Commissioners of Sheridan County, Wyoming, this
17th day of August, 2010.

ATTEST:

Cala Raymond, Chairman
County Clerk
Deputy

COUNTY RECORDATION

STATE OF WYOMING)
SHERIDAN COUNTY) ss

I hereby certify that this plat was filed for record in my office at
8:15 AM o'clock this 20th day of August, 2010
and recorded in Plat Book 5 on Page 132.
Eda Schunk Thompson
County Clerk

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

Approved by the Sheridan County Planning and Zoning
Commission this 13th day of July, 2010.

ATTEST:

Steve S. Paine, Clerk
Michael G. Mahan, Chairman

RIPARIAN RIGHTS NOTE

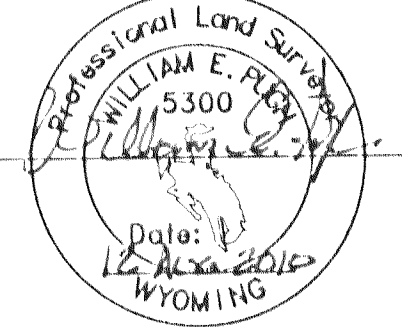
"Any purchaser does not have the right to the natural flow of any
stream within, or adjacent to the subdivision, since Wyoming
Water Administration Laws do not recognize any riparian rights
with regard to natural flow for persons living on the bank of any
stream or river."

BUILDING STANDARDS NOTE

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.

CERTIFICATE OF SURVEY

I, William E. Pugh, a duly registered land surveyor in the State of
Wyoming, do hereby certify that this plat of Sandstone truly and
correctly represents the results of a survey made by me or under
my direct supervision.



UNLESS SIGNED, SEALED AND DATED
THIS IS A PRELIMINARY PLAT.

CERTIFICATE OF DEDICATION

The above or foregoing subdivision of A tract of land located in
the SW1/4NW1/4, Section 33, Township 55 North, Range 84
West, 6th P.M., Sheridan County, Wyoming and more
particularly described as follows,

BEGINNING at a point which is located North 01°13'03" West, A
Distance Of 285.59 Feet from the West 1/4 corner of section 33,
Township 55 North, Range 84 West, 6th P.M., Sheridan County,
Wyoming

Thence North 01°13'03" West A Distance Of 1043.42 Feet;
Thence North 89°49'04" East A Distance Of 171.64 Feet;
Thence North 89°49'36" East A Distance Of 240.59 Feet;
Thence North 89°49'36" East A Distance Of 71.44 Feet;
Thence North 89°30'28" East A Distance Of 232.26 Feet;
Thence North 89°47'20" East A Distance Of 166.27 Feet;
Thence North 89°47'20" East A Distance Of 108.70 Feet;
Thence North 89°35'21" East A Distance Of 309.94 Feet;
Thence South 00°17'33" East A Distance Of 1253.32 Feet;
Thence North 87°30'53" West A Distance Of 687.46 Feet;

Thence North 73°49'10" West A Distance Of 622.92 Feet To The
Point of BEGINNING, having an area of 1,533,314.76 Square
Feet, 35.20 acres, SANDSTONE as appears on this plat, is with
free consent, and in accordance with the desires of the
under-signed owners and proprietors, containing 35.20 acres
more or less; have by these presents laid out, and surveyed as
SANDSTONE, 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
irrigation and drainage facilities as are laid out and designated
on this plat hereby releasing and waiving all Homestead Rights.

Executed this 12th day of August, 2010, by:

Edward R. Schunk
Edward R. Schunk, Sandstone LLC Member

Rosemary B. Schunk
Rosemary B. Schunk, Sandstone LLC Member

David J. Perries
First Federal Savings Bank

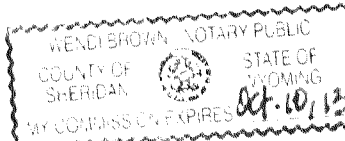
STATE OF WYOMING)
SHERIDAN COUNTY) ss

The foregoing instrument was acknowledged before me this
17th day of August, 2010, by Edward R. Schunk,
Sandstone LLC Member.

Witness my hand and official seal.

Mandi Brown
Notary Public

My Commission expires: Oct. 10, 2013



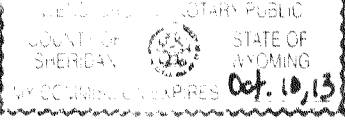
STATE OF WYOMING)
SHERIDAN COUNTY) ss

The foregoing instrument was acknowledged before me this
18th day of August, 2010, by Rosemary B.
Schunk, Sandstone LLC Member.

Witness my hand and official seal.

Mandi Brown
Notary Public

My Commission expires: Oct. 10, 2013



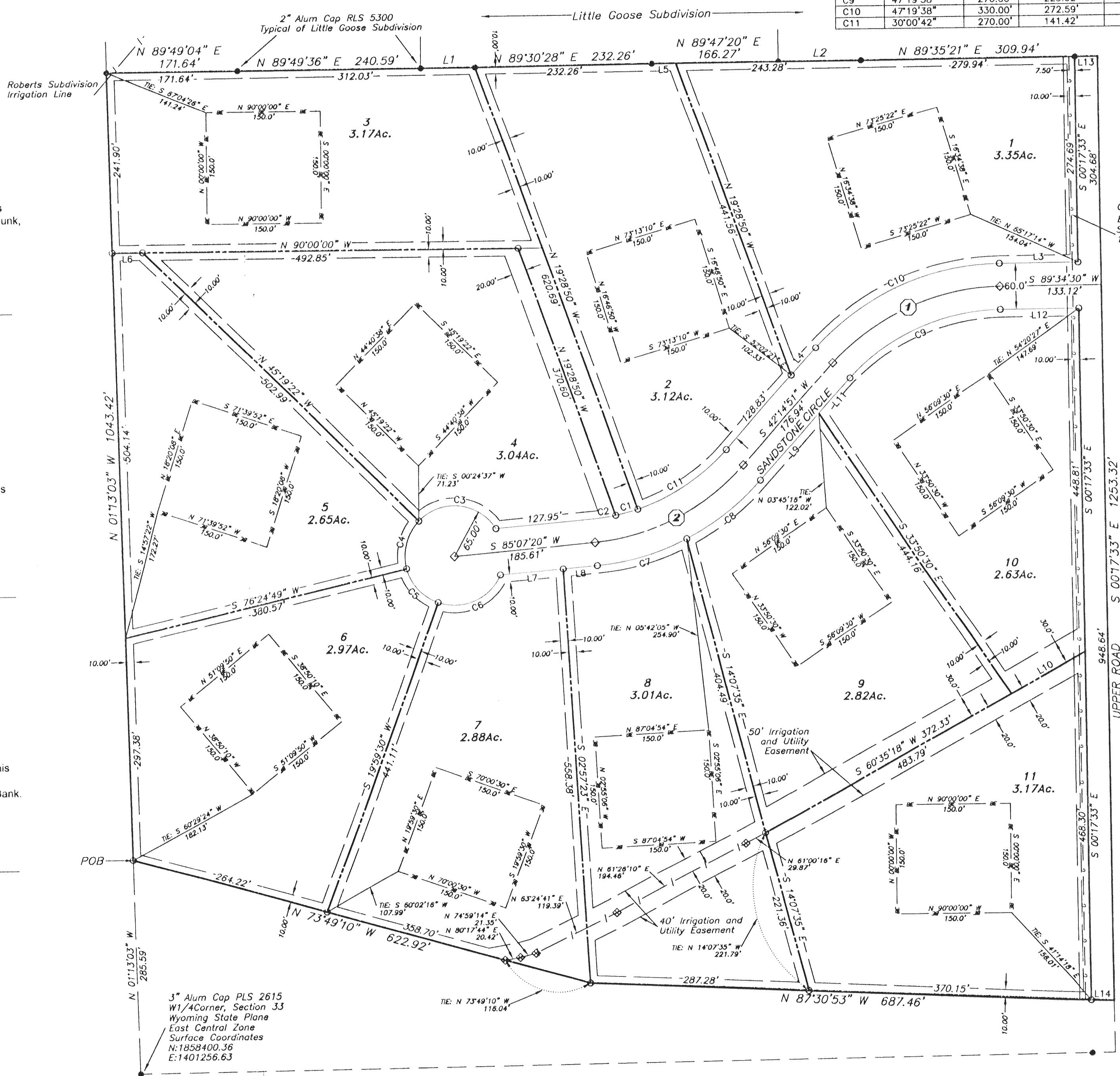
STATE OF WYOMING)
SHERIDAN COUNTY) ss

The foregoing instrument was acknowledged before me this
18th day of August, 2010, by
David J. Perries of First Federal Savings Bank

Witness my hand and official seal.

Mandi Brown
Notary Public

My Commission expires: Oct. 10, 2013



REV.	DESCRIPTION	BY	DATE
1	Planning Revisions	WEP	3 Dec 08

SANDSTONE
SW1/4NW1/4, SECTION 33, T55N, R84W, 6TH P.M.
SHERIDAN COUNTY, WYOMING

**CENTENNIAL
COLLABORATIVE**
ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. - Sheridan, WY 82801 - (307) 672-1711
400 South Miller Ave. - Gillette, WY 82716 - (307) 682-1111

DATE: 11 Aug 10
DRAWN BY: WEP

PROJECT NO.
06002 FINAL

SCALE: 1" = 100'

SHEET NO.
ONE