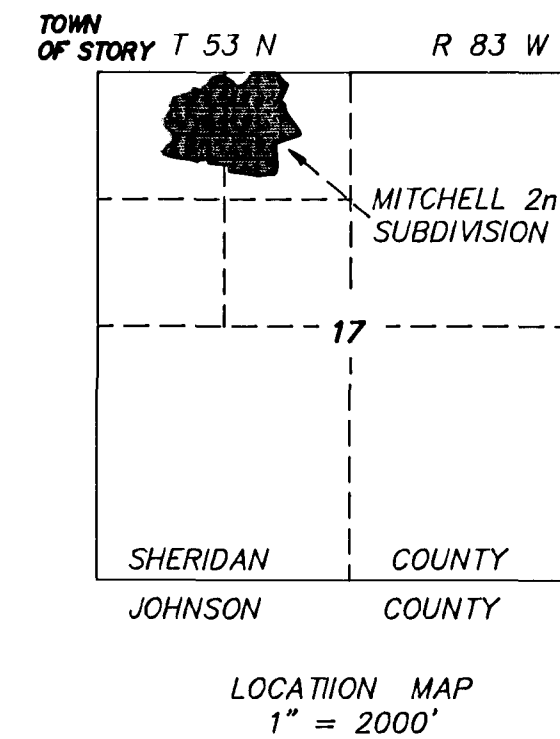


# MITCHELL 2nd SUBDIVISION

N1/2NW1/4 OF SECTION 17, T 53 N, R 83 W  
SHERIDAN COUNTY, WYOMING  
7 LOTS CONTAINING 23.51 ACRES



## DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS MITCHELL 2nd SUBDIVISION. SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THE UNDERSIGNED OWNERS AND PROPRIETORS DO HEREBY RELEASE AND WAIVE ALL RIGHTS, UNDER AND BY VIRTUE OF THE HOMESTEAD EXCEPTION LAWS OF THE STATE OF WYOMING. STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO PUBLIC USE.

ALL DEDICATED ROADWAYS, STREETS, PUBLIC GROUNDS, AND ALLEYS INCLUDING EASEMENT AND RIGHT-AS-WAY AS SHOWN HEREON, EACH SIDE OF THE PROPERTY LINE OF THE ORIGINAL LOTS OF THE SUBDIVISION ARE HERE BY RESERVED FOR POLES, WIRES, PIPES, AND CONDUITS FOR HEATING, LIGHTING, ELECTRICITY, GAS, TELEPHONES, SEWER, WATER, CATV, OR OTHER PUBLIC OR QUASI-PUBLIC UTILITY SERVICE PURPOSED, TOGETHER WITH THE RIGHT OF ENTRY AT ANY TIME FOR THE PURPOSE OF FURTHER CONSTRUCTION AND REPAIR.

## IN TESTIMONY WHEREOF

EXECUTED THIS 19th DAY OF October, 1990

BY: Ina M. Simpson aka Ina M. Mitchell  
INA M. SIMPSON NOW KNOWN AS INA M. MITCHELL

STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF October, 1990. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES November 5, 1991

Debbie Sheathouse  
NOTARY PUBLIC

## CERTIFICATES OF APPROVAL

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 3rd DAY OF October, 1990.  
ATTEST:

John Kane  
CLERK

Aug. Burt  
CHAIRMAN

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY THIS 16th DAY OF October, 1990.

ATTEST:

Ronald L. Dailey  
CLERK OF THE BOARD

Spencer R. Kane  
CHAIRMAN

## CERTIFICATE OF RECORDER

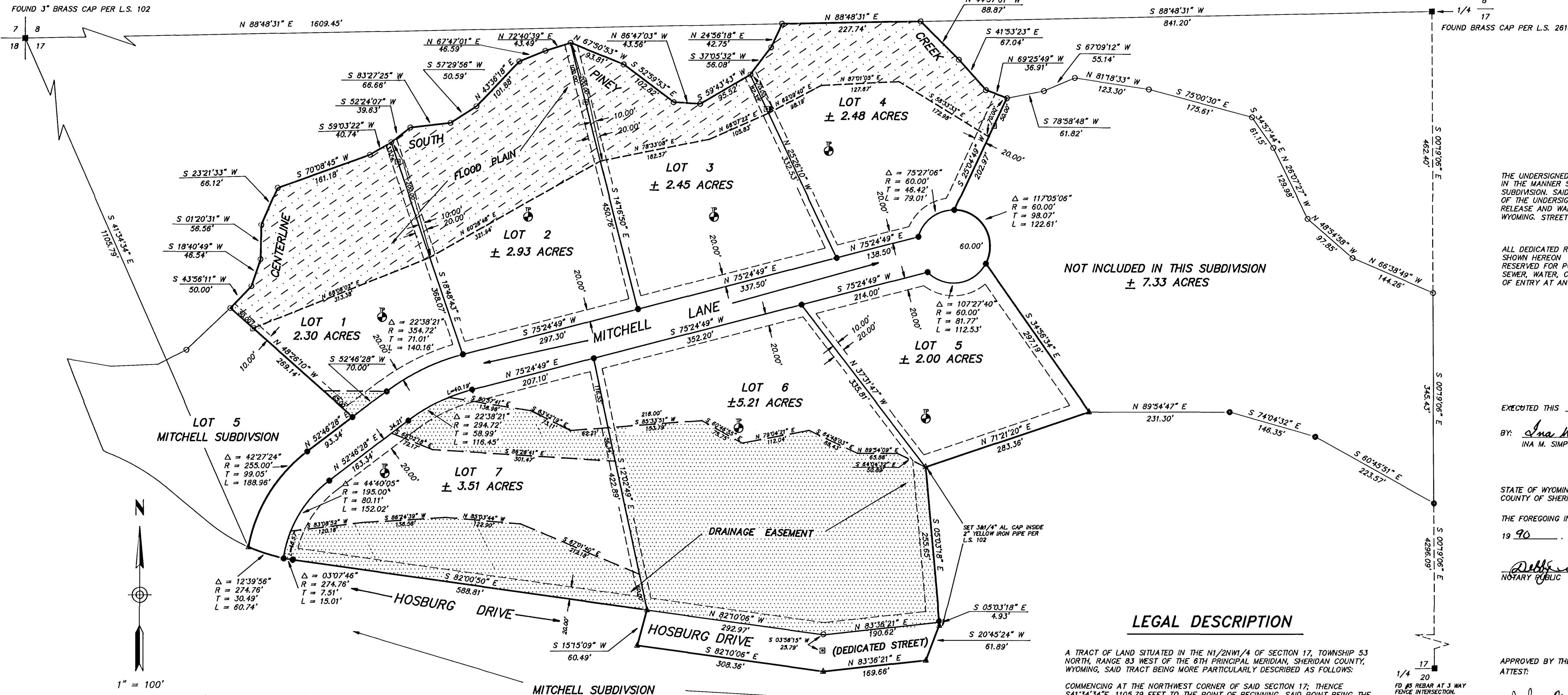
STATE OF WYOMING  
COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 11:25 AM O'CLOCK THIS 22 DAY OF October, 191990, AND FILED IN DRAWER M, PLAT No. 38.  
INSTRUMENT No. # 67846 FEE \$50.00

Ronald L. Dailey  
COUNTY CLERK

Marilene R. Nelson  
DEPUTY COUNTY CLERK

RE: MITCHELL SUBDIVISION  
CLIENT: INA MAY SIMPSON  
PREPARED BY: PRESTFELDT SURVEYING  
P.O. BOX 3082  
SHERIDAN, WY  
307-672-7415  
SEPTEMBER, 1990



NOT INCLUDED IN THIS SUBDIVISION  
± 7.33 ACRES

## LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE N1/2NW1/4 OF SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE S41°34'34" E, 1105.79 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 3 IN MITCHELL SUBDIVISION; THENCE THROUGH A CURVE TO THE RIGHT HAVING A DELTA OF 42°27'25", A RADIUS OF 255.00 FEET, A LENGTH OF 188.96 FEET, A CHORD BEARING OF N31°32'46" E AND A CHORD LENGTH OF 184.66 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N52°46'28" E, 93.34 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N48°26'10" W, 268.14 FEET ALONG THE EAST LINE OF SAID LOT 5 TO A POINT ON THE CENTERLINE OF SOUTH PINEY CREEK; THENCE N43°56'11" E, 50.00 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N18°40'49" E, 46.54 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N01°20'31" E, 56.56 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N23°21'33" E, 66.12 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N70°08'45" E, 161.18 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N59°03'22" E, 40.74 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N52°24'07" E, 39.63 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N83°27'25" E, 66.66 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N57°29'56" E, 50.59 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N43°36'18" E, 101.88 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N67°47'01" E, 46.58 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N72°40'39" E, 43.49 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S67°50'53" E, 93.81 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S52°59'53" E, 102.82 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S58°47'03" E, 43.56 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N59°43'43" E, 95.52 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N37°05'32" E, 56.08 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N24°56'18" E, 42.75 FEET ALONG SAID CENTERLINE TO A POINT ON THE NORTH LINE OF SAID SECTION 17; THENCE N88°48'31" E, 227.74 FEET ALONG SAID NORTH LINE TO A POINT ON SAID CENTERLINE; THENCE S44°57'01" E, 88.87 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S41°53'23" E, 67.04 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S69°25'49" E, 36.91 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S25°04'49" W, A DISTANCE OF 202.97 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 292 OF DEEDS, PAGE 493; THENCE S71°21'20" W, 283.36 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S05°03'18" E, 260.58 FEET ALONG THE WEST LINE OF SAID TRACT TO A POINT; THENCE S20°45'24" W, 61.89 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE S83°36'21" W, 169.66 FEET TO A POINT; THENCE N82°10'06" W, 308.36 FEET TO THE NORTHEAST CORNER OF LOT 1, MITCHELL SUBDIVISION; THENCE N15°15'09" E, 60.49 FEET ALONG THE EAST LINE OF THE SAID MITCHELL SUBDIVISION AND THE EAST LINE OF HOSBURG DRIVE TO THE NORTHEAST CORNER OF SAID MITCHELL SUBDIVISION; THENCE N82°00'50" W, 588.81 FEET ALONG THE NORTH LINE OF SAID MITCHELL SUBDIVISION AND HOSBURG DRIVE TO A POINT; THENCE ALONG SAID NORTH LINES THROUGH A CURVE TO THE RIGHT HAVING A DELTA OF 154°74'2", A RADIUS OF 274.76 FEET, A LENGTH OF 75.75 FEET, A CHORD BEARING OF N74°06'58" W, 75.51 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 23.51 ACRES MORE OR LESS.

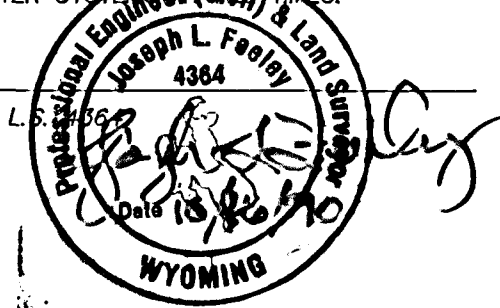
BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)

## CERTIFICATE OF ENGINEER

STATE OF WYOMING  
COUNTY OF SHERIDAN

I, JOSEPH L. FEELEY, HEREBY CERTIFY THAT SUBSURFACE SOIL CONDITIONS, AS EVALUATED DURING A FIELD INVESTIGATION PERFORMED UNDER MY DIRECT SUPERVISION ON JANUARY 30, 1990, WILL ALLOW THE CONSTRUCTION OF INDIVIDUAL SMALL WASTEWATER SYSTEMS AS DEFINED IN "SHERIDAN COUNTY REGULATIONS FOR A PERMIT TO CONSTRUCT, INSTALL OR MODIFY SMALL WASTEWATER FACILITIES RESOLUTION" DATED DECEMBER 1984, FOR LOTS 1 THRU 7 IN MITCHELL 2ND SUBDIVISION, LOCATED IN THE N1/2NW1/4, SEC. 17, T.53N, R.83W, OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, EXCEPT FOR THOSE AREAS COVERED BY DRAINAGE EASEMENTS OR SUBJECT TO FLOODING OR OTHERWISE DESIGNATED ON THE PLAT AS UNSUITABLE FOR SMALL WASTEWATER SYSTEMS, PROVIDED THAT FOR EACH LOT, A WASTEWATER SYSTEM IS PROPERLY DESIGNED BY A WYOMING REGISTERED PROFESSIONAL ENGINEER BY CONSIDERING MORE SPECIFIC SITE CONDITIONS INCLUDING PROPOSED HOUSE LOCATIONS AND OTHER IMPROVEMENTS, AND RESULTS OF MORE DETAILED FIELD INVESTIGATIONS AND PERCOLATION TESTING AS REQUIRED BY SAID RESOLUTION. IT SHALL BE UNDERSTOOD THAT THE ABOVE REFERENCED FIELD INVESTIGATION WAS PERFORMED AT SELECTED SITES WITHIN THE MITCHELL SUBDIVISION, AND THAT THESE CONDITIONS MAY NOT EXTEND TO ALL AREAS WITHIN EACH LOT, AND THAT MORE DETAILED FIELD INVESTIGATIONS SHALL BE PERFORMED BEFORE DESIGNING ALL IMPROVEMENTS THAT WILL CONTRIBUTE FLOWS INTO SAID SYSTEM, AND BEFORE SELECTING HOUSE AND/OR OTHER BUILDING SIZES AND LOCATIONS. IT SHALL FURTHER BE UNDERSTOOD THAT THE HOMEOWNER IS RESPONSIBLE FOR PROPER OPERATION AND MAINTENANCE OF THE INDIVIDUAL SMALL WASTEWATER SYSTEMS.

JOSEPH L. FEELEY P.E. & L.S.



## NOTES

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
2. NO PROPOSED DOMESTIC WATER SOURCE
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS
4. WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANK OF THE STREAM OR RIVER.
5. A FLOOD PLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR ANY IMPROVEMENTS IN LOTS 1 THRU 4.
6. ANY DISTURBANCE OF WET LANDS OR WATERS MAY REQUIRE PRIOR AUTHORIZATION FROM THE CORPS OF ARMY ENGINEERS.
7. ROTATE BEARINGS 0°16'40" COUNTERCLOCKWISE FROM MITCHELL SUBDIVISION TO MITCHELL 2nd ADDITION.
8. BASEMENTS ARE PROHIBITED.

## LEGEND

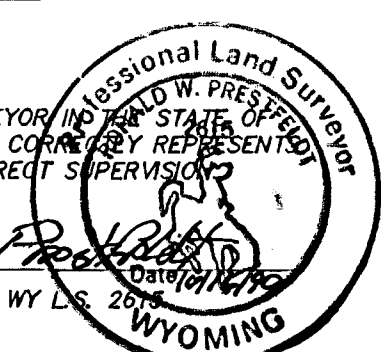
- SET 3-1/4" ALUMINUM CAP FOR WITNESS CORNER
- FOUND CORNER AS NOTED
- SET 1-1/2" ALUMINUM CAP ON #5 REBAR
- SET 3-1/4" ALUMINUM CAP ON #5 REBAR
- SET NOTHING
- FLOOD PLAIN
- DRAINAGE EASEMENT
- AREAS RESTRICTED IN THE DRAINAGE EASEMENT TO PROHIBIT BUILDING SITES OR GROUND DISTURBANCE
- AREAS RESTRICTED IN THE FLOOD PLAIN TO PROHIBIT BUILDING SITES OR GROUND DISTURBANCE
- DEED LINE
- SECTION LINE
- INTERIOR SECTION LINE
- UTILITY EASEMENT
- TEST PIT FOR GROUND WATER DEPTH AND SOIL PERCOLATION

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING  
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Ronald W. Prestfeldt  
RONALD W. PRESTFELDT WY L.S. 2614  
WYOMING



# 38-M