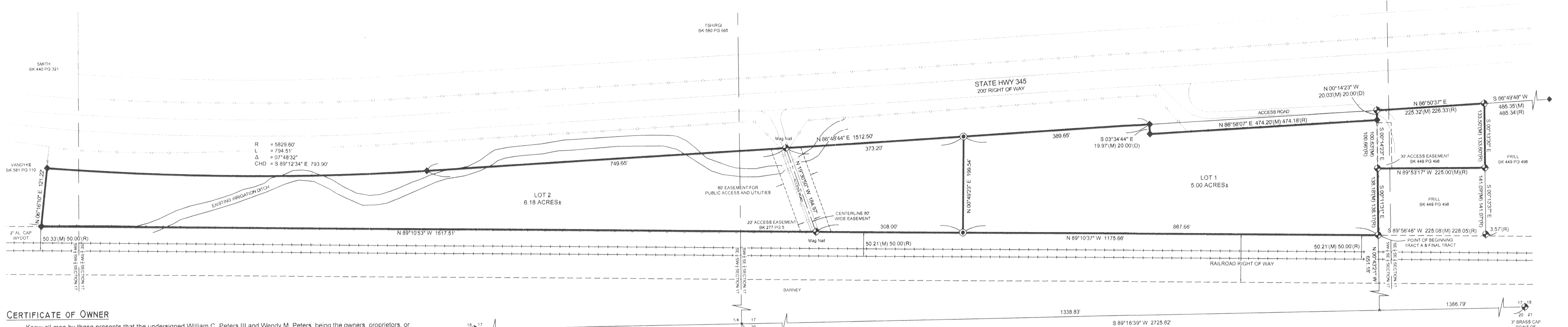
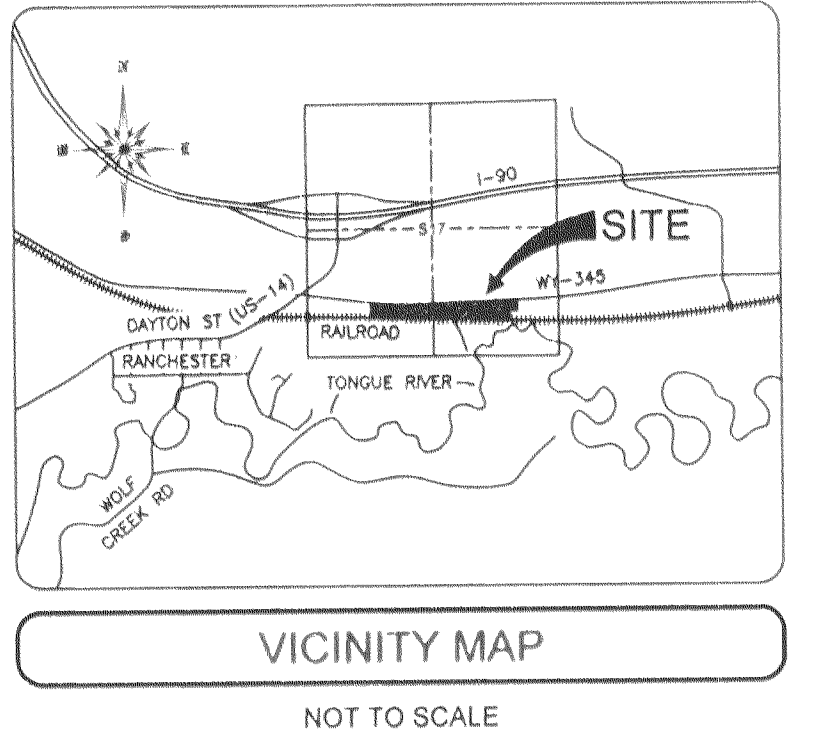


# BULL PEN SUBDIVISION

TRACTS OF LAND LOCATED WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER AND SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17,  
T57N-R85W, SHERIDAN COUNTY, WYOMING  
TOTAL ACRES = 11.18  
TOTAL LOTS = 2



## CERTIFICATE OF OWNER

Know all men by these presents that the undersigned William C. Peters III and Wendy M. Peters, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:  
That the foregoing plat is designated as BULL PEN SUBDIVISION, described as follows:  
A tract of land located within the South Half of the South Half of Section 17, Township 57 North, Range 85 West, Sheridan County, Wyoming, being more particularly described as follows:

commencing at the Southeast corner of said Section 17; thence S 89°16'39" W along the south line of said section 17 a distance of 1386.79 feet; thence N 00°43'21" W a distance of 651.18 feet, more or less, to the point of beginning which lies on the north right-of-way line of the BNSF railroad and is monumented with a 2 inch aluminum cap marked "PELS 4364"; thence N 89°10'37" W along said right of way line a distance of 1175.66 feet to a point; thence N 89°10'53" W along said right of way line a distance of 1817.51 feet to a point monumented with a 2 inch aluminum cap marked "WYDOT"; thence N 06°16'10" E a distance of 121.22 feet to the south right of way line of state highway 345, monumented with a 3 inch brass cap marked "WYDOT"; thence along an arc to the left, a radius of 5829.60 feet, having a delta angle of 07°48'32", and which chord bears S 89°12'34" E 793.90 feet, along said right of way line a distance of 794.51 feet to a point monumented with a 3 inch brass cap marked "WYDOT"; thence N 86°48'44" E along said right-of-way line a distance of 1512.50 feet to a point monumented with a 3 inch brass cap marked "WYDOT"; thence S 03°34'44" E a distance of 19.97 feet to the south right-of-way line of State Highway 345; thence N 86°58'07" E a distance of 474.20 feet to a point on the west line of the property described on an unrecorded survey by Joseph L. Feeley, PELS 4364, dated 08/27/14, monumented with a 3 inch brass cap marked "WYDOT"; thence N 00°14'23" W along said west line a distance of 20.03 feet, more or less, to a point on the South right-of-way line of State Highway 345; thence N 86°50'37" E along said right-of-way line a distance of 225.32 feet to a point monumented with a 2 inch aluminum cap marked "PELS 4364"; thence S 00°13'30" E a distance of 133.50 feet to a point monumented with a 2 inch aluminum cap marked "PELS 4364"; thence N 89°53'17" W a distance of 225.00 feet to a point monumented with a 2 inch aluminum cap marked "PELS 4364"; thence S 00°11'31" E a distance of 138.18 feet, more or less, to the point of beginning; said parcel contains area of 11.18 acres, more or less.

Subject to any easements, exceptions, reservations, restrictions or conditions contained in prior conveyances of record.  
Subject to a 60 feet wide public access and utility easement as shown and dedicated to the Town of Ranchester (for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable television lines, and other forms and types of public utilities now or hereafter generally utilized by the public).

That this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors, and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and  
All rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released.

Executed this 24th day of September, 2021 by:

William C. Peters III  
William C. Peters III  
Wendy M. Peters  
Wendy M. Peters

STATE OF WYOMING  
COUNTY OF SHERIDAN

On this, the 24 day of September, 2021, before me, the undersigned officer, personally appeared William C. Peters III and Wendy M. Peters, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purpose described herein.

In witness hereof, I set my hand and official seal.

Brenda K. Smith  
Notary Public

My commission expires: 6-27-2022

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, measurements, or representations may have occurred since the original plat was recorded.

The Undersigned Barney Brothers Land & Livestock Inc, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sheridan County and Ex-Officio Recorder of Deeds in Book 93 of Mortgages, at Page 534. MORTGAGEE, by signature on this plat, consents to the dedications made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the County of Sheridan for public use, as listed and described on this plat, from the aforementioned mortgage. Also Doc # 2020-76065

Executed this 24th day of September, 2021 by:

Gary A. Barney  
Gary A. Barney, Secretary

STATE OF WYOMING  
COUNTY OF SHERIDAN

On this, the 24th day of September, 2021, before me, the undersigned officer, personally appeared Gary A. Barney, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purpose described herein.

In witness hereof, I set my hand and official seal.

Rachael Burr  
Notary Public

My commission expires: 9-20-2023

The Undersigned First Federal Bank & Trust, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sheridan County and Ex-Officio Recorder of Deeds in Book 901 of Mortgages, at Page 411. MORTGAGEE, by signature on this plat, consents to the dedications made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the County of Sheridan for public use, as listed and described on this plat, from the aforementioned mortgage.

Executed this 24th day of Sept, 2021 by:

Chandra Legerski  
Chandra Legerski, Senior V.P.

STATE OF WYOMING  
COUNTY OF SHERIDAN

On this, the 24 day of September, 2021, before me, the undersigned officer, personally appeared Chandra Legerski, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purpose described herein.

In witness hereof, I set my hand and official seal.

Brenda K. Smith  
Notary Public

My commission expires: 6-27-2022

## PLANNING & ZONING COMMISSION CERTIFICATE OF ACTION

Reviewed by the Sheridan County Planning & Zoning Commission this 1st day of October, 2021.

Jeffrey Wallace  
Attest: Clerk  
Mandy Olenika  
Chairman

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE OF APPROVAL

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County, Wyoming this 24th day of November, 2021.

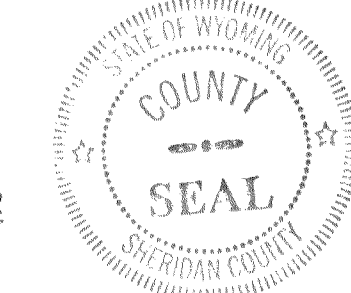
Eda Schunk Thompson  
Attest: County Clerk  
Debi Stiddle  
Chairman

## NOTES

1. BASIS OF BEARINGS IS WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 83.
2. DISTANCES ARE GROUND (PROJECT ADJUSTMENT FACTOR: 1.000240).
3. NO PROPOSED CENTRALIZED SEWAGE SYSTEM.
4. NO PROPOSED CENTRAL WATER SUPPLY SYSTEM.
5. NO PUBLIC MAINTENANCE OF STREETS AND ROADS.
6. 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.
7. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
8. PROPOSED SUBDIVISION HAS BEEN REVIEWED BY THE RANCHESTER TOWN COUNCIL.
9. PROPERTY IS ZONED URBAN RESIDENTIAL.
10. 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.
11. 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 REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
12. BUILDING NEAR AN IRRIGATION DITCH OR WATER COURSE MAY BE RESTRICTED.

## SURVEYOR'S CERTIFICATE

I, Jason D. Levanen, a duly registered Land Surveyor in the State of Wyoming, do hereby certify that this plat of BULL PEN SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision in AUGUST - NOVEMBER, 2020



## CERTIFICATE OF RECORDER

STATE OF WYOMING  
COUNTY OF SHERIDAN

This plat was filed for record in the Office of the Clerk and Recorder at 9:42 o'clock this 3 day of November, 2021, and is duly recorded in Book B Page 73 Doc # 2021-773760

Eda Schunk Thompson  
County Clerk

2021-773760 11/3/2021 9:42 AM PAGE: 1 OF 1  
PLAT: B NO: 73 FEES: \$75.00 PK PLAT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



## LEGEND

- FOUND 2" ALUMINUM CAP UNLESS NOTED
- FOUND 2 7/8" BRASS CAP, WYOMING DEPT. OF TRANSPORTATION
- SET 2" ALUMINUM CAP, LS10287
- EXISTING FENCE
- (R) RECORD BEARING/DISTANCE PER UNRECORDED MAP OF SURVEY (JOSEPH L. FEELEY, PELS 4364, 08/27/14)
- (D) RECORD BEARING/DISTANCE PER WYOMING DEPT. OF TRANSPORTATION
- (M) MEASURED BEARING/DISTANCE

SURVEY FOR:  
WILLIAM & WENDY PETERS  
1334 STATE HWY 345  
RANCHESTER, WY 82839

PREPARED BY:  
**Arrow**  
Survey Group, Inc.  
Sheridan, WY 82801 (307) 751-7543

DATE: 8/19/2021