

VICINITY MAP
NOT TO SCALE

LOT DIVISION OF
WILLETT PROPERTY
LOCATED WITHIN THE NE 1/4 SW 1/4, & SE 1/4 SW 1/4 SECTION 32, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM
TOTAL ACREAGE = 9.911 ACRES
TOTAL LOTS = 2

TRACT A LEGAL DESCRIPTION

A TRACT OF LAND LOCATED WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING:

BEGINNING AT A POINT ON A FENCE LINE LOCATED N68°05'30"W, 4299.14 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 32;
THENCE ALONG SAID FENCE LINE N85°58'04"E, 341.44 FEET;
THENCE CONTINUING ALONG SAID FENCE LINE N85°31'18"E, 294.91 FEET;
THENCE CONTINUING ALONG SAID FENCE LINE S04°20'20"E, 336.83 FEET;
THENCE S85°43'47"W, 635.65 FEET;
THENCE N04°27'24"W, 337.18 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 4.911 ACRES MORE OR LESS.

INCLUDING AN ACCESS EASEMENT OVER A TRACT OF LAND 40.00 FEET WIDE LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2SW1/4) OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED S04°05'E, 1529.68 FEET AND THEN S85°55'W, 660.00 FEET FROM THE NORTHEAST CORNER OF SAID NE1/4SW1/4;
THENCE N04°05'00"W, 1551.20 FEET (MORE OR LESS) TO A POINT ON THE SOUTHERLY LINE OF WYOMING STATE HIGHWAY NO. 331, LENGTHENING OR SHORTENING THE SIDE LINES OF SAID TRACT TO INTERSECT SAID SOUTHERLY LINE.

SUBJECT TO A WATERLINE EASEMENT BEING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED N72°15'21"W, 4160.38 FEET AND THEN N85°43'47"E, 15.00 FEET FROM THE SE CORNER OF SAID SECTION 32;
THENCE N04°27'24"W, 45.47 FEET (MORE OR LESS) TO INTERSECT THE WATERLINE WITHIN THE EASEMENT RECORDED IN BOOK 466, PAGE 265, RECORDS OF SHERIDAN COUNTY, LENGTHENING OR SHORTENING THE SIDE LINES TO INTERSECT SAID WATERLINE.

TRACT B LEGAL DESCRIPTION

A TRACT OF LAND LOCATED WITHIN THE SE 1/4 OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING:

BEGINNING AT A POINT LOCATED N72°15'21"W, 4160.38 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 32;
THENCE N85°43'47"E, 635.65 FEET TO A POINT ON A FENCE LINE;
THENCE CONTINUING ALONG SAID FENCE LINE S04°20'20"E, 342.82 FEET;
THENCE S85°43'47"W, 634.95 FEET;
THENCE N04°27'24"W, 342.82 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.000 ACRES MORE OR LESS.

INCLUDING AN ACCESS EASEMENT OVER A TRACT OF LAND 40.00 FEET WIDE LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2SW1/4) OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED S04°05'E, 1529.68 FEET AND THEN S85°55'W, 660.00 FEET FROM THE NORTHEAST CORNER OF SAID NE1/4SW1/4;
THENCE N04°05'00"W, 1551.20 FEET (MORE OR LESS) TO A POINT ON THE SOUTHERLY LINE OF WYOMING STATE HIGHWAY NO. 331, LENGTHENING OR SHORTENING THE SIDE LINES OF SAID TRACT TO INTERSECT SAID SOUTHERLY LINE.

INCLUDING A WATERLINE EASEMENT BEING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED N72°15'21"W, 4160.38 FEET AND THEN N85°43'47"E, 15.00 FEET FROM THE SE CORNER OF SAID SECTION 32;
THENCE N04°27'24"W, 45.47 FEET (MORE OR LESS) TO INTERSECT THE WATERLINE WITHIN THE EASEMENT RECORDED IN BOOK 466, PAGE 265, RECORDS OF SHERIDAN COUNTY, LENGTHENING OR SHORTENING THE SIDE LINES TO INTERSECT SAID WATERLINE.

NOTES

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
2. NO PROPOSED DOMESTIC WATER SOURCE.
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
4. 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 OF ANY STREAM OR RIVER.
5. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE DIVIDED LAND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF THE NEAREST INCORPORATED CITY OR TOWN OF THE COUNTY THAT HAS ADOPTED BUILDING STANDARDS. BUILDING STANDARDS THAT HAVE BEEN ADOPTED BY THE COUNTY SHALL SUPERSEDE AND GOVERN. ALL LOTS SHALL BE REQUIRED TO HAVE BUILDING PERMITS AND INSPECTIONS.
6. ANY FURTHER DIVISION OF EITHER PARCEL DESCRIBED IN THIS MAP SHALL REQUIRE FULL COMPLIANCE WITH ALL SUBDIVISION REGULATIONS IN EFFECT IN SHERIDAN COUNTY.
7. BASIS OF BEARING: WYOMING STATE PLANE, EAST CENTRAL ZONE.

CERTIFICATE OF OWNER

THE ABOVE OR FOREGOING LOT DIVISION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

EXECUTED THIS 12 DAY OF January, 2007.
BY: Dave A. Willett
DAVE A. WILLETT

EXECUTED THIS 12 DAY OF January, 2007.
BY: Shari L. Willett
SHARI L. WILLETT

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF JANUARY, 2007 BY DAVE A. WILLETT

MY COMMISSION EXPIRES: MAY 18, 2008
Tom Mentock
NOTARY PUBLIC

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

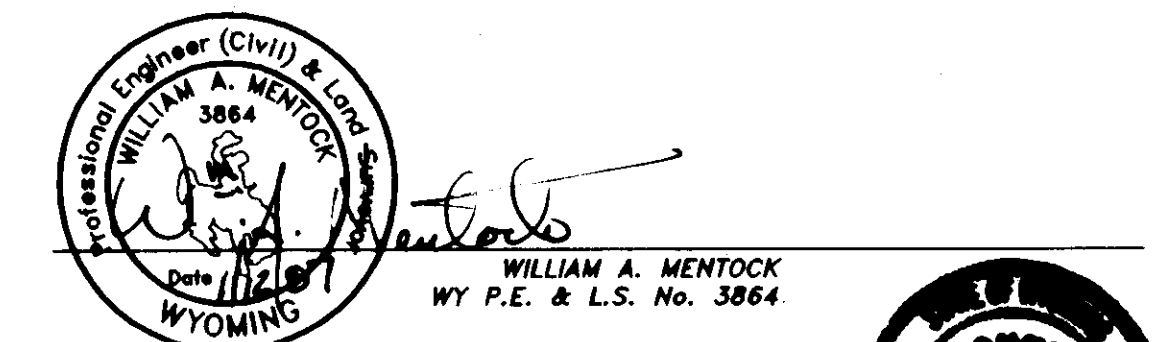
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF JANUARY, 2007 BY SHARI L. WILLETT

MY COMMISSION EXPIRES: MAY 18, 2008
Tom Mentock
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

I, WILLIAM A. MENTOCK, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS LOT DIVISION OF WILLETT PROPERTY TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:00 O'CLOCK P.M. ON FEB. 15, 2007, AND RECORDED IN PLAT BOOK A ON PAGE 366.

INSTRUMENT NO. 565452 FEE 25.00

Andy Hattala Dale R. Rawlings
COUNTY CLERK DEPUTY COUNTY CLERK

COUNTY LOT DIVISION PERMIT # LD- 06-001

LOT DIVISION OF A TRACT OF LAND

LOCATED IN
THE E1/2SW1/4, OF
SECTION 32, T56N, R84W
OF
THE 6TH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

PREPARED FOR
DAVE A. & SHARI L. WILLETT
750 ABSARAKA APT. B
SHERIDAN, WY 82801
674-6025



MENTOCK ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS

1030 NORTH MAIN ST.
TAYLOR PLACE No. 2
SHERIDAN, WY 82801
Phone 307-674-4224
Fax 307-672-9492

LEGEND

- SET REBAR W/ ALUM. CAP PE/LS #3864
- LOT LINE
- CENTERLINE LINE
- EASEMENT LINE
- SECTION SUBDIVISION LINE
- ADJACENT OWNER LOT LINE

3233
514