

# SESSIONS MINOR SUBDIVISION

BEING A PORTION OF LOT 4 OF WILLIAMS MINOR SUBDIVISION  
WITHIN THE SW1/4NE1/4NE1/4 OF SECTION 8, T54N, R84W, 6TH P.M.  
COUNTY OF SHERIDAN, WYOMING

PREPARED FOR OWNERS: KEVIN AND CARLA SESSIONS  
DATE SURVEYED: DECEMBER 2020  
PREPARED BY: WWC ENGINEERING

## SURVEYORS NOTES

- 1.) TOTAL AREA OF SUBDIVISION = 11.11 ACRES.  
TOTAL NUMBER OF LOTS = 2  
AREAS OF LOTS = 11.11 ACRES

## NOTES

- 1.) NO PROPOSED CENTRALIZED SEWAGE SYSTEM.
- 2.) NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
- 3.) 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.
- 4.) THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- 5.) 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.
- 6.) A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEERS OFFICE IN CHEYENNE, WYOMING.

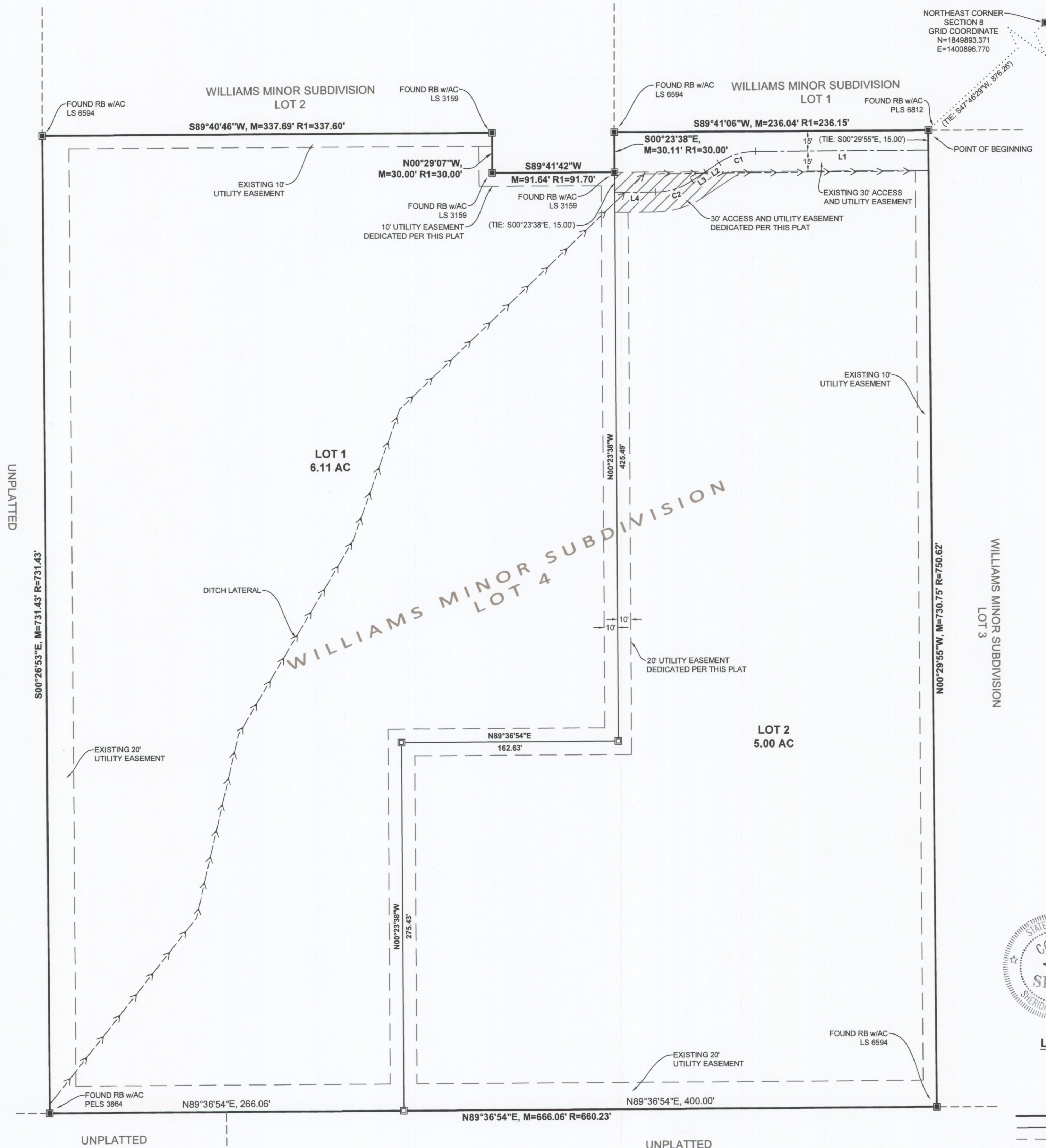
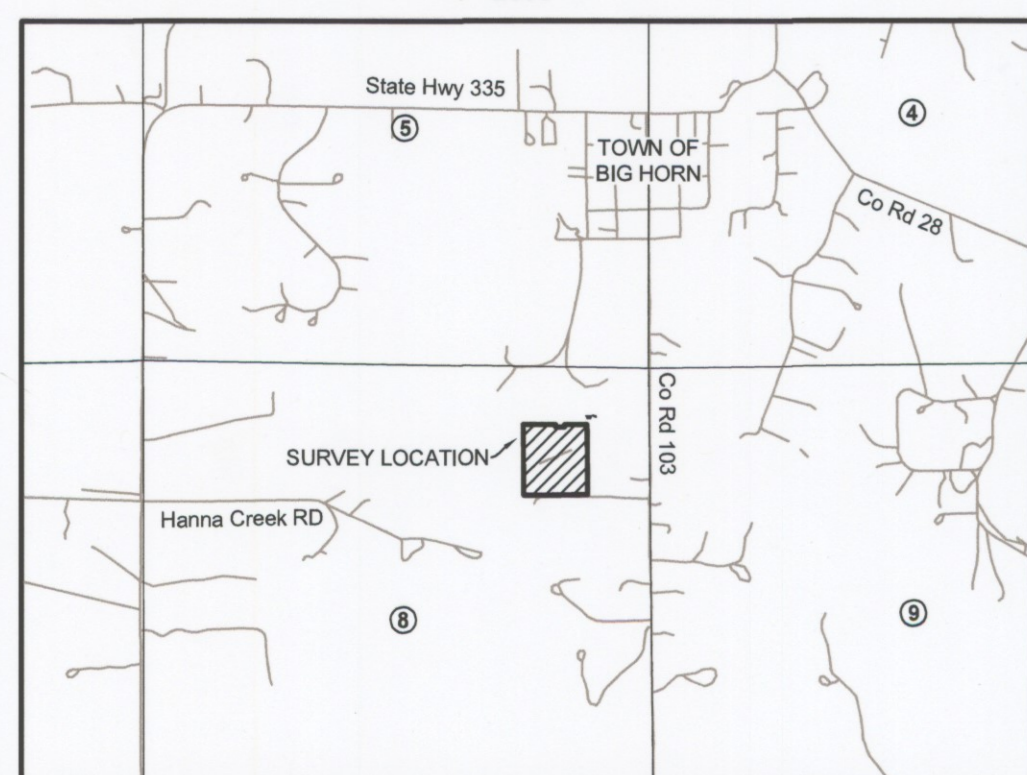
**BASIS OF BEARING**  
WYOMING COORDINATE SYSTEM NAD 1983  
EAST CENTRAL ZONE  
DISTANCES ARE GROUND

**DATUM**  
NAD 83(2011) (U.S. SURVEY FEET)  
GROUND SCALE FACTOR (GSF): 1.000246811  
DIVIDE SURFACE COORDINATES BY GSF TO DERIVE  
THE WYOMING COORDINATE SYSTEM NAD 1983  
EAST CENTRAL ZONE COORDINATES

## 30' ACCESS EASEMENT

Line/Curve No.	Radius	Length	Delta	Line/Chord Bearing	Chord Length
L1		129.96'		S89° 41' 06"W	
C1	50.00'	29.34'	033° 37' 09"	S72° 52' 31"W	28.92'
L2		12.18'		S66° 03' 56"W	
L3		12.01'		S56° 03' 56"W	
C2	50.00'	29.35'	033° 37' 45"	S72° 52' 49"W	28.93'
L4		30.55'		S89° 41' 42"W	

## VICINITY MAP



## LEGAL DESCRIPTION AND PROPERTY OWNERS CERTIFICATE OF DEDICATION

The above or foregoing subdivision of Lot 4 of Williams Minor Subdivision filed in Drawer A, Plat Number 802, as document number 2020-760906 in the Sheridan County, Wyoming Records Office located in the SW1/4NE1/4NE1/4 of Section 8, T54N, R84W, 6TH P.M., County of Sheridan, Wyoming being more particularly described as:

Beginning at the northwest corner of Lot 3 of said Williams Minor Subdivision on the south line of Lot 1 of Williams Minor Subdivision monumented by an aluminum cap (PLS 6812); thence on the south line of said Lot 1, S89°41'06"W, 236.04 feet to the southwest corner of said Lot 1 monumented by an aluminum cap (LS 5594); thence along the south line of Lot 2 of Williams Minor Subdivision for the next 4 calls, S00°23'38"E, 30.11 feet to an aluminum cap (LS 3159); thence S89°41'42"W, 91.64 feet to an aluminum cap (LS 3159); thence N00°29'07"W, 30.00 feet to an aluminum cap (LS 3159); thence S89°40'46"W, 337.69 feet to the southwest corner of Lot 2 of Williams Minor Subdivision monumented by an aluminum cap (LS 6554); thence on the west line of said Lot 4, S00°29'55"E, 731.43 feet to an aluminum cap (PLS 3854); thence on the south line of said Lot 4, N89°36'54"E, 666.06 feet, to the southeast corner of said Lot 3 monumented by an aluminum cap (LS 6554); thence on the west line of said Lot 3, N00°29'55"W, 730.75 feet to the point of beginning.

The above described parcel contains 11.11 acres, more or less, and is subject to any previous easements, agreements, conveyances, and surveys.

as appears on this plat, is with free consent, and in accordance with the desires of the under-signed owners and proprietors, containing 11.11 acres more or less have by these present laid out, and surveyed as SESSIONS MINOR SUBDIVISION, 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 10<sup>th</sup> day of August, 2021, by:

Kevin Sessions, Owner  
STATE OF WYOMING ) ss  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me on this 10<sup>th</sup> day of August, 2021,

by KEVIN SESSIONS

Witness my hand and official seal.

My commission expires: 1/22/2023

Executed this 10<sup>th</sup> day of August, 2021, by:

Carla Sessions, Owner  
STATE OF WYOMING ) ss  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me on this 10<sup>th</sup> day of August, 2021,

by CARLA SESSIONS

Witness my hand and official seal.

My commission expires: 1/22/2023

## CERTIFICATE OF SURVEYOR

I, John Bruckner, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat of SESSIONS MINOR SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision.

John Bruckner  
Registered Land Surveyor  
No. 17907

STATE OF WYOMING ) ss  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me on this 4<sup>th</sup> day of August, 2021,

by JOHN BRUCKNER

Witness my hand and official seal.

My commission expires: 1/22/2023

## CERTIFICATE OF COUNTY COMMISSIONERS

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County, Wyoming this 3<sup>rd</sup> day of August, 2021.

Attest:  
Eda Schunk Thompson  
County Clerk

Am Kinsey  
Chairman - Pro Tem

## CERTIFICATE OF SHERIDAN COUNTY PLANNING AND ZONING COMMISSION

Reviewed by the Sheridan County Planning & Zoning Commission this 1<sup>st</sup> day of July, 2021.

Attest:  
Jeffery S. Wallace  
Chairman

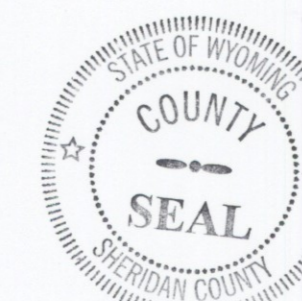
Mandy Katsika  
Chairman

## CERTIFICATE OF SHERIDAN COUNTY CLERK

STATE OF WYOMING ) ss  
COUNTY OF SHERIDAN )

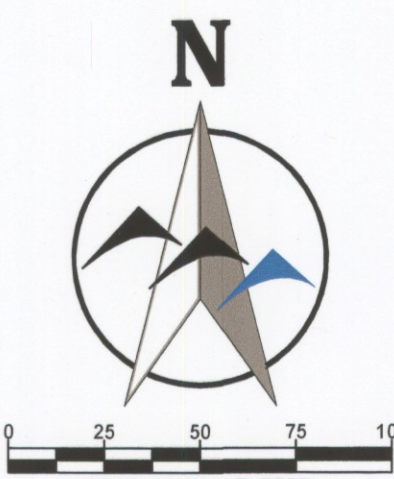
I hereby certify that this plat was filed for record in my office at 11:10 o'clock this 20 day of August, 2021, and recorded in Plat Book 5 on page 166.  
Doc #2021-771752

Eda Schunk Thompson  
County Clerk



## LEGEND

- FOUND ALUMINUM CAP AS NOTED
- SET REBAR WITH ALUMINUM CAP PLS #17907
- MEASURED DISTANCE
- RECORD DISTANCE PER WILLIAMS MINOR SUBDIVISION (PLAT BOOK W, PAGE 38)
- RECORD DISTANCE PER BOUNDARY LINE ADJUSTMENT (DRAWER A, PLAT NO. 802)
- SUBDIVISION BOUNDARY
- NEW PROPERTY LINE
- EASEMENT LINE AS NOTED
- CENTERLINE OF EASEMENT AS NOTED
- NEW ACCESS AND UTILITY EASEMENT DEDICATION



## SESSIONS MINOR SUBDIVISION

PREPARED BY: WWC ENGINEERING  
550 S. 24TH STREET W, SUITE 201  
BILLINGS, MT 59101  
(406) 894-2210  
www.wwcengineering.com

NO.	REVISION	BY	DATE	DESIGNED BY: JPB
1	ADD SECTION TIE	CIG	4/15/21	DRAWN BY: JPB
				CHECKED BY: AMR
				DATE: 12/12/20

SHEET  
1 of 1

S#166