

PLAT OF PIERCE MINOR SUBDIVISION

BEING A REPLAT OF TRACT 29 OF PIERCE SUBDIVISION IN THE EAST HALF OF SECTION 2, T55N, R85W OF THE 6th P.M.

SHERIDAN COUNTY, WYOMING

Certificate of Dedication

The above or foregoing subdivision of Tract 29, Pierce Subdivision as appears on this plat, is with free consent, and in accordance with the desires of the undersigned owners and proprietors; containing 39.07 acres more or less; have by these presents laid out, and surveyed as Pierce Minor Subdivision, 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 for irrigation and drainage facilities as are laid out and designated on this plat hereby releasing and waiving all Homestead Rights.

Executed this 3RD day of OCTOBER, 1984, by:

Gerald E. Pierce
Owner

STATE OF WYOMING)
(SS.
SHERIDAN COUNTY)

Margaret C. Pierce
Witness

The foregoing instrument was acknowledged before me this 3RD day of OCTOBER, 1984, by GERALD E. PIERCE Witness my hand and official seal.

J. F. Mueller
Notary

My commission expires 1-5-87

Approvals

Approved by the Sheridan County Planning Commission this 25TH day of SEPT., 1984.

ATTEST:

Dean J. Fox
CLERK

Walter J. Fox
Chairman

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County this 30th day of October, 1984.

ATTEST:

Charles R. Rudolph
Clerk of the Board

Paul R. Larson
Chairman

Certificate of Recorder

State of Wyoming)
(SS.
County of Sheridan)

I hereby certify that the above plat was filed for record in my office at 2:35 PM on Nov. 19, 1984 and filed in drawer P, plat number 33.

Instrument No. 916056

Fee 50.00

Margaret Lewis
County Clerk

Deputy County Clerk

Certificate of Surveyor

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

Charles E. Luxmoore
Registered Land Surveyor No. 520

INTERIM FLOOD MANAGEMENT RESOLUTION

Sheridan County has adopted Interim Flood Management Resolutions and any lot purchaser intending to build within Flood Hazard Zone A will have to comply with said Resolutions. Copies of the Resolutions are available in the office of the County Engineer.

Notes

1. NO PROPOSED DOMESTIC WATER SOURCE
2. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS
4. BASIS OF BEARINGS - Plat of Pierce Subdivision
5. 39.07 Total acres - 5 Lots
6. Purchase of the lots contained in this plat does not warrant to a purchaser that he shall have any rights to the natural flow of any stream within or adjacent to this subdivision. Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river for persons living on the banks of said stream or river.
7. Water table may be hazardous to conventional septic system construction. Prior to construction of a septic system, the services of an Engineer should be obtained to aid in the design.
8. Utility easements as shown on the plat are hereby reserved for poles, wires, pipes and conduits for heating, lighting, electricity, gas, telephones, sewer, water, cable television, or other public or quasi-public utility service purposes together with the right of entry at any time for the purpose of further construction and repair.

Prepared for:

GERALD PIERCE
581 BIG GOOSE ROAD
SHERIDAN, WYOMING
82801

Prepared by:

ENGINEERING INC. of WYOMING
45 E. LOUCKS SUITE 301
SHERIDAN, WYOMING
82801

