

# FINAL PLAT OF PARADISE ESTATES

TO SHERIDAN COUNTY, WYOMING

PORTION OF LOT 14, LOTS 12 THRU 35 OF PARADISE PARK,  
SHERIDAN COUNTY, WYOMING  
(LOCATED IN THE SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 9 AND THE NW $\frac{1}{4}$ NW $\frac{1}{4}$  OF SECTION 16,  
TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN)

TOTAL AREA OF TRACTS =  $\pm 18.28$  ACRES  
TOTAL AREA OF FORESTRY STREET =  $\pm 0.87$  ACRES  
TOTAL TRACTS = 3

## CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING PARADISE ESTATES BEING A MINOR SUBDIVISION WHICH IS A PORTION OF LOT 14, LOTS 12 THRU 35 OF PARADISE PARK, A SUBDIVISION IN SHERIDAN COUNTY, WYOMING, LOCATED IN THE SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 9 AND THE NW $\frac{1}{4}$ NW $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID MINOR SUBDIVISION BEING DESCRIBED IN QUITCLAIM DEED RECORDED 7/5/2017 IN BOOK 567 OF DEEDS, PAGE 597, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS N022°01'W A DISTANCE OF 5.00 FEET FROM THE SOUTHWEST CORNER OF LOT 14 OF THE PLAT OF LOTS 12 THROUGH 35, PARADISE PARK SUBDIVISION, SHERIDAN COUNTY, WYOMING; THENCE N022°01'W FOR A DISTANCE OF 1,165.35 FEET; THENCE S88°55'41"E FOR A DISTANCE OF 607.55 FEET; THENCE S022°01'E FOR A DISTANCE OF 1,169.16 FEET; THENCE N88°34'10"W FOR A DISTANCE OF 607.65 FEET TO THE POINT OF BEGINNING.

## CERTIFICATE OF OWNER(S)

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER(S) AND PROPRIETORS; CONTAINING 16.28 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS **PARADISE ESTATES**; AND DO HEREBY RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS, 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 22nd DAY OF February, 2019

BY: Roger St. Clair  
ROGER ST. CLAIR

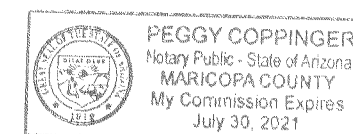
BY: Jesse K. Driskill  
JESSE K. DRISKILL

STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ROGER ST. CLAIR  
BEFORE ME THIS 22nd DAY OF February, 2019

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 7-30-2021

NOTARY PUBLIC



"SIGNED BY AFFIDAVIT"

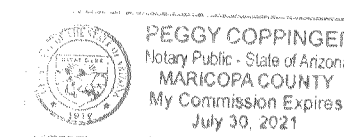
BY: BUFFALO FEDERAL BANK, BUFFALO, WY ("LIEN HOLDER"),  
(SEE AFFIDAVIT FILED IN BOOK 571, PAGE 441)

STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JESSE K. DRISKILL  
BEFORE ME THIS 22nd DAY OF February, 2019

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 7-30-2021

NOTARY PUBLIC

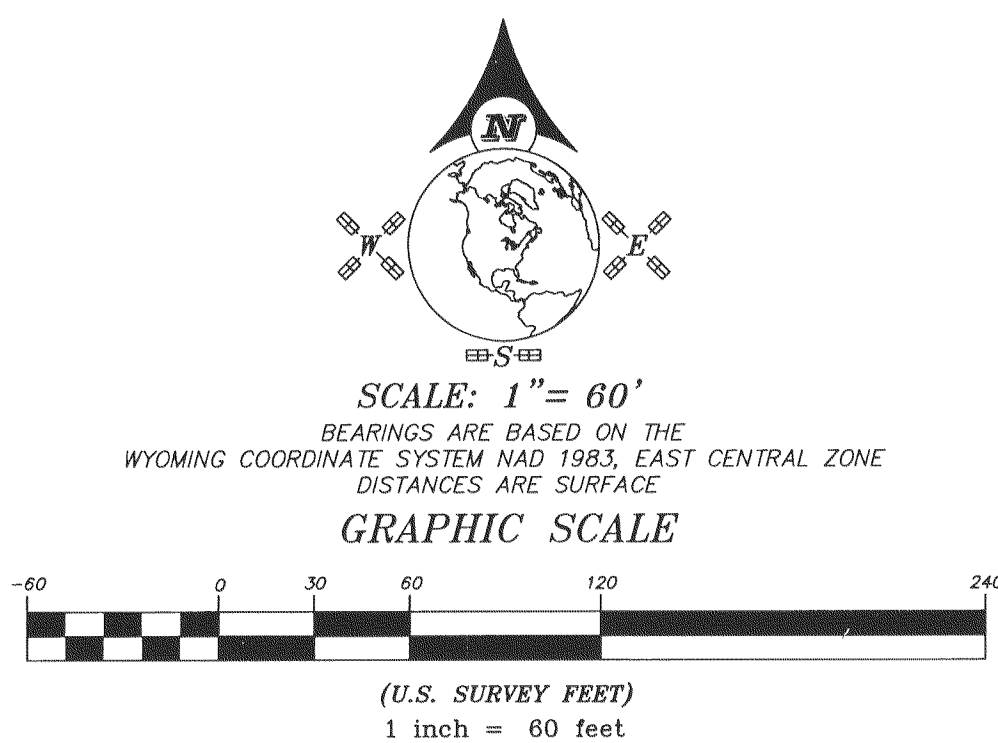


## LEGEND:

- FOUND 2" ALUMINUM CAP PER PE&S 3159
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" ALUMINUM CAP PER PLS 580
- FOUND 5/8" REBAR (PRIOR SURVEY)
- SET 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- W.C. WITNESS CORNER
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/LOT/TRACT LINE
- RIGHT-OF-WAY LINE (SEE NOTE: 9)
- CENTERLINE OF EASEMENT (AS NOTED)
- EASEMENT LINE (AS NOTED)
- SHERIDAN COUNTY (SEE NOTE: 12)

NOTICE  
This plat is an image, or reproduction of the original as 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, measurement or representations may have occurred  
since the original plat was recorded.

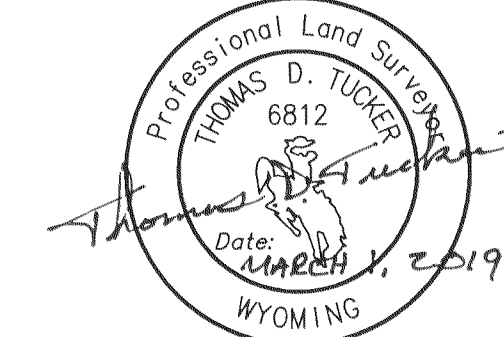
SURFACE COORDINATE  
N 1876800.93  
E 1403684.83  
DATUM: NAD 83(1993)  
LAT. 44°44'52.62" NORTH  
LONG. 106°58'58.72" WEST



## SURVEYOR'S CERTIFICATE

STATE OF WYOMING )  
COUNTY OF SHERIDAN )

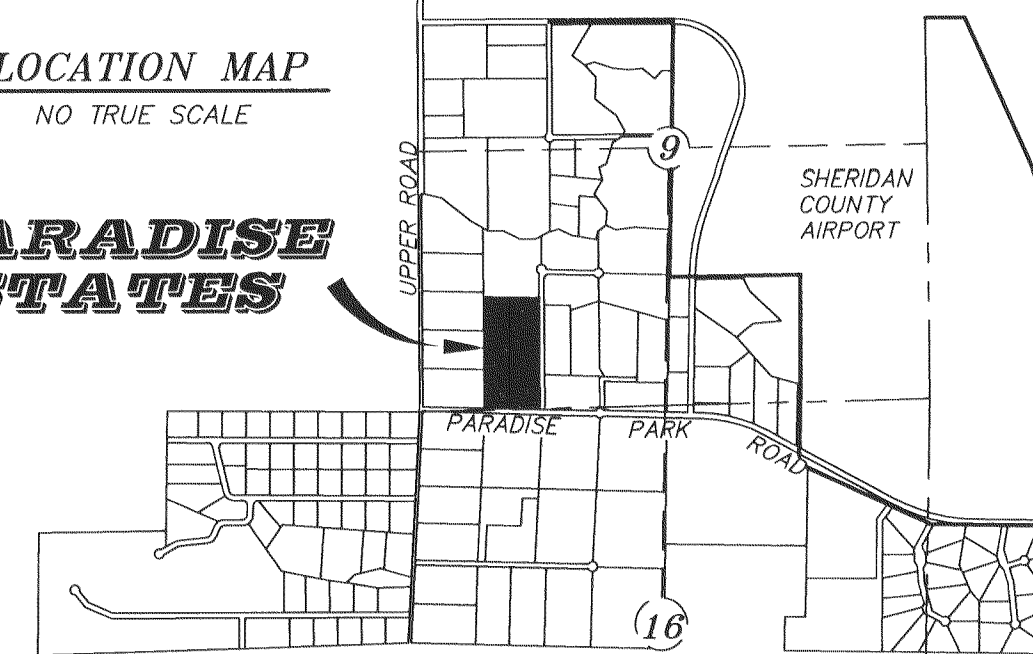
I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF PARADISE ESTATES TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS  
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

LOCATION MAP  
NO TRUE SCALE

PARADISE  
ESTATES



## NOTES:

- NO PROPOSED CENTRALIZED SEWAGE SYSTEM
- DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH SAWS/IPB
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS
- 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.
- 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.
- WHEN PUBLIC SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL CONNECT TO SAID SYSTEM.
- PARADISE ESTATES IS LOCATED IN CLOSE PROXIMITY TO THE SHERIDAN COUNTY AIRPORT AND NO OWNER OF ANY TRACT, NOR HIS SUCCESSORS OR ASSIGNS, SHALL HAVE A CAUSE OF ACTION AGAINST DECLARANT OR COUNTY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCE WHICH MAY RESULT FROM LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER SAID SUBDIVISION.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- FORESTRY STREET WAS DEDICATED TO THE USE OF THE OWNERS OF SAID TRACTS (LOTS) PER "RESUBDIVISION OF LOTS 12 & 13 OF PARADISE PARK, RECORDED FEBRUARY 6, 1974 IN PLAT BOOK 1, ON PAGE NO. 117". FORESTRY STREET IS FOR INGRESS, EGRESS, IRRIGATION AND UTILITIES FOR THE BENEFIT OF TRACTS (LOTS) ADJOINING SAID STREET SITUATED IN PARADISE ESTATES AND PARADISE PARK.
- TRACT 1 IS RESTRICTED FROM ACCESSING PARADISE PARK ROAD (AKA COUNTY ROAD NO. 72). INGRESS AND EGRESS SHALL BE FROM FORESTRY STREET.
- NO PUBLIC MAINTENANCE OF FORESTRY STREET. TRACT 1, 2 & 3 ARE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, UPGRADE, REBUILDING OR SNOW-PLOWING OF THAT PORTION OF FORESTRY STREET SITUATED WITHIN PARADISE ESTATES.
- THE SOUTH 5.0 FEET OF LOT 14, LOTS 12 THRU 35 OF PARADISE PARK, CONVEYED TO SHERIDAN COUNTY ON NOVEMBER 30, 1978, RECORDED IN (BOOK 236, PAGE 288).
- 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.
- BUILDING NEAR A DITCH OR WATER COURSE MAY BE RESTRICTED.
- EXISTING COVENANTS SHALL APPLY TO PARADISE ESTATES AS DESCRIBED IN (BOOK 143, PAGE 99), (BOOK 187, PAGE 514) & (BOOK 192, PAGE 288).

## CERTIFICATE OF ACTION

SHERIDAN COUNTY PLANNING AND ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION THIS 1st DAY OF November, 2018.

ATTEST:

Benjamin W. Clark  
CLERK

Mandy Kottiska  
CHAIRMAN

## CERTIFICATE OF APPROVAL

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 4th DAY OF December, 2018.

ATTEST:

Edna Schunk Thompson  
COUNTY CLERK

Jim Dingley  
CHAIRMAN

## CERTIFICATE OF RECORDER

STATE OF WYOMING )  
COUNTY OF SHERIDAN )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 8:20 O'CLOCK, THIS 11 DAY OF March, 2019, AND RECORDED IN PLAT BOOK P, ON PAGE 118.

Kimberly Klein Chief Deputy  
COUNTY CLERK

FINAL PLAT  
OF

PARADISE ESTATES

TO SHERIDAN COUNTY, WYOMING

PORTION OF LOT 14, LOTS 12 THRU 35 OF PARADISE PARK,  
SHERIDAN COUNTY, WYOMING

RESTFELDT  
SURVEYING  
2340 WETLANDS DR., SUITE 100  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415

CLIENT: ROGER ST. CLAIR  
133 UPPER ROAD  
SHERIDAN, WY 82801

JN: 2018-003  
DN: 2018-0030  
TAB: SUBDIVISION  
PF: 12018-003  
REVIEWED BY: NWS  
NOVEMBER 20, 2018

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