

# PLAT OF SUNRISE RANCH

## A SUBDIVISION OF LOT 2 PICKRELL MINOR SUBDIVISION

LOCATED IN THE E1/2NE1/4 OF SECTION 33  
AND IN THE W1/2NW1/4 OF SECTION 34  
T 55 N, R 84 W OF THE 6th PRINCIPAL MERIDIAN  
SHERIDAN COUNTY, WYOMING

### NOTES / LEGEND:

TOTAL ACRES = 10.356 ACRES  
NUMBER OF LOTS = 4  
BASIS OF BEARING - WYOMING STATE PLANE  
COORDINATE SYSTEM  
(EAST CENTRAL ZONE, NAD 27)

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION INTERIOR LOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE (USAGE AS INDICATED)
- SECTION LINE
- REBAR AND 2" ALUMINUM CAP  
P.E. & L.S. No. 3864  
(UNLESS OTHERWISE NOTED)
- YELLOW PLASTIC CAP - LS 529
- ALUMINUM CAP - LS 6594
- WC WITNESS CORNER

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM  
DOMESTIC WATER TO BE OBTAINED THROUGH SAWS/JPB  
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 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 CONSTRUCTION ON LOTS  
WITHIN THE SUBDIVISION SHALL REQUIRE BUILDING PERMITS AND  
INSPECTIONS THROUGH THE COUNTY PLANNING DEPARTMENT.

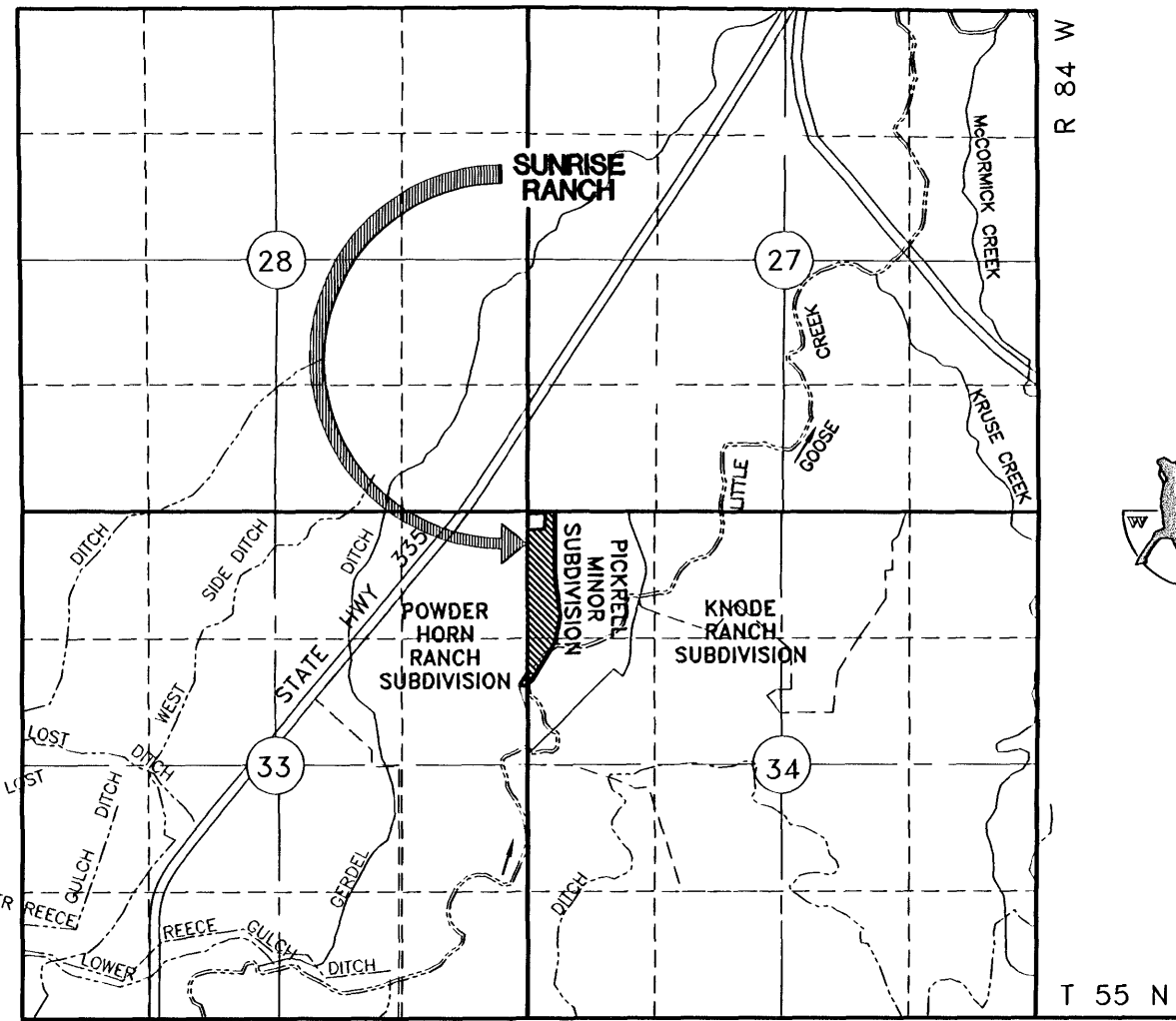
SEE BOOK 411 OF DEEDS, PAGE 568 FOR DECLARATION OF COVENANTS OF  
PICKRELL MINOR SUBDIVISION - COVENANTS APPLY TO SUNRISE RANCH

INTERIOR LOT CORNERS SET WITH REBAR AND 2" ALUMINUM CAP  
(PE & LS 3864) UPON APPROVAL AND FILING OF THIS PLAT

LOTS WITHIN SUNRISE RANCH ZONED "RR" - RURAL RESIDENTIAL

A PORTION OF LOT 4 LIES WITHIN THE 100-YEAR FLOOD PLAIN BOUNDARY;  
ANY BUILDING PROPOSED WITHIN THIS AREA SHALL REQUIRE A FLOOD PLAIN  
PERMIT FROM SHERIDAN COUNTY.

ALL STREETS, ALLEYS AND/OR ROADWAYS SHALL BE MAINTAINED BY AND AT  
THE COST OF ALL PROPERTY OWNERS HAVING LEGAL ACCESS TO AND/OR  
OWNERSHIP OF SUCH ROADWAY(S).



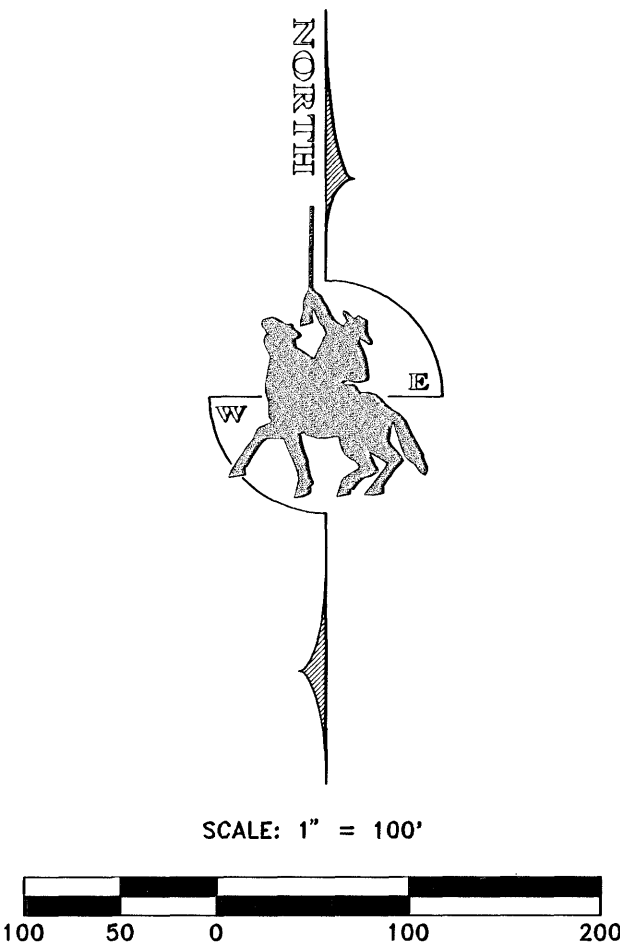
### LOCATION MAP

SCALE: 1" = 2000'

### WATER RIGHTS AFFECTING SUNRISE RANCH:

PERMIT No. 23103, KNOBE No. 2 SPRING, THROUGH THE KNOBE No. 2 SPRINKLER,  
PRIORITY OF AUGUST 17, 1986. C.R. No. 74, Pg. 183, LANDS LOCATED IN THE  
W1/2NW1/4 OF SECTION 34 AND THE E1/2NE1/4 OF SECTION 33, T 55 N, R 84 W -  
10 ACRES - DISTRIBUTED AS FOLLOWS:

	SECTION 33		SECTION 34		LOT TOTALS
	NE1/4NE1/4	SE1/4NE1/4	NW1/4NW1/4	SW1/4NW1/4	
LOT 1	0.057 ac	-	1.829 ac	-	1.886 ac
LOT 2	0.133 ac	-	1.984 ac	-	2.097 ac
LOT 3	0.147 ac	-	1.689 ac	-	1.836 ac
LOT 4	0.163 ac	0.500 ac	1.366 ac	1.300 ac	3.349 ac
TO BE VOLUNTARILY ABANDONED	-	-	0.832 ac	-	0.832 ac
TOTALS	0.500 ac	0.500 ac	7.700 ac	1.300 ac	10.000 ac

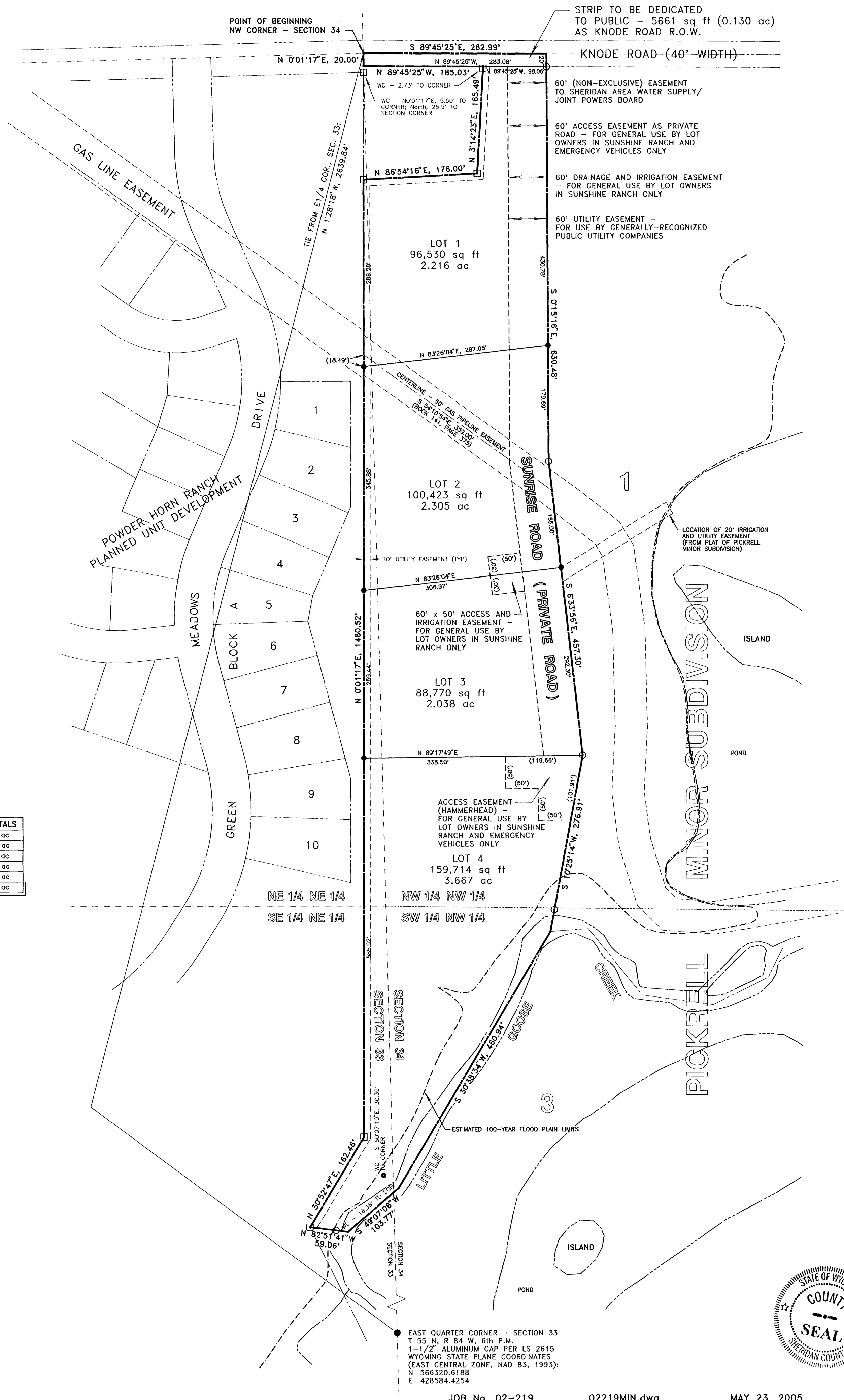


### OWNERS:

JOHN AND COLLEEN STALICK  
65 RIVER ROCK ROAD  
SHERIDAN, WY 82801

### PREPARED BY:

WILLIAM A. MENTOCK  
WYOMING P.E. & L.S. No. 3864  
SHERIDAN, WYOMING



### CERTIFICATE OF DEDICATION SUNRISE RANCH

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND, BEING LOT 2  
OF PICKRELL MINOR SUBDIVISION, LOCATED IN THE EAST HALF OF THE  
NORTHWEST QUARTER (E1/2NE1/4) OF SECTION 33 AND IN THE WEST  
HALF OF THE NORTHWEST QUARTER (W1/2NW1/4) OF SECTION 34,  
TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,  
SHERIDAN COUNTY, WYOMING, THE BOUNDARY OF WHICH IS DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34, SAID  
POINT BEING ON THE CENTERLINE OF KNOBE ROAD, SAID NORTHWEST  
CORNER BEING WITNESSED BY A REBAR AND YELLOW CAP PER WY L.S.  
NO. 529 LOCATED SOUTH, 25.5 FEET FROM SAID NORTHWEST CORNER;  
THENCE ALONG SAID CENTERLINE S 89°45'25"E, 282.99 FEET TO THE  
NORTHWEST CORNER OF LOT 1 OF PICKRELL MINOR SUBDIVISION;  
THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1 THE  
FOLLOWING BEARINGS AND DISTANCES: S 0°15'16"E, 630.48 FEET;  
THENCE S 6°33'56"E, 457.30 FEET; THENCE S 10°25'14"W, 276.91  
FEET TO THE NORTHWEST CORNER OF LOT 3 OF PICKRELL MINOR  
SUBDIVISION; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 3  
THE FOLLOWING BEARINGS AND DISTANCES: S 30°38'34"W, 460.94  
FEET; THENCE S 49°07'06"W, 103.77 FEET; THENCE N 82°51'41"W,  
59.06 FEET TO A POINT ON THE EASTERLY BOUNDARY OF POWDER HORN  
RANCH PLANNED UNIT DEVELOPMENT; THENCE ALONG SAID EASTERLY  
BOUNDARY THE FOLLOWING BEARINGS AND DISTANCES: N 30°52'47"E,  
162.46 FEET; THENCE N 0°01'17"E, 1480.52 FEET TO THE SOUTHWEST  
CORNER OF A TRACT OF LAND AS DESCRIBED IN SHERIDAN COUNTY  
BOOK 242 OF DEEDS AT PAGE 219; THENCE N 86°54'16"E, 176.00  
FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N 31°42'25"E,  
165.49 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE  
N 89°45'25"W, 185.03 FEET TO THE NORTHWEST CORNER OF SAID  
TRACT; THENCE N 0°01'17"E, 20.00 FEET TO THE POINT OF  
BEGINNING,

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE  
WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS;  
CONTAINING 10.356 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID  
OUT AND SURVEYED AS SUNRISE RANCH AND DO HEREBY DEDICATE AND  
CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER KNOBE ROAD  
AS IS LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO 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 9th DAY OF JUNE, 2005.

BY: John Paul Stalick  
JOHN PAUL STALICK (OWNER)

BY: Colleen J. Stalick  
COLLEEN J. STALICK (OWNER)

BY: SHERIDAN STATE BANK (SEE AFFIDAVIT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_)

STATE OF WYOMING }  
COUNTY OF SHERIDAN } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
9th DAY OF JUNE, 2005, BY JOHN PAUL STALICK  
AND COLLEEN J. STALICK.

MY COMMISSION EXPIRES: 10/29/07



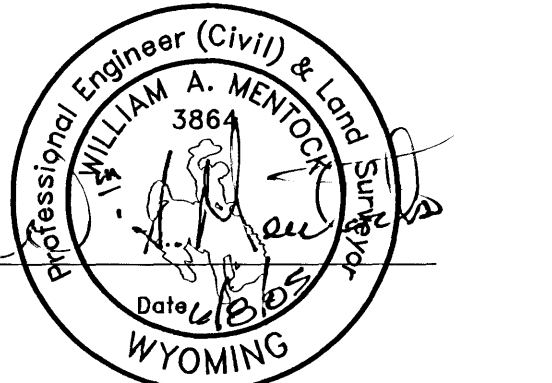
Greg Van Kuyk  
NOTARY PUBLIC

BY: COMMUNITY FIRST NATIONAL BANK (SEE AFFIDAVIT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_)

### 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 IN  
THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT  
OF SUNRISE RANCH TRULY AND CORRECTLY REPRESENTS THE  
RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT  
SUPERVISION.



WILLIAM A. MENTOCK  
WYO P.E. & L.S. No. 3864

### CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION  
THIS 5th DAY OF July, 2005.

ATTEST:  
Phil Zeman Mike Connell  
CLERK CHAIRMAN

### CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE  
BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY,  
WYOMING, THIS 20 DAY OF JANUARY, 2005.  
ATTEST:

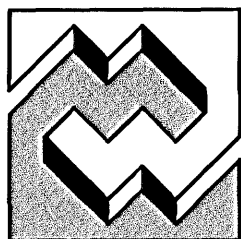
Carla J. Raymond Lawrence A. Durante  
CLERK, Spec Deputy CHAIRMAN

### CERTIFICATE OF RECORDER

STATE OF WYOMING }  
COUNTY OF SHERIDAN } ss

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
MY OFFICE AT 4:00 O'CLOCK THIS 6 DAY OF JULY,  
2005, PLAT NUMBER S-110  
INSTRUMENT NUMBER 512947, FEE 50.00

Andrey Keltaka Nate R. Rawlings  
COUNTY CLERK DEPUTY COUNTY CLERK



### MENTOCK-WILEY CONSULTANTS

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

### OWNERS:

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65 RIVER ROCK ROAD  
SHERIDAN, WY 82801

### PREPARED BY:

WILLIAM A. MENTOCK  
WYOMING P.E. & L.S. No. 3864  
SHERIDAN, WYOMING