



FINAL PLAT OF
WHISPERING HILLS ESTATES

NE1/4SW1/4 OF SECTION 13, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

TOTAL = ±42.36 ACRES
TOTAL AREA OF TRACTS = ±42.36 ACRES
TOTAL TRACTS = 3

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION BEING THE NE1/4SW1/4, SECTION 13, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS, CONTAINING 42.36 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE WHISPERING HILLS ESTATES AND DO HEREBY RESERVE PRAIRIE LANE AS A PRIVATE DRIVEWAY AS DESIGNATED ON THIS PLAT, FOR THE BENEFIT OF EACH TRACT OWNER AND THEIR PERMITTEES AS WELL AS FOR NECESSARY EMERGENCY SERVICES, UNTIL SUCH TIME THAT THE RIGHT-OF-WAY IS DEDICATED TO THE PUBLIC, AND DO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DITCH ACCESS, FIRE ROUTE, UTILITIES, IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 18 DAY OF August, 2015.

BY: SCOTT WRIGHT
STATE OF WYOMING) ss
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF August, 2015, BY SCOTT WRIGHT & SUSAN WRIGHT, HUSBAND AND WIFE.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: June 30, 2016

Signed by Affidavit:
BY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ROCKY MOUNTAIN BANK DBA NATIONAL RESIDENTIAL MORTGAGE LOAN PRODUCTION OFFICE (SEE AFFIDAVIT FILLED IN BOOK 552, PAGE 372.)

NOTES:

- NO PROPOSED CENTRALIZED SEWAGE SYSTEM
- NO PROPOSED CENTRAL WATER SUPPLY SYSTEM
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS. TRACT OWNERS SHALL BE RESPONSIBLE FOR ROAD MAINTENANCE UNTIL SUCH TIME THAT THE RIGHT-OF-WAY IS DEDICATED TO THE PUBLIC. SEE ROAD MAINTENANCE AGREEMENT RECORDED AT THE SHERIDAN COUNTY COURTHOUSE.
- 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.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- A WATER RIGHTS DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEER'S OFFICE IN CHEYENNE, WYOMING.
- WHEN PUBLIC WATER & SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL HOOKUP TO SAID SYSTEMS.
- BUILDING NEAR A DITCH OR WATER COURSE MAY BE RESTRICTED
- 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.
- SHERIDAN COUNTY CONSERVATION DISTRICT SOILS REPORT HAS DETERMINED THAT: SEPTIC SYSTEMS IN THE SUBDIVISION MAY REQUIRE ABSORPTION FIELDS TO BE LARGER OR OTHER MODIFICATIONS TO COMPENSATE FOR THE SLOW WATER MOVEMENT AND FILTERING CAPACITY FOR SOIL TYPES. CONDITIONS MAY REQUIRE ALTERNATIVE SEPTIC SYSTEM DESIGNS. FURTHER INVESTIGATION IS NEEDED TO DETERMINE LOCATION AND DESIGN OF INDIVIDUAL SYSTEMS. EACH LOT MUST BE SPECIFICALLY EVALUATED FOR GROUNDWATER, SOILS, AND SITE LIMITATIONS PRIOR TO DESIGNING, PERMITTING, AND CONSTRUCTION. LOT OWNERS SHALL RETAIN A PROFESSIONAL CIVIL ENGINEER LICENSED IN THE STATE OF WYOMING AND KNOWLEDGEABLE IN THE PRINCIPLES OF GEOTECHNICAL ENGINEERING TO EVALUATE THE SOILS AND GROUNDWATER LEVEL TO DETERMINE THE STRUCTURAL ENGINEERING NEEDS OF ANY PROPOSED CONSTRUCTION.
- OWNERS BUILDING STRUCTURES ABOVE THE LATERAL OF THE 0.2.6K AND HANOVER DITCH SHALL BUILD A STRUCTURE IN OR ACROSS SAID DITCH WHICH HAS A MINIMUM LOAD BEARING CAPACITY OF 50,000 POUNDS. SAID STRUCTURE MUST BE APPROVED BY THE HANOVER DITCH COMPANY IN ADVANCE.
- STEEP SLOPES - THE WESTERN PORTION OF TRACTS 1 & 2, MAY CONTAIN NATURAL SLOPES 20% OR GREATER. BUILDING OR DEVELOPING UPON SUCH SLOPES IS RESTRICTED BY THE RULES AND REGULATIONS GOVERNING ZONING IN SHERIDAN COUNTY, WYOMING (SECTION 22, DEVELOPMENT STANDARDS, SUBSECTION C, STEEP SLOPES STANDARDS).

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.

SCALE: 1" = 100'
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE DISTANCES ARE SURFACE
GRAPHIC SCALE
(U.S. SURVEY FEET)
1 inch = 100 feet
DATUM:
NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.00024
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

LOCATION MAP:
NO TRUE SCALE

CERTIFICATES OF APPROVAL

RANCHESTER PLANNING COMMISSION

ATTEST: THE RANCHESTER PLANNING AND ZONING COMMISSION HEREWITH RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 26th DAY OF August, 2015.

Ray J. Hamilton
CHAIRMAN

Kathie Stearns
SECRETARY

RANCHESTER TOWN COUNCIL

THE FOREGOING PLAT, HAVING BEEN APPROVED BY THE TOWN COUNCIL AT ITS 2015 MEETING, IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED MAYOR AND TOWN CLERK IN AND FOR THE TOWN OF RANCHESTER, COUNTY OF SHERIDAN, STATE OF WYOMING, ON THIS 26th DAY OF August, 2015.

ATTEST: Mayor: [Signature] Town Clerk: [Signature]

SHERIDAN COUNTY PLANNING & ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS 5th DAY OF February, 2015.

ATTEST: [Signature] [Signature]
CLERK CHAIRMAN

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 3rd DAY OF March, 2015.

ATTEST: [Signature] [Signature]
COUNTY CLERK CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING) ss
COUNTY OF SHERIDAN)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 9:45 O'CLOCK, THIS 14th DAY OF September, 2015, AND RECORDED IN PLAT BOOK W, ON PAGE 70.

[Signature]
COUNTY CLERK

STAMP RECEIVING NUMBER: 2015-72041

FINAL PLAT OF
WHISPERING HILLS ESTATES

SHERIDAN COUNTY, WYOMING

REPRESENTATIVE: CORBETT BULLER
22 WHISPER LANE
SHERIDAN, WY 82801-1039

OWNER: SCOTT & SUSAN WRIGHT
1158 FALLS CIRCLE
CHASKA, MN 55318

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

JN:2013-009
DN:2013-009_DP
PK:12013-009
MARCH 19, 2015