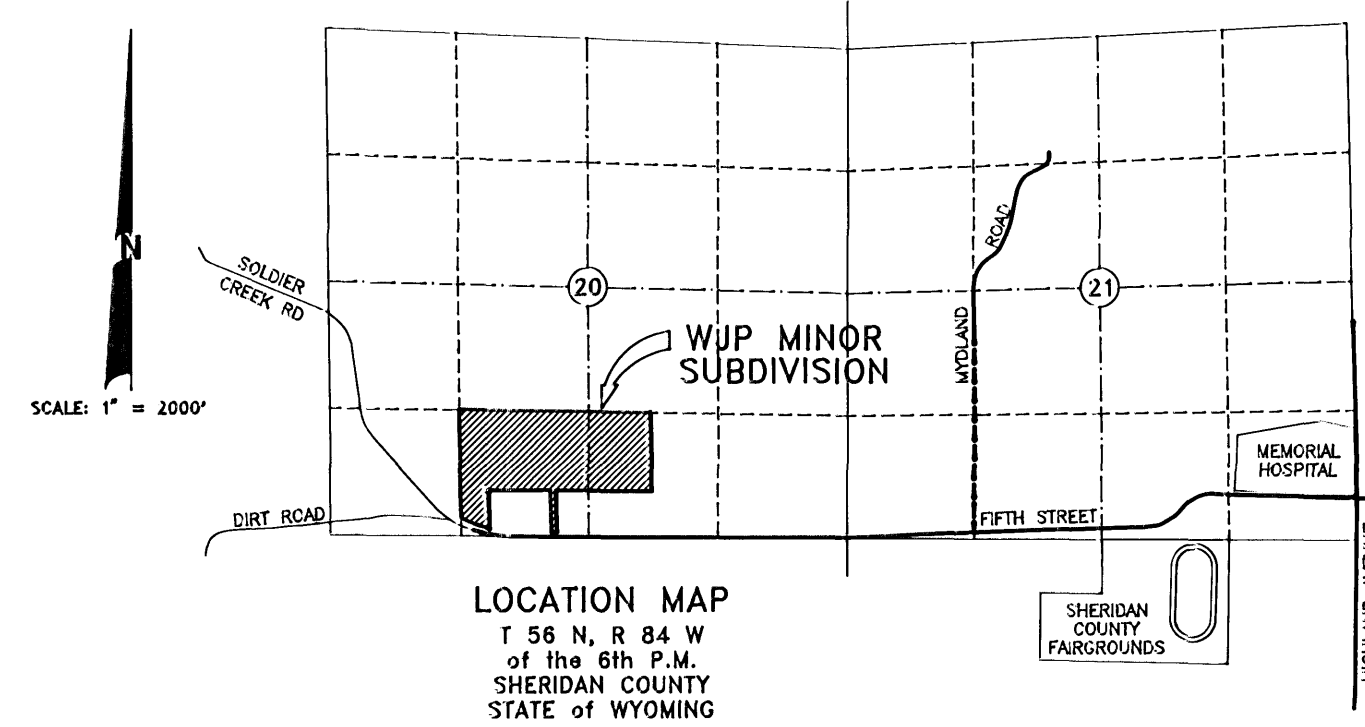


# WJP MINOR SUBDIVISION

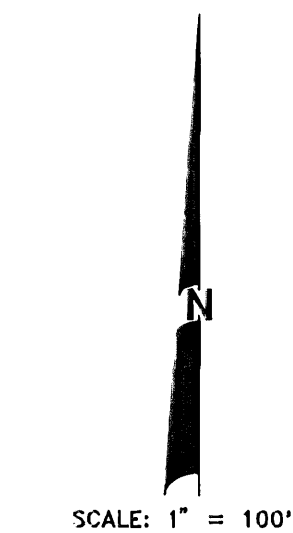
BEING A RESUBDIVISION OF  
LOT 9 OF PILCH SUBDIVISION

LOCATED WITHIN  
THE SE1/4 SW1/4 AND THE SW1/4 SE1/4 OF  
SECTION 20, TOWNSHIP 56 NORTH, RANGE 84 WEST  
OF THE 6th PRINCIPAL MERIDIAN  
SHERIDAN COUNTY, WYOMING

TOTAL AREA: 40.897 ACRES  
TOTAL LOTS: 2



BRASS CAP - P.E. & L.S. 537  
NW CORNER OF SE1/4 SW1/4  
SECTION 20, T 56 N, R 84 W  
OF THE 6th PRINCIPAL MERIDIAN  
(NORTHING: 1510203.785,  
EASTING: 584257.301)



CURVE DATA  
R = 879.90'  
Δ = 20°49'07\"/>  
L = 319.71'  
CHORD  
N 70°19'33\"/>  
COUNTY ROAD No. 74  
SOLDIER CREEK ROAD

- LEGEND
- 3\"/>

OWNER OF RECORD:  
THE WALTER J. PILCH REVOCABLE TRUST  
DATED APRIL 13, 1992  
WALTER J. PILCH, TRUSTEE



- NOTES:
1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
  2. BOTH LOTS TO BE SERVICED BY "SAWSJPB" WATER TAPS. (CURRENTLY ONLY LOT 1 HAS OBTAINED A TAP)
  3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
  4. 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.
  5. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE DIVIDED LAND 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.
  6. IRRIGATION RIGHTS ARE AS SHOWN ON THE IRRIGATION PLAN ON FILE WITH THE STATE ENGINEER'S OFFICE AND FILED WITH THIS PLAT. IMPROVEMENTS MAY NOT RESTRICT THE CONVEYANCE STRUCTURES PRESENTED ON THE IRRIGATION PLAN, UNLESS APPROVED BY THE OWNERS OF THE CONVEYANCE SYSTEM.
  7. BASIS OF BEARING: WEST LINE OF PILCH SUBDIVISION

### RESERVATION OF IRRIGATION EASEMENTS

PERPETUAL IRRIGATION EASEMENTS ARE HEREBY RESERVED AS INDICATED ON THIS PLAT OR ON THE IRRIGATION PLAN ON FILE WITH THE STATE ENGINEER'S OFFICE AND FILED WITH THIS PLAT. EASEMENTS ARE ALSO RESERVED FOR ALL IRRIGATION AND DRAINAGE SWALES AND DITCHES PRESENTLY IN EXISTENCE (OR HEREAFTER CONSTRUCTED OR DEFINED WITH THE CONSENT OF THE LANDOWNERS ACROSS WHICH THE WATER FLOWS) FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND OPERATION OF IRRIGATION SYSTEMS AND THE DITCHES FOR THE PROPER IRRIGATION AND DRAINAGE OF ALL MEADOW LANDS OR ANY LOTS THEREIN.

NOTE:  
PORTIONS OF THE LOTS SHOWN ON THIS PLAT CONTAIN SOILS WITH A HIGH SHRINK-SWELL POTENTIAL AND WATER CONTENT WHICH MAY AFFECT THE DESIGN OF SEPTIC SYSTEMS AND FOUNDATIONS. SHERIDAN COUNTY RESERVES THE RIGHT TO REQUIRE SOILS STUDIES, ENGINEERED FOUNDATIONS, ENGINEERED SEPTIC SYSTEMS, OR ADDITIONAL CONSTRUCTION AND GRADING PRACTICES AS PART OF ITS BUILDING PERMIT REVIEW PROCEDURES WHERE SUCH MEASURES APPEAR WARRANTED.

CERTIFICATE OF DEDICATION  
THE ABOVE OR FOREGOING SUBDIVISION OF LOT 9 OF PILCH SUBDIVISION, LOCATED WITHIN THE SW1/4 SE1/4 AND THE SE1/4 SW1/4 OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6th P.M., SHERIDAN COUNTY, WYOMING AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 40.897 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS THE WJP 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 17<sup>th</sup> DAY OF AUGUST, 1998.  
BY: Walter J. Pilch  
WALTER J. PILCH AS TRUSTEE OF THE WALTER J. PILCH REVOCABLE TRUST DATED APRIL 13, 1992 (OWNER)

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS  
ON THIS 17<sup>th</sup> DAY OF August, 1998, BEFORE ME PERSONALLY APPEARED WALTER J. PILCH, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE TRUSTEE OF THE WALTER J. PILCH REVOCABLE TRUST DATED APRIL 13, 1992, THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF THE TRUST, THAT THE TRUSTEE HAD THE AUTHORITY UNDER THE TERMS OF THE WRITTEN TRUST INSTRUMENT, AND THAT TRUSTEE ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE ACT AND DEED OF THE TRUST.  
WITNESS MY HAND AND OFFICIAL SEAL.  
Virginia M. Horton  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: August 3, 2000

CITY OF SHERIDAN, WYOMING  
CERTIFICATE OF APPROVAL  
APPROVED BY THE CITY COUNCIL OF SHERIDAN, WYOMING THIS 24<sup>th</sup> DAY OF September, 1998.  
ATTEST:  
William W. Elkin Jim Wilson  
CITY CLERK MAYOR

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, DO HEREBY CERTIFY THAT THIS PLAT OF WJP MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.  
William A. Mentock  
WILLIAM A. MENTOCK  
P.E. and L.S. No. 3864

SHERIDAN COUNTY PLANNING COMMISSION  
CERTIFICATE OF APPROVAL  
APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 8<sup>th</sup> DAY OF May, 1998.  
ATTEST:  
Paul Willop Jay O. Stuhl  
CLERK CHAIRMAN

BOARD OF COUNTY COMMISSIONERS  
CERTIFICATE OF APPROVAL  
PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 8<sup>th</sup> DAY OF September, 1998.  
ATTEST:  
Reena Barry Dwyer Kevin Dwyer  
COUNTY CLERK CHAIRMAN

CERTIFICATE OF COUNTY CLERK and RECORDER  
STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS  
I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 8:02 O'CLOCK A.M. ON October 7, 1998, AND RECORDED IN PLAT BOOK W ON PAGE 42.  
INSTRUMENT No. 298138 FEE 50.00  
Paul Willop Dale R. Rawlings  
COUNTY CLERK DEPUTY COUNTY CLERK

CERTIFICATE OF ENGINEER  
STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS  
I, THOMAS J. PILCH, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT SUBSURFACE CONDITIONS AT THIS SUBDIVISION CAN OFFER ADEQUATE AND SAFE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.  
Thomas J. Pilch  
THOMAS J. PILCH  
P.E. No. 6262

MENTOCK-WILLEY 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