

PLAT OF
SHOSTEN ADDITION MINOR NO. 1

BEING A VACATION AND SUBDIVISION OF LOT 7 BLOCK 1,

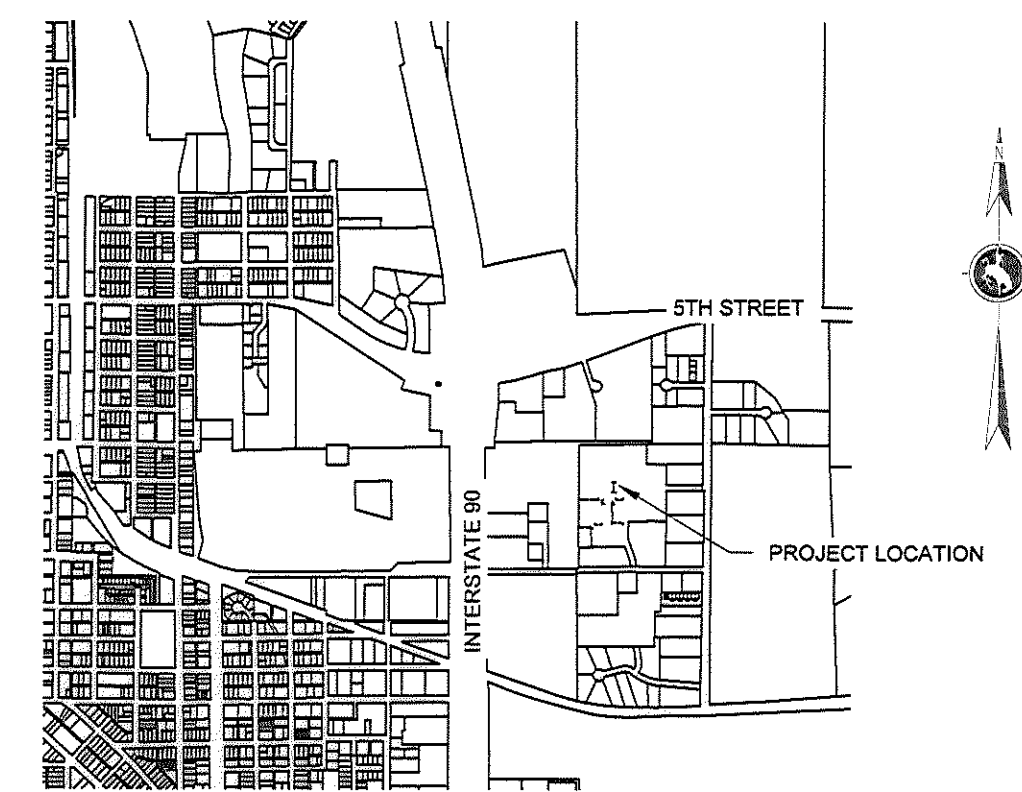
LOCATED IN THE SW1/4 NW1/4 OF SECTION 25,

TOWNSHIP 56 NORTH, RANGE 84 WEST,

OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

TOTAL AREA = 19.6 ACRES±

TOTAL NUMBER OF LOTS = 2



VICINITY MAP

1" = 2000'

CERTIFICATE OF DEDICATION

THAT THE FOREGOING PLAT DESIGNATED AS LOT 7 OF THE SHOSTEN ADDITION THAT LIES IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 56 N. R. 84 W. OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 25;

THENCE N. 00° 32' 43" W., 44.98 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF THE SAID SHOSTEN ADDITION; THENCE N. 00° 37' 59" W., 210.15 TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N. 00° 37' 59" W., 1,062.77 FEET; THENCE N. 89° 14' 01" E., 706.31 FEET; THENCE S. 00° 33' 57" W., 209.18 FEET; THENCE N. 89° 02' 40" E., 208.18 FEET; THENCE S. 00° 03' 39" W., 219.64 FEET; THENCE N. 89° 01' 45" E., 397.10 FEET; THENCE S. 00° 38' 33" W., 59.92 FEET; THENCE S. 89° 12' 42" W., 401.41 FEET; THENCE S. 01° 10' 18" E., 316.18 FEET; THENCE S. 89° 14' 08" W., 392.44 FEET; THENCE S. 02° 33' 21" W., 128.47 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 22° 33' 35", FOR AN ARC LENGTH OF 90.56 FEET, SAID CURVE HAVING A CHORD BEARING OF S. 08° 42' 58" E. AND A CHORD LENGTH OF 89.98 FEET; THENCE S. 19° 52' 24" E., 147.37 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00 FEET AND A CENTRAL ANGLE OF 17° 00' 38", FOR AN ARC LENGTH OF 115.79 FEET, SAID CURVE HAVING A CHORD BEARING OF S. 11° 29' 20" E. AND A CHORD LENGTH OF 115.36 FEET; THENCE S. 89° 12' 46" W., 60.05 FEET; THENCE TO THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 16° 36' 32", FOR AN ARC LENGTH OF 95.66 FEET, SAID CURVE HAVING A CHORD BEARING OF N. 11° 42' 14" W. AND A CHORD LENGTH OF 95.33 FEET; THENCE N. 20° 00' 15" W., 124.49 FEET; THENCE S. 89° 05' 26" W., 468.77 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 19.612 ACRES, MORE OR LESS.

IN TESTIMONY WHEREOF:

THE ABOVE OR FOREGOING SUBDIVISION SHOSTEN ADDITION MINOR NO. 1 AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS, CONTAINING 19.6 ACRES MORE OR LESS, HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS SHOSTEN ADDITION MINOR NO. 1, AND DO HEREBY 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 16 DAY OF Jan, 2018 BY:

Tim Goss
THREE T ENTERPRISES, LLC.

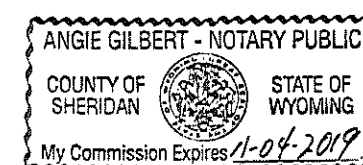
STATE OF WYOMING
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

Tim Goss, THIS 16 DAY OF Jan, 2018

WITNESS MY HAND AND OFFICIAL.

Angie Gilbert
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-01-2019



THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 17 DAY OF Jan, 2018

First Federal Bank & Trust
FIRST FEDERAL BANK & TRUST

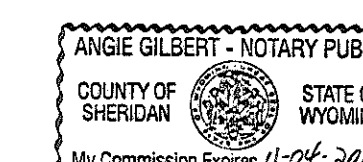
STATE OF WYOMING
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

DS Narasimhan, THIS 17 DAY OF Jan, 2018

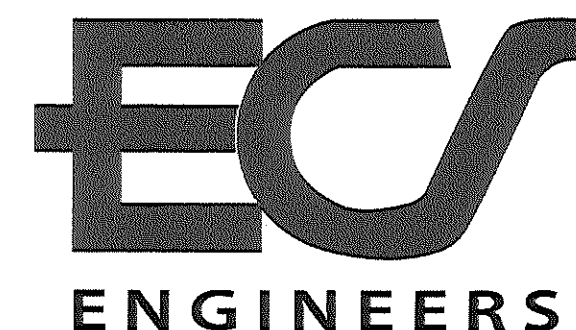
WITNESS MY HAND AND OFFICIAL.

Angie Gilbert
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-01-2019



NOTES

- THIS MINOR SUBDIVISION WILL REQUIRE NO EXTENSION OF PUBLIC INFRASTRUCTURE.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS IS REQUIRED, ALL ACCESS ROADWAYS WILL BE MAINTAINED BY PRIVATE PARTIES.
- ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
- "THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE."
- 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.
- STEEP SLOPES - PORTIONS OF THIS SUBDIVISION MAY CONTAIN NATURAL SLOPES 20% OR GREATER, BUILDING OR DEVELOPING UPON SUCH SLOPES MAY BE RESTRICTED BY THE RULES AND REGULATIONS GOVERNING ZONING IN SHERIDAN COUNTY, WYOMING.



Environmental & Civil Solutions, LLC
371 Coffeen Ave.
Sheridan, WY 82801
Phone: 307.675.1919

www.ecsengineers.net

Project: 170025

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOT 7 OF THE SHOSTEN ADDITION FILING AS INDEXED AND FILED, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK IN DRAWER S, PLAT NUMBER 93. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

COUNTY CLERK

STATE OF WYOMING
COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 10:45 O'CLOCK THIS 12 DAY OF March, 2018, AND RECORDED IN PLAT BOOK 5 ON PAGE 165.
Eda & Chuck Thompson
COUNTY CLERK

**SHERIDAN COUNTY BOARD OF COMMISSIONERS
CERTIFICATE OF APPROVAL**

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 19th DAY OF December, 2017.

ATTEST:
Eda & Chuck Thompson
COUNTY CLERK

Mike Nield
CHAIRMAN

PLANNING & ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS 2nd DAY OF November, 2017.

ATTEST:
Ben L. M.
CLERK

Ben L. M.
CHAIRMAN

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

THE FOREGOING MINOR SUBDIVISION WAS COMPLETED IN ACCORDANCE WITH CITY OF SHERIDAN CODE, APPENDIX B SECTION 306, AND IS CERTIFIED TO BE EFFECTIVE AS OF THE 10th DAY OF January, 2017.

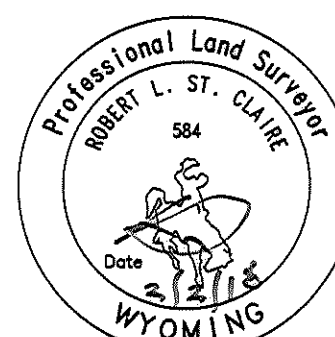
Roger Smith
MAYOR

Attest: Deputy Clerk

CERTIFICATE OF SURVEYOR

I, ROBERT L. ST. CLAIRE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING AND THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF SHOSTEN ADDITION MINOR NO. 1, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSION OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION.

REGISTERED LAND SURVEYOR
RLS NO. 584



SURVEYOR:
FIELD: CLIFFORD SHARP
REVIEW: ROBERT L. ST. CLAIRE, P.L.S.

DATE DRAWN:
09.12.2017

LEGEND

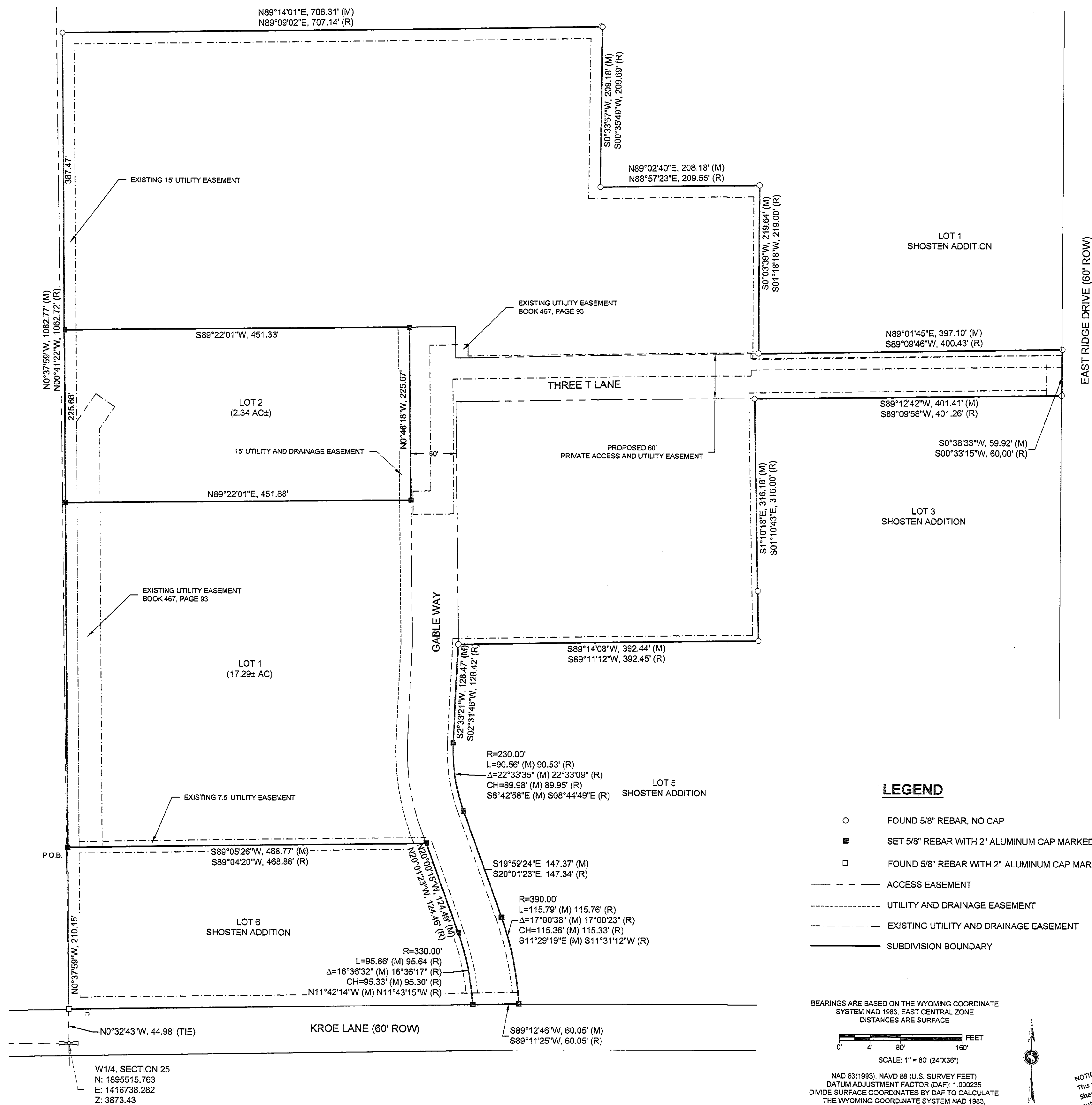
- FOUND 5/8" REBAR, NO CAP
- SET 5/8" REBAR WITH 2" ALUMINUM CAP MARKED PLS 584
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP MARKED PLS 6812
- ACCESS EASEMENT
- UTILITY AND DRAINAGE EASEMENT
- - - - - EXISTING UTILITY AND DRAINAGE EASEMENT
- ===== SUBDIVISION BOUNDARY

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE. DISTANCES ARE SURFACE.

SCALE: 1" = 80' (24"x36")

NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

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.



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