



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, measurements, or representations may have occurred since the original plat was recorded.

- LEGEND:**
- SET 2" ALUMINUM CAP PER PLS 6812
 - FOUND 3/8" REBAR - SET 2" ALUMINUM CAP PER PLS 6812
 - FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
 - ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
 - FOUND 2" ALUMINUM CAP PER PLS 12699
 - ◇ FOUND 2-1/2" ALUMINUM CAP PER PLS 12374
 - ◊ FOUND 1-1/2" ALUMINUM CAP PER PLS 3159
 - FOUND 3/8" OR 5/8" REBAR
 - CALCULATED: NOTHING FOUND/NOTHING SET
 - WC WITNESS CORNER
 - (R) RECORD
 - (*) CENTER OF THE CHANNEL (SURVEYED JULY, 2021)
 - BOUNDARY LINE
 - - - TRACT OR LOT LINE
 - - - VACATED LINE (SEE NOTE: 4)
 - - - SECTION LINE
 - - - COUNTY ROAD RIGHT-OF-WAY LINE
 - - - APPROXIMATE EDGE OF LITTLE GOOSE CREEK
 - - - FEMA FLOODWAY & ZONE - AE
 - - - EDGE OF DRIVEWAY
 - - - FENCE LINE (SURVEYED JUNE, 2021)

- NOTES:**
- TITLE COMMITMENT DATED: JULY 8, 2012, NUMBER 57510 WAS PROVIDED BY WILCOX ABSTRACT & TITLE COMPANY FOR THIS PROJECT. DEEDS AND EASEMENTS OF RECORD WERE ALSO PROVIDED BY WILCOX ABSTRACT & TITLE COMPANY.
 - PRESTFELDT SURVEYING LLC, DID A PRELIMINARY SEARCH FOR DEEDS AND EASEMENTS OF RECORD AT THE SHERIDAN COUNTY COURT HOUSE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE OR POLICY OF TITLE INSURANCE BY PRESTFELDT SURVEYING LLC, AND DOES NOT GUARANTEE THAT ALL EASEMENTS OF RECORD ARE SHOWN ON THIS DRAWING.
 - "FLOODWAY AREA IN ZONE AE", AND THE AREA OF "ZONE AE" DESIGNATED AS SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE OF FLOODING (100-YEAR FLOOD): SEE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 56033C1127E PANEL NUMBER 1127 OF 1625, EFFECTIVE DATE: JANUARY 16, 2014 FOR ADDITIONAL INFORMATION.
 - THE WEST LINE OF LOT 2, JCM SUBDIVISION AS MONUMENTED WAS IN ERROR. MONUMENTS WERE ESTABLISHED BY PLS 3864 WEST OF THE SECTION LINE INTO WELTON SUBDIVISION. LOT 2, JCM SUBDIVISION HAS BEEN VACATED AND REPLATTED AS WOODLAND CREEK ESTATES II, BEING A RE-SUBDIVISION OF WOODLAND CREEK ESTATES. THERE IS NO FORCE, EFFECT OR ENCUMBRANCE ON WELTON SUBDIVISION BY LOT 2, JCM SUBDIVISION. SEE WOODLAND CREEK ESTATES, NOTE NUMBER 2.
 - A 5/8" REBAR (±10 FEET) SOUTH OF THE SOUTHEAST CORNER OF TRACT 1 (N1/64 CORNER) WAS SHOWN AS BEING NOT ACCEPTED BY PLS 12699 ON RECORD OF SURVEY: RECORDED IN DRAWER "A", PLAT NUMBER "478". I CONCUR WITH HIS FINDINGS THAT THIS MONUMENT IS NOT AN ORIGINAL CORNER AND WAS NOT ESTABLISHED USING PROPER PROCEDURES. THE MONUMENTS POSITION WAS REJECTED AS IT DID NOT PROPERLY TAKE INTO ACCOUNT THE NORTH - SOUTH DISTANCE SHORTAGE ALONG THE EAST LINE OF WELTON SUBDIVISION.
 - A ONE-HUNDRED (100) FOOT WITNESS CORNER ESTABLISHED BY PLS 12699 AS SHOWN ON RECORD OF SURVEY: RECORDED IN DRAWER "A", PLAT NUMBER "478" WAS NOT ACCEPTED. A 3/8" REBAR APPROXIMATELY 8" LONG (TYPICAL FOR WELTON SUBDIVISION) BEING AN ORIGINAL MONUMENT AT THE NORTHWEST CORNER OF TRACT 5 WAS RECOVERED AND ACCEPTED. A STRAIGHT LINE WAS RUN BETWEEN THE NORTHWEST CORNER OF TRACT 5 AND THE NORTHEAST CORNER OF TRACT 2. "PLS 12699 ACKNOWLEDGED" THAT THE WITNESS CORNER WAS ESTABLISHED IN ERROR AND ALLOW FOR ITS REMOVAL ON JULY 12, 2021.
 - THE EXISTING FENCE LINE ALONG THE SOUTH LINE OF TRACT 2 IS APPROXIMATELY TWENTY-TWO FEET NORTH OF THE SOUTH LINE OF SAID TRACT 2, WELTON SUBDIVISION.
 - AN EXISTING DRIVEWAY FOR TRACT 3 IS ENCUMBERING A PORTION OF LAND SITUATED IN THE SOUTHWEST CORNER OF TRACT 2, WELTON SUBDIVISION.
 - THE ACREAGE FOR LAND DESCRIBED IN DOCUMENT NUMBER 2021-769433 AND DOCUMENT NUMBER 2016-731164, BOOK 563, PAGE 500 (TRACT 1, WELTON SUBDIVISION) WILL VARY DUE TO THE LOCATION OF THE CENTER OF THE CHANNEL OF LITTLE GOOSE CREEK. THE CENTER OF THE CHANNEL OF LITTLE GOOSE CREEK IS THE DIVISION LINE BETWEEN "DOCUMENT NUMBER 2021-769433" AND "DOCUMENT NUMBER 2016-73116, BOOK 563, PAGE 500".
 - THE CENTER OF THE CHANNEL OF LITTLE GOOSE CREEK AS SHOWN ON RECORD OF SURVEY: RECORDED IN DRAWER "A", PLAT NUMBER "478" WAS VERIFIED DURING THIS SURVEY. A PORTION OF THE CENTER OF THE CHANNEL OF LITTLE GOOSE CREEK HAS CHANGED SLIGHTLY AS SHOWN ON THIS RECORD OF SURVEY (**).
 - WELTON SUBDIVISION AS DESCRIBED IN THE CERTIFICATE OF DEDICATION; ROADS, DITCHES AND LATERALS SHOWN ON SAID PLAT ARE HEREBY DEDICATED FOR THE USE OF THE OWNERS OF SAID LANDS.

EASEMENTS OF RECORD			
RECORDS ON FILE AT THE SHERIDAN COUNTY COURTHOUSE			
(SEE NOTES: 1 & 2)			
INDEX NUMBER	WIDTH & TYPE	BOOK	PAGE
1	EASEMENTS, TERMS & CONDITIONS (SUBDIVISION PLAT) (SEE NOTE: 1)	2	42
2	COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS (EXCEPT TRACT 1)	102	379
3	SHERIDAN AREA WATER SUPPLY JOINT POWERS BOARD LICENSE AGREEMENT, WATER PIPELINE WITHIN WELTON LANE	360	264

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

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

Professional Land Surveyor
THOMAS D. TUCKER
6812
Date: July 16, 2021
WYOMING

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

CERTIFICATE OF RECORDER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 10:18 O'CLOCK A.M., THIS 2, DAY OF August, 2021, AND IS DULY RECORDED AS SURVEY A, NO. 634
FEE \$ 50.00

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2021-771206

BASILE - GONZALEZ
RECORD OF SURVEY
PART OF TRACT 1 & ALL OF TRACT 2, WELTON SUBDIVISION,
SHERIDAN COUNTY, WYOMING

CLIENT: JENNIFER BASILE & MARY GONZALEZ
8240 CORAL WAY
MIAMI, FL 33155

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

JN: 2021-047
DN: 2021-047-RS
TAB: ROS
PF: T2021-047
REVIEWED BY: JSP & CT
JULY 14, 2021

SURVEY A#634