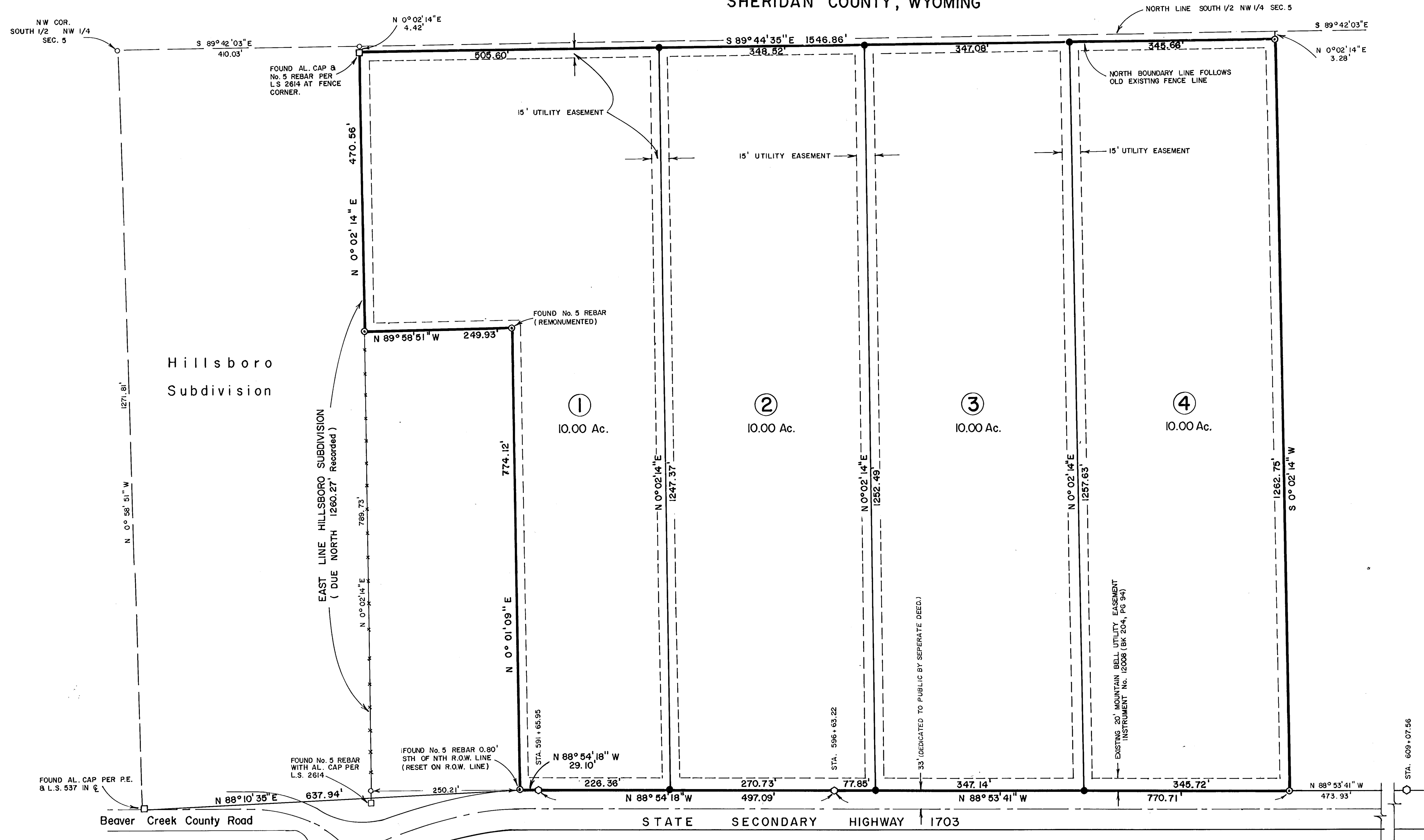


COLORADO MINOR SUBDIVISION

SECTION 5, T 54 N, R 84 W, 6 TH P.M.

SHERIDAN COUNTY, WYOMING



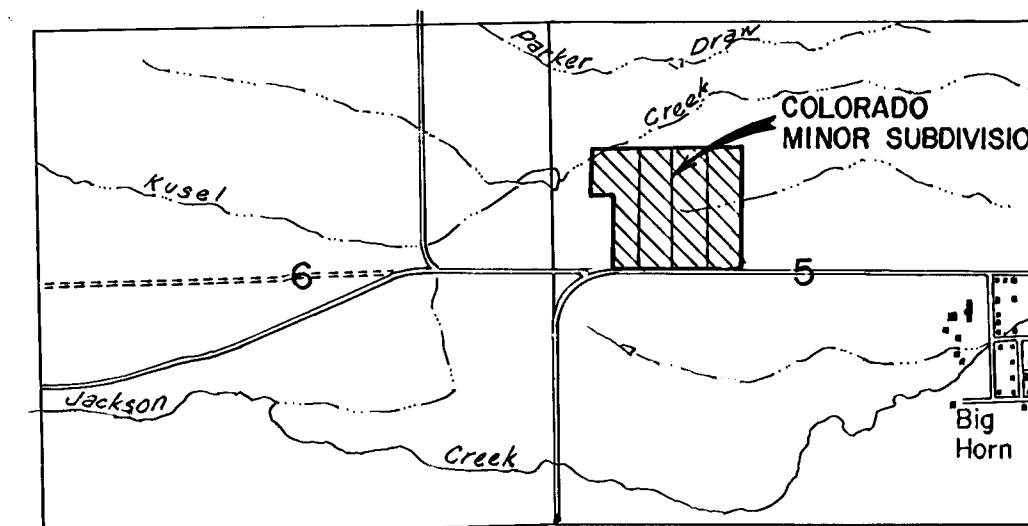
NOTES

1. Basis Of Bearing, Wyoming State Plane Per Wyoming Highway Department Monuments.
2. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. Wastewater Facilities Shall Comply With State And County Requirements. Permit To Be Obtained From Sheridan County Engineer.
3. NO PROPOSED DOMESTIC WATER SOURCE.
4. 15 FOOT EASEMENTS ON SIDE AND BACK LINES OF ALL LOTS ARE RESERVED FOR UTILITY PURPOSES. A 20 Foot Easement On the Front Lot Lines Is Dedicated To Mountain Bell And Is Reserved For Utility Purposes.
5. Approaches To State Highway 1703 From All Lots Are Provided By Permit From The Wyoming Highway Dept.
6. Soil Data Is Available In The Office Of The Sheridan County Engineer.
7. AT THE DATE OF PLATTING, NO TEST WELL WAS DRILLED. Adjoining property with existing wells show adequate water in the area.

SCALE: 1" = 100'

LEGEND

- CONCRETE R.O.W. MONUMENT PER WYOMING HIGHWAY DEPARTMENT.
- FOUND CORNER AS NOTED.
- ⊙ SET No. 5 REBAR AND ALUMINUM CAP IN CONCRETE.
- SET No. 5 REBAR AND PLASTIC CAP PER L.S. 2615.
- PRORATED CORNER, NOT SET.
- UTILITY EASEMENT



VICINITY MAP

SECTION 5 & 6
T 54 N, R 84 W
Sheridan Co., Wyo.
1" = 2000'

LEGAL DESCRIPTION

THIS IS A SUBDIVISION OF A PART OF THE SOUTH 1/2 NW 1/4 OF SECTION 5, T54N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE SECONDARY HIGHWAY 1703, SAID POINT BEING N 88°10'35"E A DISTANCE OF 637.94 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE N 0°01'09"E, 774.12 FEET TO A POINT, THENCE N 89°58'51"W, 249.93 FEET TO A POINT ON THE EAST LINE OF THE HILLSBORO SUBDIVISION, THENCE N 0°02'14"E, 470.56 FEET ALONG SAID EAST LINE TO A POINT BEING THE NORTHEAST CORNER OF SAID HILLSBORO SUBDIVISION; THENCE S 89°44'35"E, 1546.86 FEET ALONG A FENCELINE TO A POINT; THENCE S 0°02'14"W, 1282.75 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID SECONDARY HIGHWAY 1703; THENCE N 88°53'41"W, 770.71 FEET TO A CONC. RIGHT OF WAY MONUMENT (STA. 596+63.22); THENCE N 88°54'18"W, 497.09 FEET TO A CONC. RIGHT OF WAY MONUMENT (STA. 591+65.95); THENCE N 88°54'18"W, 29.10 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 40.00 ACRES MORE OR LESS.

DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A PART OF THE SOUTH 1/2 NW 1/4 OF SECTION 5, T54N, R84W, 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 40.00 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS COLORADO MINOR SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR 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 22 DAY OF December, 1982, BY:

OWNER: Michael G. Jurosek
OWNER: Donna Jurosek

STATE OF WYOMING } s.s.
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF December, 1982, BY Michael G. Jurosek & Donna Jurosek WITNESS MY HAND AND OFFICIAL SEAL.

Helen M. Babbie
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-18-86

My commission expires Sep. 18, 1986

SURVEYOR'S CERTIFICATE

I, RONALD W. PRESTFELDT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF COLORADO MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Ronald W. Prestfeldt
RONALD W. PRESTFELDT WYO. L.S. 2815

PLANNING COMMISSION APPROVAL

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 28th DAY OF December, 1982.

Ralph Porter SECRETARY
Robert White CHAIRMAN

COUNTY COMMISSIONER'S APPROVAL

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY THIS 28th DAY OF December, 1982.

Margaret Lewis CLERK OF THE BOARD
William J. Loya CHAIRMAN

RECORDER'S CERTIFICATE

STATE OF WYOMING } s.s.
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:15 P.M. O'CLOCK THIS 3rd DAY OF March, 1983 AND RECORDED IN PLAT BOOK NUMBER ON PAGE .

NO. 865102

Margaret Lewis
COUNTY CLERK

FEE 50.00

DEPUTY

