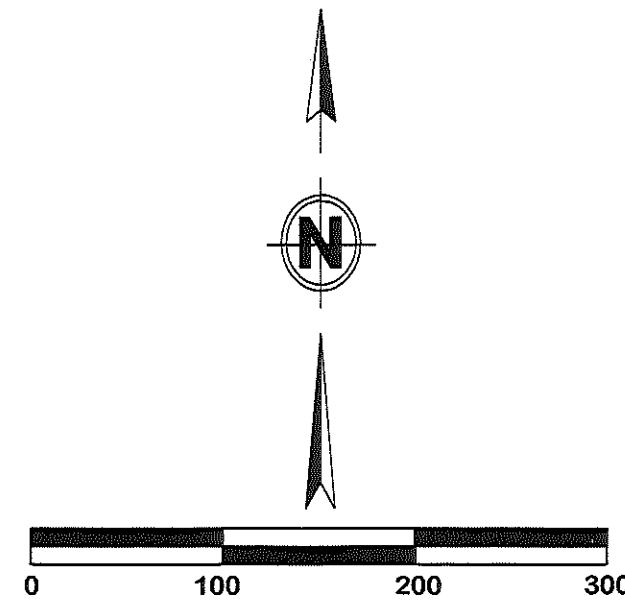


# DOUBLE R PARCEL DIVISION

## FINAL PLAT

A TRACT OF LAND  
LOCATED IN  
THE NE 1/4, SEC. 13, T 53 N, R 84 W  
OF THE 6TH PM  
SHERIDAN COUNTY, WY  
15.74 TOTAL ACRES  
2 LOTS TOTAL



BASIS OF BEARINGS  
WYOMING STATE PLANE, NAD 83  
(2011)(EPOCH:2010.000)  
SURFACE ADJUSTMENT FACTOR = 1.000288000  
DISTANCES SHOWN ARE SURFACE

### LEGEND

- FOUND BRASS CAP MONUMENT, LS 102
- FOUND AL CAP, LS 102
- FOUND AL CAP, LS 580
- FOUND AL CAP, PE/LS 3864
- FOUND PLASTIC CAP, LS 551
- FOUND WYDOT ROW MONUMENT
- SET 2" AL CAP ATOP #5 REBAR, PE/LS 4364
- SUBDIVISION BOUNDARY
- 70 FT. WIDE PRIVATE ACCESS EASEMENT  
AND PUBLIC UTILITY EASEMENT  
ACROSS LOT 1 TO LOT 2
- JOINT USE AREA FOR ACCESS TO  
LOT 1 AND LOT 2.

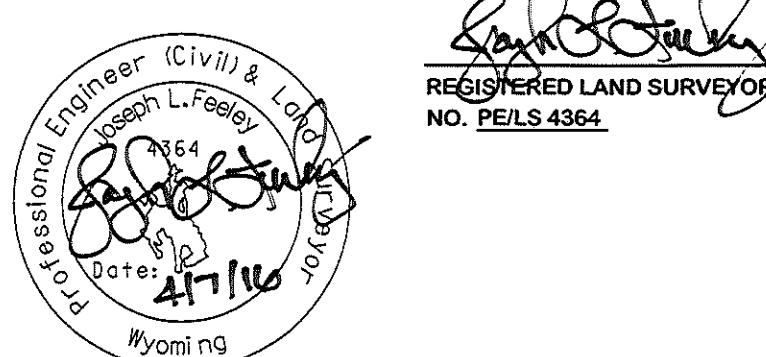
### NOTES

- NO PROPOSED CENTRAL WATER SUPPLY SYSTEM.
- NO PROPOSED CENTRALIZED SEWAGE SYSTEM.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
- 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 THE FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- 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.
- THE EXISTING HIGHWAY APPROACH WILL BE USED TO PROVIDE ACCESS FROM WYO 194 FOR BOTH LOTS 1 AND 2. JOINT USE AREA: LOT 1 IS LIMITED TO THE USE OF 40 FT. OF THE EXISTING ACCESS ROAD FROM THE HIGHWAY RIGHT-OF-WAY LINE SOUTH FOR ACCESS TO AND FROM LOT 1 AS SHOWN.
- ANY NEW OR ALTERED SEPTIC SYSTEM SHALL BE DESIGNED BY A WYOMING PROFESSIONAL ENGINEER.

### CERTIFICATE OF SURVEYOR

STATE OF WYOMING  
COUNTY OF SHERIDAN

I, JOSEPH L. FEELEY, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF DOUBLE R PARCEL DIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



### CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING PARCEL DIVISION BEING A TRACT OF LAND LOCATED IN THE NE 1/4, SECTION 13, T53N, R84W OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A "CAP LS 551", S00°57'10"E. A DISTANCE OF 78.37 FT. FROM THE NE CORNER OF SAID SECTION 13, SAID NE CORNER MONUMENTED WITH A 3.5" BRASS CAP PER "LS 102"; THENCE S00°24'57"E A DISTANCE OF 1188.17 FT. TO A "CAP LS 551"; THENCE S00°17'58"W A DISTANCE OF 201.86 FT. TO A "CAP PE/LS 3864"; THENCE S01°03'41"E A DISTANCE OF 337.97 FT. TO A "CAP LS 551"; THENCE N89°38'20"W A DISTANCE OF 525.48 FT. TO A "CAP LS 580"; THENCE N00°46'17"W A DISTANCE OF 466.03 FT. TO A "CAP LS 102"; THENCE N00°06'56"W A DISTANCE OF 137.88 FT. TO A "CAP LS 102"; THENCE N88°37'29"E A DISTANCE OF 139.81 FT. TO A "CAP PE/LS 4364"; THENCE N00°49'38"W A DISTANCE OF 742.27 FT. TO A "CAP LS 102"; SAID CAP LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WYO 194; THENCE ALONG SAID RIGHT-OF-WAY LINE N44°08'57"E A DISTANCE OF 87.24 FT. TO A "CAP LS 102"; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N44°20'00"E A DISTANCE OF 348.48 FT. TO A HIGHWAY RIGHT-OF-WAY MONUMENT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 342.00 FT., A CENTRAL ANGLE OF 17°48'30", AND A LENGTH OF 106.30 FT. (CHORD BEARS N53°16'08"E A DISTANCE OF 106.86) TO THE POINT OF BEGINNING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS, CONTAINING 15.74 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS DOUBLE R PARCEL DIVISION, AND DO HEREBY PRESERVE THE 70 FT. WIDE ACCESS EASEMENT AS A PRIVATE DRIVEWAY AS DESIGNATED ON THIS PLAT FOR THE BENEFIT OF EACH LOT OWNER AND THEIR PERMITTEES AS WELL AS FOR NECESSARY EMERGENCY SERVICES; 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 8 DAY OF APRIL, 2016 BY:

*Richard Lemm*  
RICHARD LEMM  
*Robin Lemm*  
ROBIN LEMM

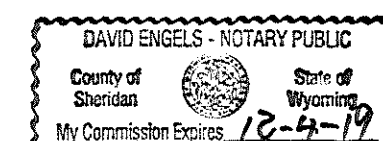
STATE OF WYOMING }  
COUNTY OF SHERIDAN } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF April, 2016, BY RICHARD LEMM AND ROBIN LEMM.

WITNESS MY HAND AND OFFICIAL SEAL

*David Engel*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-4-19



### CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 5<sup>th</sup> DAY OF April, 2016.

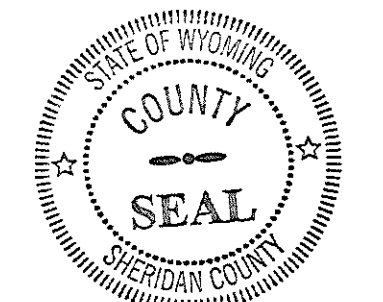
ATTEST:  
*Edna Frank Thompson* *Bob Robison*  
COUNTY CLERK CHAIRMAN

### CERTIFICATE OF RECORDER

STATE OF WYOMING }  
COUNTY OF SHERIDAN } ss

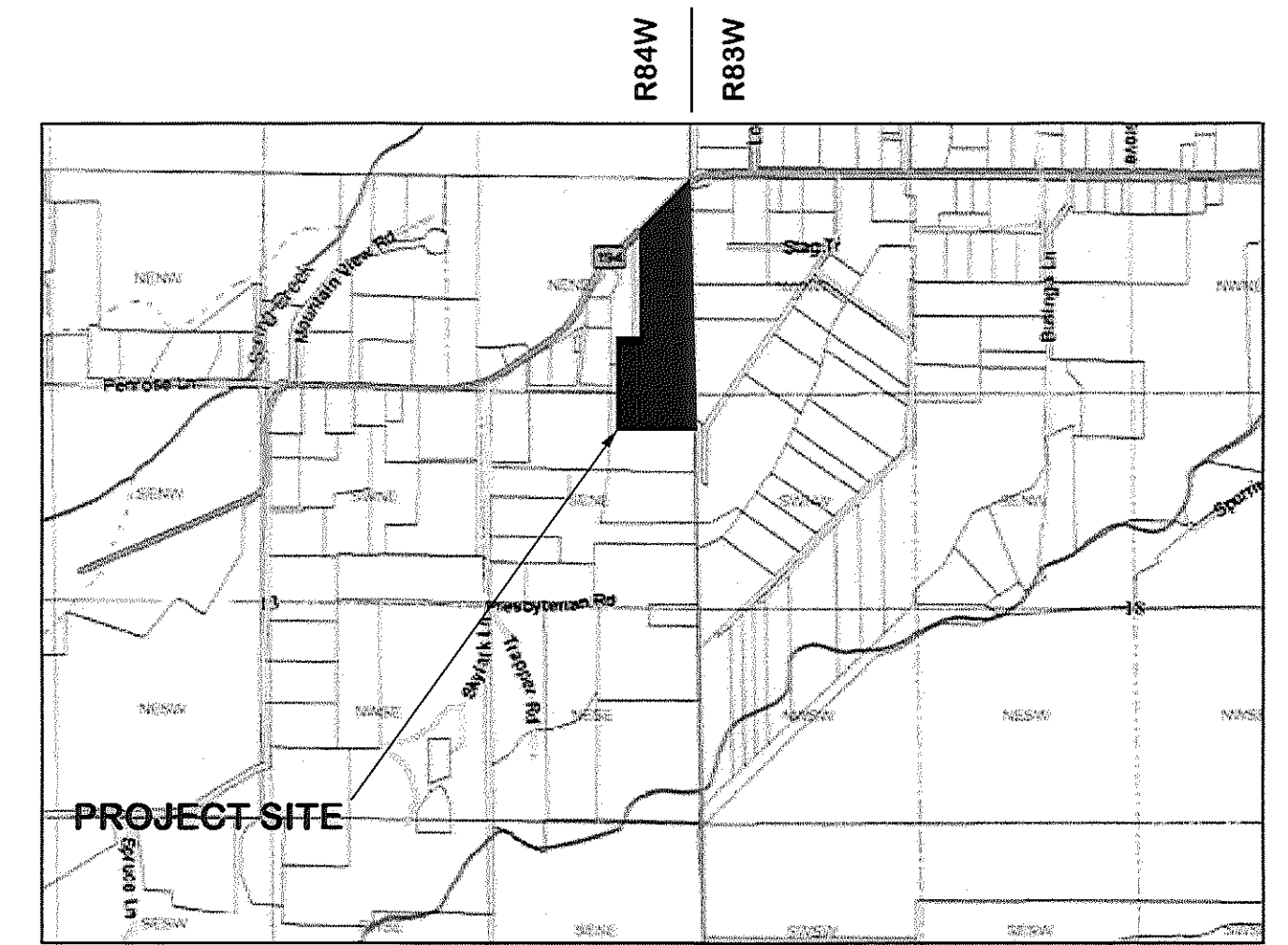
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:37 O'CLOCK PM THIS 20<sup>th</sup> DAY OF April, 2016 AND RECORDED IN PLAT BOOK D ON PAGE 25.

*Kimberly Hein* chief deputy  
COUNTY CLERK



### VICINITY MAP

NOT TO SCALE



SEE ENCROACHMENT AND USE AGREEMENT FOR POND (AKA "HALDAMAN'S HOLE"), PORTIONS OF WHICH FALL ON LOT 1. BK 396 PG 120

214 FISH HATCHERY ROAD  
JOINT HIGHWAY  
ACCESS/APPROACH  
SEE NOTE 7

N44°08'57"E  
87.24'

40.00'

109.88'

732.88'

386.83'

742.27'

N00°49'38"W

381.44'

466.03'

N00°06'56"W

137.88'

N88°37'29"E

139.81'

N89°38'20"W

525.48'

801°03'41"E

337.97'

S00°17'58"W

201.86'

S00°24'57"E

1188.17'

78.37'

S00°57'10"E

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