

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N44°41'17"E	18.76'
L-2	N52°40'40"E	68.14'
L-3	N64°16'36"E	29.47'
L-4	N84°40'21"E	37.03'
L-5	S88°05'57"E	68.79'
L-6	N88°55'59"E	146.43'
L-7	S82°25'32"E	58.00'
L-8	S79°07'03"E	95.19'
L-9	N45°50'36"E	46.30'
L-10	N82°43'59"E	85.70'
L-11	N15°24'35"W	44.61'
L-12	N04°18'15"W	46.21'
L-13	N10°22'43"E	35.30'
L-14	N18°35'17"E	39.15'
L-15	N24°20'58"E	40.90'
L-16	N28°59'35"E	19.51'
L-17	N62°59'34"E	60.89'
L-18	N00°05'33"E	15.43'
L-19	N76°15'33"W	140.68'

LINE TABLE		
LINE	BEARING	LENGTH
L-18	S68°06'17"W	77.25'
L-19	S81°26'51"W	16.65'
L-20	N87°45'42"E	25.61'
L-21	N76°22'03"W	39.13'
L-22	N33°16'12"W	181.17'
L-23	N12°24'35"W	44.61'
L-24	N04°18'15"W	46.21'
L-25	N10°22'43"E	35.30'
L-26	N18°35'17"E	39.15'
L-27	N24°20'58"E	40.90'
L-28	N28°59'35"E	19.51'
L-29	N62°59'34"E	60.89'
L-30	N00°05'33"E	15.43'
L-31	N76°15'33"W	140.68'

LINE TABLE		
LINE	BEARING	LENGTH
L-29	N87°17'27"E	82.14'
L-30	N53°56'05"E	26.49'
L-31	S75°44'28"E	31.66'

LINE TABLE		
LINE	BEARING	LENGTH
L-34	S09°07'20"E	19.40'
L-35	S20°51'19"W	65.46'
L-36	S04°55'51"W	30.39'
L-37	S20°29'46"E	61.40'
L-38	S07°52'40"E	119.61'
L-39	S09°20'26"W	53.50'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C-1	1185.90'	01°14'15"	32.51'	S82°58'27"W
C-2	2904.80'	02°52'53"	152.00'	S80°31'41"W
C-3	1185.90'	08°23'51"	133.10'	S88°58'30"W

WAGON BOX MINOR SUBDIVISION

SITUATED IN LOT 2 (SW1/4NW1/4), LOT 3 (NW1/4SW1/4) AND THE NE1/4SW1/4 OF SECTION 7, T53N, R83W, 6TH P.M., SHERIDAN COUNTY, WYOMING

2 LOTS CONTAINING ±17.70 ACRES

LEGEND

- SET 3&1/4" ALUMINUM CAP PER LS 2615
- NOTHING FOUND/NOTHING SET
- FOUND CONCRETE WYOMING HIGHWAY DEPT. RIGHT OF WAY MONUMENT
- SET 1&1/2" ALUMINUM CAP PER LS 2615
- WITNESS CORNER
- SECTION LINE
- INTERIOR SECTION LINE
- EXTERIOR BOUNDARY OF WAGON BOX MINOR SUBDIVISION LINE
- CENTERLINE AS DESCRIBED IN BK 381, PG 92 & BK 381, PG 84
- CENTERLINE OF ACCESS EASEMENT DESCRIBED IN BK 381, PG 92 AND BK 416, PG 441
- CENTERLINE OF ACCESS EASEMENT & BRIDAL PATH BK 416, PG 441
- RIGHT OF WAY LINE FOR ACCESS AND UTILITY EASEMENTS
- CENTERLINE SPRING CREEK(DIGITIZED)
- DIGITIZED LIMITS OF FLOOD PLAIN AS DESIGNATED BY H.U.D. ON COMMUNITY-PANEL NO. 5600470026B
- LOT LINE OF WAGON BOX MINOR SUBDIVISION
- ADJOINER PROPERTY/LOT LINE

NOTES:

- "NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM"
- "NO PROPOSED DOMESTIC WATER SOURCE"
- "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."
- ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION 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.
- ALL SEPTIC SYSTEMS WITHIN THE SUBDIVISION SHALL BE DESIGNED BY AN ENGINEER LICENSED TO PRACTICE IN THE STATE OF WYOMING.

RESERVATION OF EASEMENT

OWNER HEREBY RESERVES AN EASEMENT FOR INGRESS AND EGRESS AND FOR INSTALLATION OF UTILITIES ACROSS RIDGECREST DRIVE AND ALSO ACROSS THE ROAD FROM RIDGECREST DRIVE TO THE NORTH EDGE OF THE PROPERTY FOR THE BENEFIT OF OTHER PROPERTY OWNED BY THE OWNER. THE ROAD FROM RIDGECREST DRIVE TO THE NORTH EDGE OF THE PROPERTY AND THE PROPERTY WHICH IS TO BENEFIT FROM THE EASEMENT IS DESCRIBED IN AN EASEMENT WHICH WAS RECORDED IN THE OFFICE OF THE SHERIDAN COUNTY CLERK AND RECORDER ON JULY 18TH, 2000, IN BOOK 416 OF DEEDS AT PAGE 441.

CERTIFICATE OF ENGINEER

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

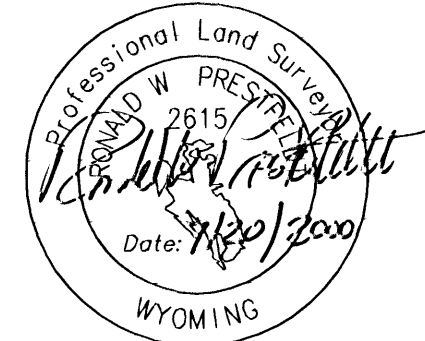
I, THOMAS PILCH, DO HEREBY CERTIFY INDIVIDUAL SEWAGE DISPOSAL SYSTEMS WILL BE ADEQUATE FOR THE WAGON BOX MINOR SUBDIVISION, SHERIDAN COUNTY, WYOMING, PROVIDED THE PROVISIONS OF THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), WATER QUALITY RULES AND REGULATIONS, CHAPTER II, AND THE SHERIDAN COUNTY SUBDIVISION RESOLUTION ARE MET. IN PARTICULAR, THE SEPARATION BETWEEN SEASONALLY HIGH GROUND WATER AND THE LOWEST PORTION OF THE LEACH FIELD BED MUST BE ADDRESSED. PERCOLATION TESTS IN ACCORDANCE WITH CHAPTER 3, SECTION 4, PARA. A. OF THE SHERIDAN COUNTY SUBDIVISION RESOLUTION SHALL BE CONDUCTED.



SURVEYOR'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

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



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

CERTIFICATE OF OWNER

THE ABOVE OR FOREGOING SUBDIVISION, A TRACT OF LAND SITUATED IN LOT 2 (SW1/4NW1/4), LOT 3 (NW1/4SW1/4), AND THE NE1/4SW1/4 OF SECTION 7, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7; THENCE S55°19'27"E, 993.29 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 340 (NORTH PINEY ROAD) AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 380 OF DEEDS, PAGE 466; THENCE N80°07'56"W, 177.29 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 380 OF DEEDS, PAGE 466 TO A POINT; THENCE N12°30'32"W, 259.57 FEET ALONG SAID EAST LINE TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 399 OF DEEDS, PAGE 57; THENCE N12°25'33"W, 144.73 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 399 OF DEEDS, PAGE 57 TO A POINT; THENCE N12°42'42"W, 119.73 FEET ALONG SAID EAST LINE TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 288 OF DEEDS, PAGE 190; THENCE N26°49'27"W, 249.88 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 288 OF DEEDS, PAGE 190 TO A POINT, SAID POINT LYING ON THE CENTERLINE OF NORTH PINEY CREEK; THENCE N24°45'58"E, 87.70 FEET ALONG SAID CENTERLINE OF NORTH PINEY CREEK TO A POINT; THENCE N80°08'02"E, 190.50 FEET ALONG SAID CENTERLINE OF NORTH PINEY CREEK TO A POINT; THENCE S87°49'02"E, 112.79 FEET ALONG SAID CENTERLINE OF NORTH PINEY CREEK TO A POINT; THENCE N79°35'43"E, 149.07 FEET ALONG SAID CENTERLINE OF NORTH PINEY CREEK TO A POINT; THENCE N47°20'27"E, 139.08 FEET ALONG SAID CENTERLINE OF NORTH PINEY CREEK TO A POINT; THENCE N72°18'48"E, 57.04 FEET ALONG SAID CENTERLINE OF NORTH PINEY CREEK TO A POINT; THENCE N87°55'24"E, 193.36 FEET ALONG SAID CENTERLINE OF NORTH PINEY CREEK TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 381 OF DEEDS, PAGE 83; THENCE S01°14'49"E, 587.81 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 381 OF DEEDS, PAGE 83 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 381 OF DEEDS, PAGE 180; THENCE S89°08'10"E, 140.80 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 381 OF DEEDS, PAGE 180 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 381 OF DEEDS, PAGE 180 AND LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 378 OF DEEDS, PAGE 468; THENCE S00°11'20"E, 456.90 FEET ALONG SAID WEST LINE DESCRIBED IN BOOK 378 OF DEEDS, PAGE 468 TO A POINT, SAID POINT LYING ON SAID NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 340 (NORTH PINEY ROAD); THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 1185.90 FEET, A CENTRAL ANGLE OF 01°34'15", AN ARC LENGTH OF 32.51 FEET, A CHORD BEARING OF S82°58'27"W, AND A CHORD LENGTH OF 32.51 FEET TO A POINT; THENCE S81°59'43"W, 288.07 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 340 (NORTH PINEY ROAD) TO A POINT; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 2904.80 FEET, A CENTRAL ANGLE OF 02°59'53", AN ARC LENGTH OF 152.00 FEET, A CHORD BEARING OF S80°31'41"W, AND A CHORD LENGTH OF 151.98 FEET TO A POINT; THENCE S79°06'20"W, 120.00 FEET TO THE POINT OF BEGINNING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 17.70 ACRES OF LAND, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS THE WAGON BOX MINOR SUBDIVISION; AND DO HEREBY ACKNOWLEDGE THAT THE RIGHT OF WAY AND ACCESS EASEMENTS AS SHOWN ON THIS PLAT SHALL REMAIN PRIVATE AND SHERIDAN COUNTY SHALL BE UNDER NO OBLIGATION TO REPAIR, MAINTAIN, OR ACCEPT ANY DEDICATION OF SUCH ROADS FOR PUBLIC USE; 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 20 DAY OF July, 2000.

BY: *Charles G. Neelley*
CHARLES G. NEELLEY, OWNER

STATE OF WYOMING ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July, 2000, BY CHARLES G. NEELLEY. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES Feb 18, 2004

David E. Horney
NOTARY PUBLIC

NOTE: AFFIDAVIT OF RATIFICATION AND DEDICATION FOR APPROVAL OF THE WAGON BOX MINOR SUBDIVISION BY WAGON BOX INN, INC., A WYOMING CORPORATION HAVING TITLED INTEREST OR LIEN UPON THE LAND IS FILED AT THE SHERIDAN COUNTY COURTHOUSE.

CERTIFICATES OF APPROVAL

APPROVED BY THE COUNTY OF SHERIDAN PLANNING COMMISSION THIS 9th DAY OF June, 2000.

ATTEST:
Nileen Sherman CLERK
Jay C Stender CHAIRMAN

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY THIS 5th DAY OF July, 2000.

ATTEST:
Robert L. Bixby CLERK OF THE BOARD
Charles G. Neelley CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING ss
COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 1:30 O'CLOCK THIS 2 DAY OF August, 2000, AND FILED IN DRAWER W, PLAT NO. 43.

INSTRUMENT NO. 353308 FEE \$ 50.00

Audrey Keltner COUNTY CLERK
Dale R. Rawls DEPUTY COUNTY CLERK

FINAL PLAT

WAGON BOX MINOR SUBDIVISION

SITUATED IN LOT 2 (SW1/4NW1/4), LOT 3 (NW1/4SW1/4) AND THE NE1/4SW1/4 OF SECTION 7, T53N, R83W, 6TH P.M., SHERIDAN COUNTY, WYOMING

SUB DIVIDER: CHARLES G. NEELLEY
25 RIDGECREST DRIVE
STORY, WY 82842

R. Prestfeldt
RESTFELDT SURVEYING
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 874-5000

JN:98072
DF:98/98072P
JULY 20, 2000

