

FINAL PLAT OF  
**C5 SUBDIVISION**

LOCATED WITHIN THE (W $\frac{1}{2}$  SW $\frac{1}{4}$ ) SECTION 32,  
TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING  
NUMBER OF LOTS: 2  
TOTAL AREA: 10.09 ACRES



LOCATION MAP OF  
SECTION 32, T56N, R84W  
(NO TRUE SCALE)

**LEGEND**

- ⊕ 1.5" AC-SET LS14250
- ⊕ 2" AC-PELS3864 UNLESS NOTED OTHERWISE
- ⊕ 2" AC-LS529
- CALCULATED CORNER
- AC ALUMINIUM CAP
- BC BRASS CAP
- WC WITNESS CORNER
- EASEMENT
- TRACT / PROPERTY LINE
- DEEDED BOUNDARY LINE
- BIG GOOSE ROAD 100' RIGHT-OF-WAY
- 100 YEAR FLOOD PLAIN

**CERTIFICATE OF DEDICATION**

THE ABOVE OR FOREGOING SUBDIVISION, A TRACT OF LAND LOCATED WITHIN THE W $\frac{1}{2}$  , OF THE SOUTHWEST  $\frac{1}{4}$  SECTION 32, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING MORE PERTICULARY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHWEST CORNER OF SECTION 32, THENCE S 09°52'08"E, 3626.325 FEET, TO A POINT LYING ON THE SOUTH LINE OF HIGHWAY 331 RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 60°14'33"E 312.66 FEET, ALONG SAID RIGHT-OF-WAY TO THE NORTHEAST CORNER OF LOT C, GUY WOODS SUBDIVISION; THENCE S 04°01'55"E, 1555.45 FEET, ALONG THE EAST LINE OF SAID LOT C; THENCE S 59°58'40"W, 315.235 FEET, ALONG THE SOUTH LINE OF SAID LOT C; THENCE N 03°58'12"W, 1557.88 FEET ALONG THE WEST LINE OF SAID LOT C; TO THE POINT OF BEGINNING.

SUBJECT TRACT CONTAINS 10.09 ACRES MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS; CONTAINING 10.09 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS C5 SUBDIVISION; 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 4th DAY OF FEBRUARY, 2020.

CHRISTOPHER J. CROW  
VICE PRESIDENT, MC2 ENGINEERING  
& CONSTRUCTION, P.C.

MEGAN L. CROW  
PRESIDENT, MC2 ENGINEERING &  
CONSTRUCTION, P.C.

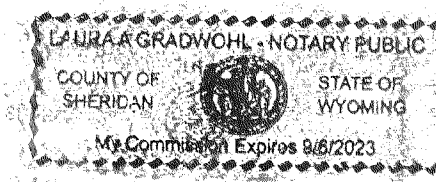
FIRST INTERSTATE BANK

STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHRISTOPHER J. CROW AND MEGAN L. CROW THIS 4th DAY OF February, 2020.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 9-6-2023

Laura A. Gradwohl  
NOTARY PUBLIC

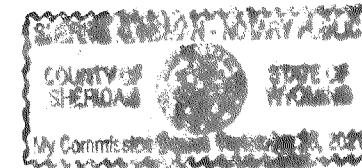


STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY FIRST INTERSTATE BANK BEFORE ME THIS 4th DAY OF Feb, 2020.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 9-26-2021

NOTARY PUBLIC



**CERTIFICATE OF ACTION**

SHERIDAN COUNTY PLANNING AND ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION THIS 9th DAY OF January, 2020.

CLERK

CHAIRMAN

**CERTIFICATE OF APPROVAL**

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 4th DAY OF February, 2020.

COUNTY CLERK

CHAIRMAN

CITY OF SHERIDAN COUNCIL

APPROVED BY THE CITY OF SHERIDAN COUNCIL OF SHERIDAN THIS 20th DAY OF January, 2020.

CITY CLERK

MAYOR

**CERTIFICATE OF RECORDER**

STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 10:34 O'CLOCK THIS 7th DAY OF February, 2020. AND IS DULY RECORDED IN PLAT BOOK C ON PAGE 48.

Kimberly Hein chief deputy  
COUNTY CLERK

2020-755729  
STAMP RECEIVING NUMBER

**NOTES**

1. NO PROPOSED CENTRALIZED SEWAGE SYSTEM

2. DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH SAWS/JPB

NO PUBLIC MAINTENANCE OF STREETS, ROADS OR STORM WATER STRUCTURES.

3. 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.

4. A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEERS OFFICE IN CHEYENNE, WYOMING.

5. 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.

6. WHEN PUBLIC SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL CONNECT TO SAID SYSTEM.

7. C5 SUBDIVISION IS LOCATED IN CLOSE PROXIMITY TO THE SHERIDAN COUNTY AIRPORT AND NO OWNER OF ANY TRACT NOR HIS SUCCESSORS OR ASSIGNS SHALL HAVE A CAUSE OF ACTION AGAINST DECLARANT OR COUNTRY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCE WHICH MAY RESULT FROM LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER SAID SUBDIVISION.

8. NO PRIVATE WELLS CAN BE DRILLED AND PRODUCED FROM DEPTHS LESS THAN 250 FEET BELOW THE GROUND SURFACE. WELLS MUST BE USED FOR IRRIGATION PURPOSES ONLY.

9. THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY SHERIDAN COUNTY SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED AS AN EASEMENT TO SHERIDAN COUNTY FOR DRAINAGE AND FLOODWAY PURPOSES. THE OWNERS SHALL NOT OBSTRUCT THE NATURAL FLOW OR POTENTIAL STORM RUN-OFF BY THE CONSTRUCTION OR PLACEMENT OF ANY TYPE OF "FENCE WHICH WOULD INHIBIT DRAINAGE", BUILDING OR OTHER STRUCTURE (BARBED WIRE, POLE FENCES AND IRRIGATION PUMPS ARE EXEMPT); NOR STORAGE PLACEMENT OR PARKING OF VEHICLES, TRAILERS, BUILDING MATERIALS, YARD WASTE, SCRAP OR OTHER SALVAGE ITEMS WITHIN SAID EASEMENT. THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. IN NO EVENT SHALL THE COUNTY BE OBLIGATED TO CONSTRUCT ANY STRUCTURE, OR TO MAINTAIN THE PROPERTY ENCUMBERED BY SAID EASEMENT. THE COUNTY SHALL NOT BE HELD LIABLE FOR DAMAGES OR INJURIES RESULTING FROM THE OCCURRENCE OF A FLOODING EVENT.

10. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

11. BUILDING ENVELOPES: ALL BUILDINGS, OUTBUILDINGS, INTERIOR FENCES "YARD FENCES" CORRALS, AND/OR OTHER STRUCTURES CONSTRUCTED OR ERECTED WITH THE BUILDING ENVELOPE ARE RESTRICTED BY A PRIVATE COVENANT AND SHALL BE ENFORCED BY THE C5 SUBDIVISION COVENANTS. SHERIDAN COUNTY WILL NOT BE LIABLE NOR RESPONSIBLE FOR ASSURING COMPLIANCE WITH ENFORCING THIS COVENANT.

12. FRONT SETBACK: 25' REAR SETBACK: 20' SIDE SETBACK: 5'

13. BUILDING NEAR A DITCH OR WATER COURSE MAY BE RESTRICTED.

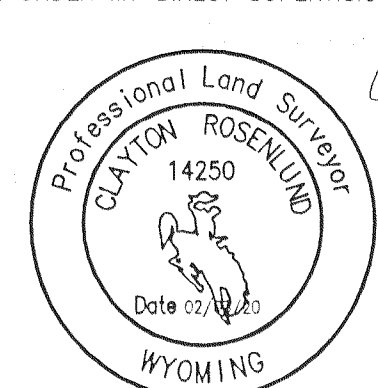
**CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS**

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN AND CERTIFIED THIS 4 DAY OF February, 2020.

DIRECTOR OF PUBLIC WORKS

**CERTIFICATE OF SURVEYOR**

I, CLAYTON ROSENBLUND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT OF ~~SUBDIVISION~~ **C5** SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

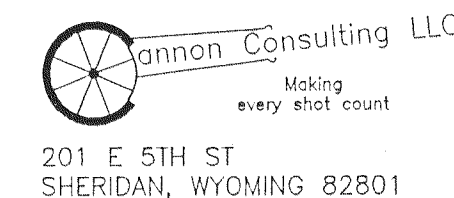


REGISTERED LAND SURVEYOR  
NO. 14250

**DATUM:**

BASIS OF BEARINGS IS  
US STATE PLANE, NAD 83  
WYOMING EAST CENTRAL ZONE  
DISTANCES ARE GROUND  
PFA1.000235

FINAL PLAT OF  
**C5 SUBDIVISION**  
SHERIDAN COUNTY, WYOMING



RECORD OWNER: DATE OF PREPARATION: AUGUST 21, 2019

CHRIS & MEGAN CROW  
902 N. MAIN STREET  
SHERIDAN, WYOMING 82801

COVER PAGE

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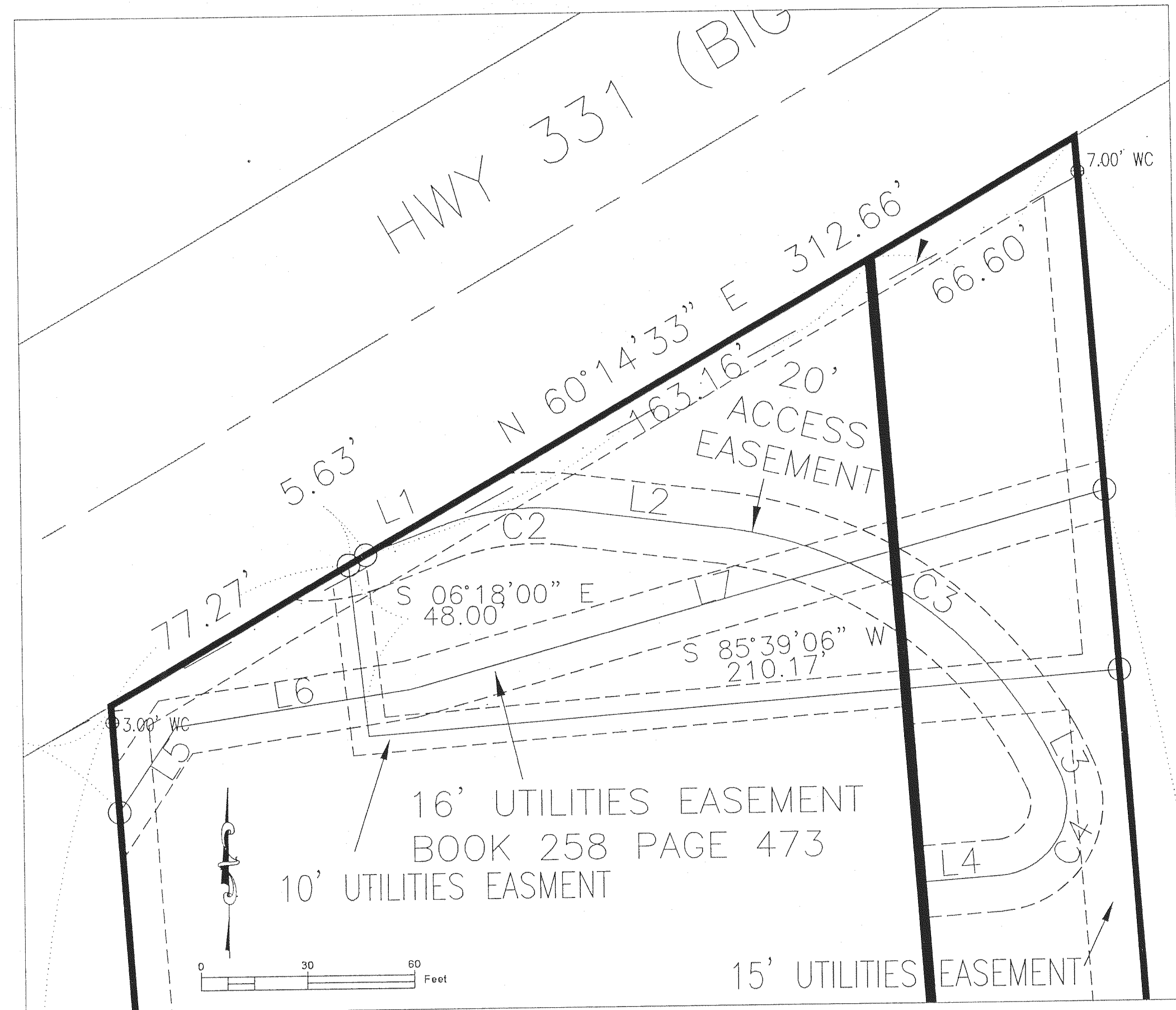
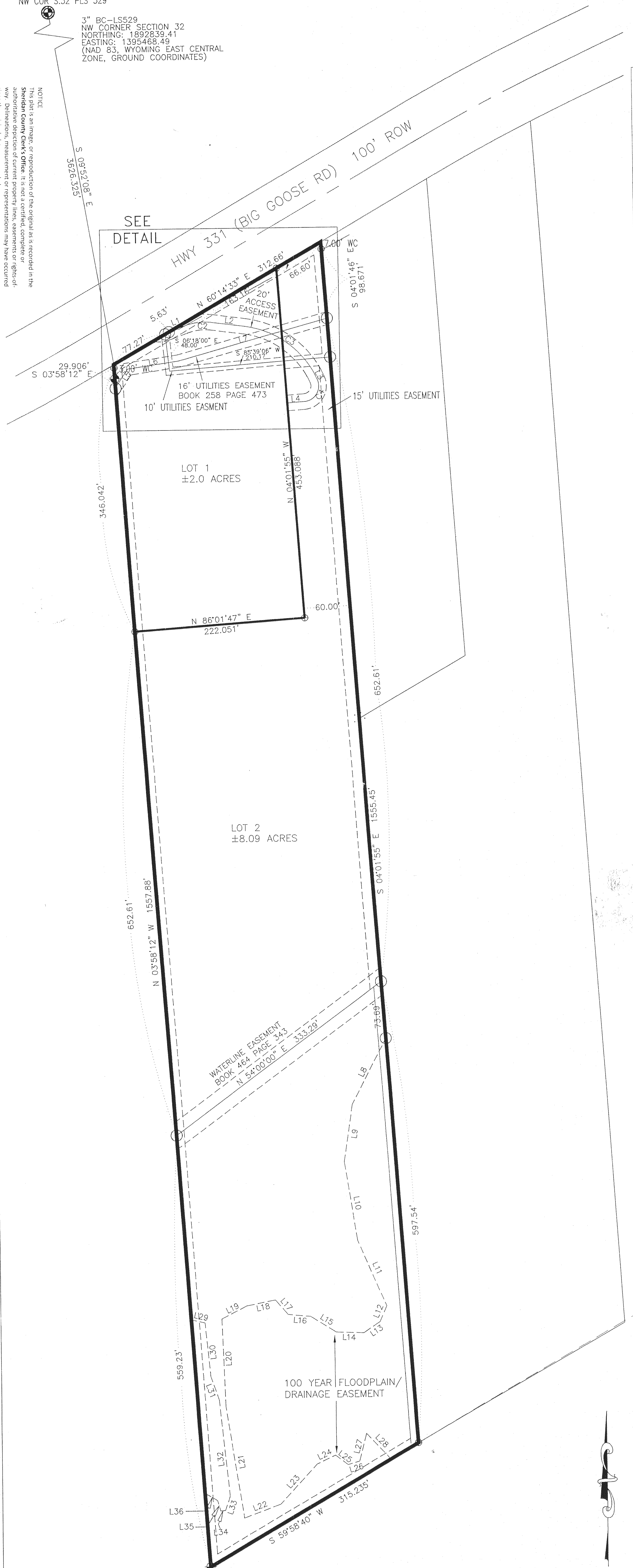
# FINAL PLAT OF C5 SUBDIVISION

LOCATED WITHIN THE (SW $\frac{1}{4}$ SW $\frac{1}{4}$ ) AND THE (NW $\frac{1}{4}$ SW $\frac{1}{4}$ ) SECTION 32,  
TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING  
NUMBER OF LOTS: 2  
TOTAL AREA: 10.09 ACRES

NW COR. S.32 PLS 529

3" BC-LS529  
NW CORNER SECTION 32  
NORTHING: 1892839.41  
EASTING: 1395466.49  
(NAD 83, WYOMING EAST CENTRAL  
ZONE, GROUND COORDINATES)

NOTICE  
This plat is an image, or reproduction of the original as 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. The original plat was recorded.



## LEGEND

- ⊕ 1.5" AC-SET LS14250
- ⊕ 2" AC-PELS3864 UNLESS NOTED OTHERWISE
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- CALCULATED CORNER
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- BIG GOOSE ROAD 100' RIGHT-OF-WAY
- 100 YEAR FLOOD PLAN

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40'	20.05'	19.84'	S 83°43'22" W	28°43'06"
C2	75'	36.72'	36.36'	N 83°23'26" E	28°03'16"
C3	120'	113.55'	109.36'	S 55°28'26" E	54°13'01"
C4	20'	39.21'	33.22'	S 29°48'26" W	112°19'18"

LINE	(M) BEARING	(M) DISTANCE	(R) BEARING	(R) DISTANCE
L1	N 69°21'48" E	22.04'		
L2	S 82°34'56" E	42.66'		
L3	S 26°21'14" E	8.04'		
L4	S 85°58'05" W	22.34'		
L5	N 33°34'56" E	28.44'	N 32°48'13" E	27.09'
L6	N 81°39'51" E	66.86'	N 80°53'08" E	66.86'
L7	N 74°41'41" E	201.56'	N 73°45'58" E	200.68'
L8	S 28°09'36" W	96.17'		
L9	S 08°33'36" W	74.71'		
L10	S 09°02'43" E	103.30'		
L11	S 23°53'49" E	92.45'		
L12	S 23°32'54" W	22.65'		
L13	S 56°55'00" W	25.44'		
L14	N 87°51'21" W	36.26'		
L15	S 57°59'36" W	39.13'		
L16	N 84°32'45" W	29.17'		
L17	N 40°46'41" W	24.85'		
L18	S 78°48'32" W	37.93'		
L19	S 63°46'34" W	37.10'		
L20	S 02°03'53" E	112.83'		
L21	S 09°05'26" E	146.72'		
L22	N 69°54'26" E	50.35'		
L23	N 42°54'40" E	70.22'		
L24	N 64°42'56" E	26.48'		
L25	S 52°41'30" E	20.48'		
L26	N 74°18'10" E	15.63'		
L27	N 14°55'40" E	37.16'		
L28	S 43°28'05" E	47.78'		
L29	S 76°40'55" E	18.22'		
L30	S 05°41'01" E	69.91'		
L31	S 19°25'21" E	32.12'		
L32	S 06°00'33" E	125.14'		
L33	S 19°16'11" W	19.66'		
L34	S 86°01'47" W	6.13'		
L35	N 16°38'22" W	14.19'		
L36	N 59°12'42" W	15.96'		

FINAL PLAT OF  
**C5 SUBDIVISION**  
SHERIDAN COUNTY, WYOMING

201 E 5TH ST  
SHERIDAN, WYOMING 82801

RECORD OWNER: DATE OF PREPARATION: AUGUST 21, 2019  
CHRIS & MEGAN CROW  
902 N. MAIN STREET  
SHERIDAN, WYOMING 82801

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