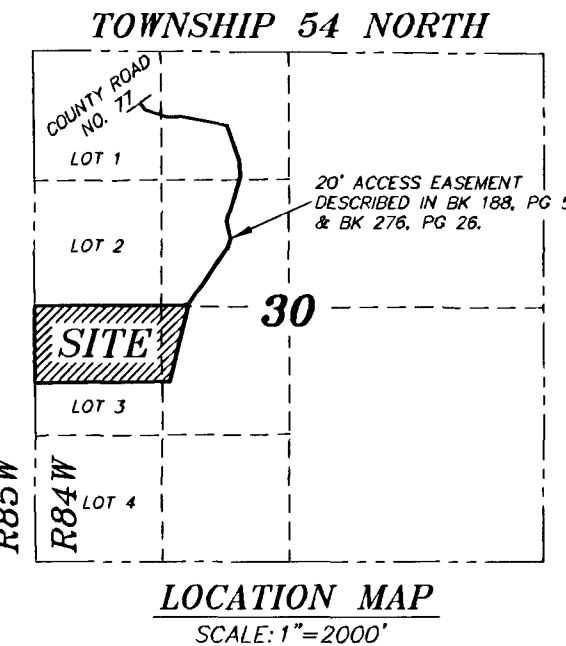


# C & G MINOR SUBDIVISION

SITUATED IN THE S1/2NW1/4 AND THE N1/2SW1/4 OF SECTION 30,  
TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., TO THE COUNTY OF  
SHERIDAN, WYOMING.

TWO (2) LOTS CONTAINING ±27.56 ACRES



## CENTERLINE OF 20.0' PRIVATE ACCESS EASEMENT

LINE	BEARING	DISTANCE
L1	N 40°22'58" E	280.34'
L2	N 48°27'59" E	87.31'
L3	S 86°21'12" E	75.00'
L4	N 77°24'19" E	28.00'
L5	N 65°13'48" E	96.51'
L6	S 81°51'53" E	42.18'
L7	S 61°20'37" E	43.77'
L8	S 83°25'13" E	55.46'
L9	N 82°21'06" E	32.13'
L10	N 67°56'13" E	54.51'
L11	N 85°08'00" E	38.48'

## CENTERLINE OF 16.0' UTILITY EASEMENTS

LINE	BEARING	DISTANCE
L12	N 40°22'58" E	86.39'
L13	S 74°26'57" W	69.20'
L14	N 39°37'07" W	41.23'
L15	S 68°29'51" W	138.06'
L16	N 76°34'42" W	48.86'
L17	S 76°34'24" W	149.36'
L18	S 34°47'00" W	54.32'
L19	S 55°13'00" E	16.08'
L20	N 45°36'22" E	111.55'
L21	N 77°24'13" E	65.35'
L22	S 07°31'00" W	66.34'
L23	S 34°47'00" W	82.18'

### NOTES:

1. "NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM"
2. "NO PROPOSED DOMESTIC WATER SOURCE"
3. "NO PUBLIC MAINTENANCE OF STREETS OR ROADS"
4. "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 OF RIVER."
5. NO NEW RESIDENTIAL CONSTRUCTION.
6. 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.

### LEGEND

- FOUND 3-1/4" ALUMINUM CAP PER LS 2615
- SET 3-1/4" ALUMINUM CAP PER LS 2615 ON 30" ROD
- SET 1-1/2" ALUMINUM CAP PER LS 2615
- FOUND 1" PLASTIC CAP PER LS 520/SET 1-1/2" ALUMINUM CAP PER LS 2615
- FOUND 1" PLASTIC CAP PER LS 520/SET 3-1/4" ALUMINUM CAP PER LS 2615
- FOUND 1-1/2" ALUMINUM CAP PER LS 258
- NOTHING FOUND/NOTHING SET
- (M) MEASURED
- (R) RECORD
- N/A NOT ACCEPTED/DRIVEN BELOW SURFACE
- SECTION LINE
- INTERIOR SECTION LINE
- PROPERTY LINE
- 16" ELECTRIC EASEMENT
- 16" UTILITY EASEMENT
- CENTERLINE
- RIGHT OF WAY LINE PRIVATE 20' ACCESS EASEMENT FOR LOT 2
- CONSERVATION EASEMENT
- FENCE LINE

### LEGAL DESCRIPTION

A TRACT OF LAND DESCRIBED IN BOOK 276 OF DEEDS, PAGE 26 AND SITUATED IN THE S1/2NW1/4 AND THE N1/2SW1/4 OF SECTION 30, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

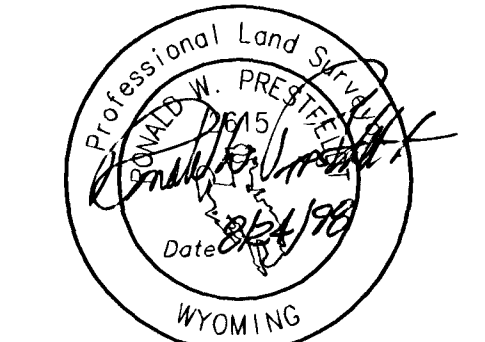
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 30, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 276 OF DEEDS, PAGE 26; THENCE N89°37'26"E, 882.95 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 188 OF DEEDS, PAGE 59; THENCE N89°20'31"E, 518.81 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 188 OF DEEDS, PAGE 59 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 188 OF DEEDS, PAGE 59; THENCE N89°33'39"E, 202.21 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 276 OF DEEDS, PAGE 26; THENCE S11°49'23"W, 64.20 FEET ALONG THE EASTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 276 OF DEEDS, PAGE 26 TO A POINT; THENCE S13°46'55"W, 758.37 FEET ALONG SAID EASTERLY LINE TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 276 OF DEEDS, PAGE 26; THENCE S89°30'55"W, 1405.67 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 276 OF DEEDS, PAGE 26 TO A POINT, SAID POINT LYING ON THE WEST LINE OF SAID W1/2 OF SECTION 30, AND BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 276 OF DEEDS, PAGE 26; THENCE N00°19'18"W, 797.98 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 27.56 ACRES OF LAND, MORE OR LESS.

### 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 OF THE C & G MINOR SUBDIVISION 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 OWNERS

THE ABOVE OR FOREGOING SUBDIVISION TITLED C & G MINOR SUBDIVISION, 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 27.56 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS C & G MINOR SUBDIVISION, ON THIS PLAT; DO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, ACCESS EASEMENT, AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 27 DAY OF August, 1998.

BY: Jean Carnarvon  
JEAN CARNARVON; WHO ACQUIRED TITLE AS  
JEAN MARGARET PORCHESTER; RECORD OWNER

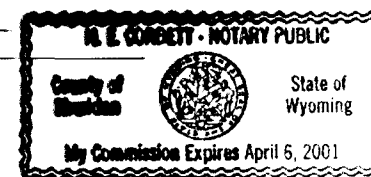
STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF AUG, 1998, BY JEAN CARNARVON.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



BY: Carolyn Guthrie  
CAROLYN GUTHRIE; WHO ACQUIRED TITLE AS  
CAROL W. WALKER ALDERSON; RECORD OWNER

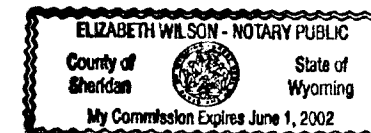
STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF AUG, 1998, BY CAROLYN GUTHRIE.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: June 1, 2002



### CERTIFICATES OF APPROVAL

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION

THIS 3rd DAY OF June, 1998.

ATTEST:

CLERK

CHAIRMAN

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY THIS 30th DAY OF September, 1998.

ATTEST:

CLERK OF THE BOARD

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 3:00 O'CLOCK THIS 28 DAY OF SEPT.

1998, AND FILED IN DRAWER C, PLAT NUMBER 51

INSTRUMENT NO. 297239 FEE 50.00

COUNTY CLERK DEPUTY COUNTY CLERK

### C & G MINOR SUBDIVISION

CLIENT: JEAN CARNARVON & CAROLYN GUTHRIE  
LOCATION: SITUATED IN THE S1/2NW1/4 AND THE N1/2SW1/4 OF SECTION 30, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING.



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

PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 874-5000

JN: 97091  
DN: 97/970910  
AUGUST 24, 1998