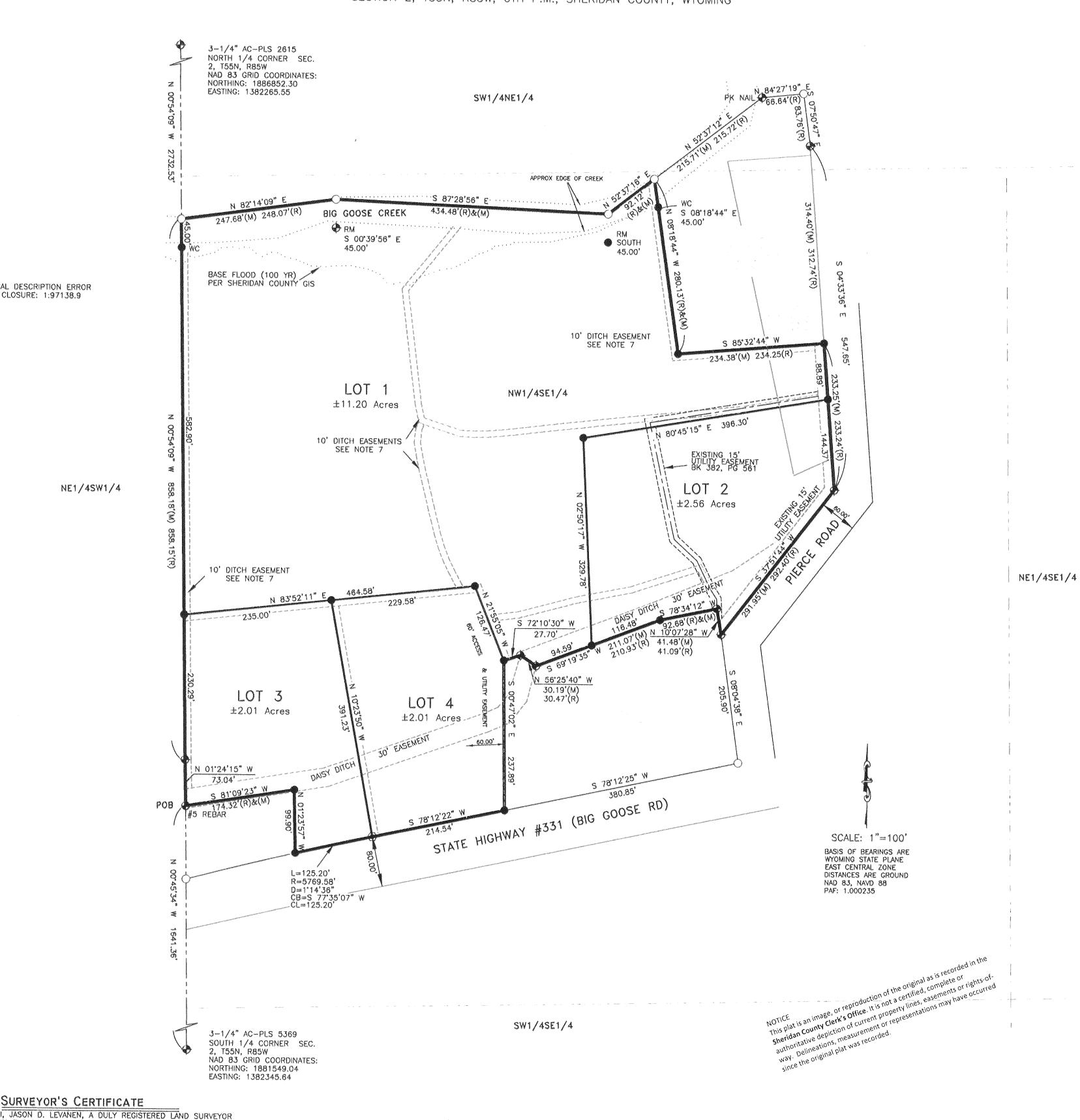
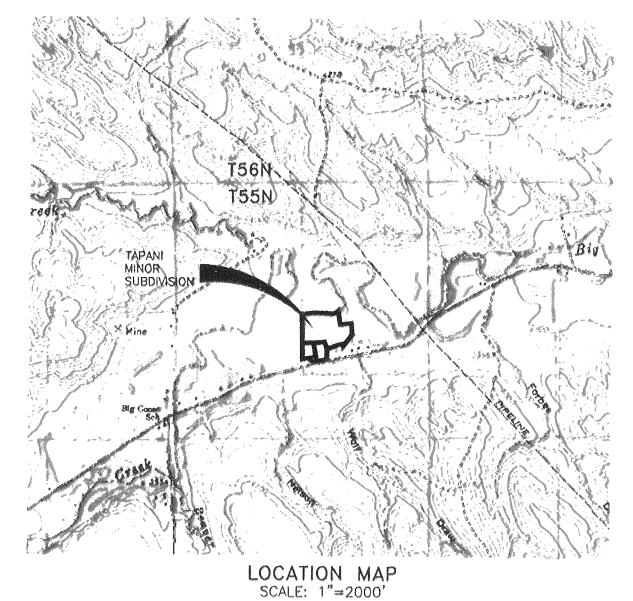
TAPANI MINOR SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF LOT 4 AND LOT 5. STEWART-BLAKEMAN MINOR SUBDIVISION (CORRECTED PLAT) AS ADJUSTED PER DOCUMENT RECORDED IN BOOK 517, PAGE 728, SHÉRIDAN COUNTY RECORDS AND TRACT 14, PIERCE SUBDIVISION, LOCATED IN THE NW4SE4, SECTION 2, T55N, R85W, 6TH P.M., SHERIDAN COUNTY, WYOMING





- FOUND 2" AC-PELS 3864 UNLESS NOTED OTHERWISE
- - SET 5/8" REBAR W/ 1-1/2" ALUM CAP LS#10287
- FOUND HIGHWAY ROW MONUMENT
- O CALCULATED CORNER AC - ALUMINUM CAP
- WC WITNESS CORNER
- RM REFERENCE MONUMENT POB - POINT OF BEGINNING
- --- 10' DITCH EASEMENTS UNLESS EASEMENT SPECIFIED. SEE NOTE 7.

1. NO PROPOSED CENTRALIZED SEWAGE SYSTEM.

2. NO PROPOSED CENTRAL WATER SUPPLY SYSTEM FOR LOTS 1 AND 2. LOT 1 AND LOT 2 WATER SUPPLIED FROM WELL(S):

3. LOT 3 AND LOT 4 WATER SUPPLIED FROM SHERIDAN AREA WATER SUPPLY (SAWS).

4. EXISTING 15' UTILITY EASEMENT ALONG SOUTH LINE OF LOT 5 OF STEWART-BLAKEMAN MINOR SUBDIVISION (CORRECTED PLAT) TO BE VACATED AND REPLACED WITH EASEMENTS SHOWN ON THIS PLAT.

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

7. SHOWN 10' DITCH EASEMENTS ARE RESERVED ALONG EXISTING DITCHES AND ALONG SHOWN LOT LINES FOR PROPOSED DITCHES TO BE BUILT AS NEEDED. IF AT ANY TIME THE EXISTING DITCHES ARE RELOCATED THE 10' DITCH EASEMENTS SHALL ALSO BE RELOCATED TO FOLLOW THE NEW ALIGNMENT. BUILDING IS RESTRICTED ON ALL DITCH

8. THE AREA LYING WITHIN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY THE ARMY CORP OF ENGINEERS IS HEREBY DEDICATED AS A DRAINAGE EASEMENT(S) TO SHERIDAN COUNTY FOREVER FOR DRAINAGE AND FLOODWAY PURPOSES. THE OWNERS SHALL NOT OBSTRUCT THE NATURAL FLOW OF STREAMS OR POTENTIAL STORM WATER RUN-OFF BY THE CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE; NOR STORAGE, PLACEMENT OR PARKING OF VEHICLES, RECREATIONAL VEHICLES, TRAILERS, BUILDING MATERIALS, YARD WASTE, SCRAP OR OTHER SALVAGE ITEMS WITHIN SAID DRAINAGE EASEMENTS. THE COUNTY SHALL AT ALL TIMES HAVE THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENT, AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS OR EGRESS. TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY BY THE COUNTY FOR DRAINAGE PURPOSES. IN NO EVENT SHALL THE COUNTY BE OBLIGATED TO CONSTRUCT ANY DRAINAGE EASEMENT STRUCTURE, OR MAINTAIN THE PROPERTY ENCUMBERED BY SUCH EASEMENTS. THE COUNTY IS NOT LIABLE FOR ANY DAMAGES OR INJURIES RESULTING FROM NATURAL OCCURRENCES SUCH AS STORM WATER OVERFLOW AND BANK EROSION AND THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE COUNTY FROM ANY SUCH DAMAGES AND INJURIES.

9. 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.

WATER RIGHTS THIS PETITION AND WATER DISTRIBUTION PLAN:

LANDS UNDER THE GEORGE MILLER TERRITORIAL APPROPRIATION. PROOF NO. 776, DIVERTING FROM BIG GOOSE CREEK, TRIBUTARY OF GOOSE CREEK, TRIBUTARY OF TONGUE RIVER, TRIBUTARY OF YELLOWSTONE RIVER, THROUGH THE DAISY DITCH WITH A PRIORITY OF 10/19/1882-16.88 ACRES TOTAL WATER DISTRIBUTION PLAN: EXISTING BELOW DITCH AREA:

16.12 ACRES

MIND S-MIN SEAL

CERTIFICATE OF RECORDER

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION BEING A SUBDIVISION OF A PORTION OF LOT

4 AND LOT 5 OF STEWART-BLAKEMAN MINOR SUBDIVISION (CORRECTED PLAT) AS ADJUSTED PER DOCUMENT RECORDED IN BOOK 517, PAGE 728, SHERIDAN COUNTY

RECORD AND TRACT 14 OF PIERCE SUBDIVISION LOCATED IN THE NW1/4SE1/4 OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH PRINCIPLE MERIDIAN, SHERIDAN

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2, THENCE NOO'45'34"W, 1641.36 FEET TO THE NORTHWEST CORNER OF TRACT 13 OF SAID PIERCE SUBDIVISION AND THE TRUE POINT OF BEGINNING; THENCE NO1'24'15"W, 73.04 FEET ALONG THE WEST

LINE OF TRACT 14 OF SAID PIERCE SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 5

OF SAID STEWART-BLAKEMAN MINOR SUBDIVISION (CORRECTED PLAT); THENCE NO0'54'09"W 858.18 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE NORTHWEST CORNER OF SAID

LOT 5; THENCE N82'14'09"E, 247.68 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO A

POINT; THENCE S87'28'56"E, 434.48 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO A

POINT; THENCE N52'37'16"E, 92.12 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO THE

NORTHWEST CORNER OF LOT 4 OF SAID STEWART-BLAKEMAN MINOR SUBDIVISION (CORRECTED PLAT) AS ADJUSTED PER DOCUMENT RECORDED IN BOOK \$17, PAGE 728, SHERIDAN COUNTY RECORD; THENCE SO8'18'44"E, 280.13 FEET ALONG THE WEST LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N85'32'44"E, 234.38 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT 4: THENCE SO4'33'36"E 233.25 FEET ALONG THE EAST LINE OF SAID LOT 5 TO A POINT THENCE S37'51'44"W, 291.95 FEET ALONG SAID EAST LINE OF LOT 5 TO A POINT ON THE EAST LINE OF TRACT 15 OF SAID PIERCE SUBDIVISION; THENCE N10'07'28"W, 41.48 FEET

ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID TRACT 15: THENCE 978'34'12"W, 92.68 FEET ALONG THE NORTH LINE OF SAID TRACT 15 TO A POINT; THENCE S69'19'35"W, 211.07 FEET ALONG SAID NORTH LINE TO A POINT; THENCE

LYING ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY #331; THENCE

PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE

EXECUTED THIS 6 DAY OF SEPTEMBEY, 2012, BY

FIRST INTERSTATE BANK (AS TO MORTGAGE INTEREST)

STATE OF WYOMING SHERIDAN COUNTY

Micole Christensen

WITNESS MY HAND AND OFFICIAL SEAL.

SHERIDAN COUNTY COMMISSION

MY COMMISSION EXPIRES: 10000113.70

N56'25'40"W, 30.19 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S72'10'30"W, 27.70 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID TRACT 15: THENCE SOO'47'02"E, 237.89 FEET ALONG THE WEST LINE OF SAID TRACT 15 TO A POINT

978'12'22"W, 214.54 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT; THENCE

SOUTHWESTERLY THROUGH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 125.20 FEET RADIUS OF 5769.58 FEET, DELTA ANGLE OF 01'14'36", CHORD BEARING OF S77'35'07"W

AND A CHORD LENGTH OF 125.20 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 13; THENCE NO1'23'57"W, 99.90 FEET ALONG THE EAST LINE OF SAID TRACT 13 TO A POINT;

THENCE S81'09'23"W, 174.32 FEET TO THE POINT OF BEGINNING AS APPEARS ON THIS

UNDER-SIGNED OWNERS AND PROPRIETORS; CONTAINING 17.77 ACRES MORE OR LESS; SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD; HAVE BY THESE PRESENT LAID OUT AND SURVEYED AS TAPANI MINOR SUBDIVISION, AND DO 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.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS LO DAY OF

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS DAY OF SCHEMES,

SHERIDAN COUNTY PLANNING AND ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION THIS DAY OF LIGHT 12012.

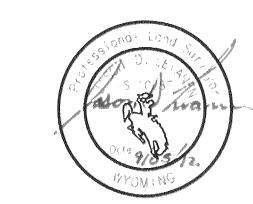
2012, 2012, BY Dean R. Tapune, Kim KTapani &

COUNTY WYOMING; AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SHERIDAN COUNTY

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:40 O'CLOCK THIS 14 DAY OF September 2012, AND RECORDED IN PLAT BOOK, T ON PAGE 27

Eda Schuck Thompson



BY ME OR UNDER MY DIRECT SUPERVISION.

IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF THE TAPANI MINOR SUBDIVISION TRULY AND

CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE

LEGAL DESCRIPTION ERROR

OF CLOSURE: 1:97138.9

TOTAL ACREAGE = 17.77 ACRES TOTAL LOTS = 4 LOT 1: 11.20 ACRES LOT 2: 2.56 ACRES LOT 3: 2.01 ACRES LOT 4: 2.01 ACRES

> LOT 1: 10.51 ACRES LOT 2: 2.53 ACRES LOT 3: 1.76 ACRES LOT 4: 1.32 ACRES

10 PIERCE RD SHERIDAN, WY 82801 WESTERN LAND SERVICES SHERIDAN, WY 82801 (307)673-1817 LoSurvey Drawings SecTwnRog 2-55-85/Tapani.dwg Date: 05/02/2012

DEAN AND KIM TAPANI