

CERTIFICATE OF DEDICATION

[illegible]

EXECUTED THIS 6th DAY OF September, 2012. BY

Dean R. Tapani
DEAN R. TAPANI-OWNER

Kim K. Tapani
KIM K. TAPANI-OWNER

Maude Christensen
FIRST INTERSTATE BANK (AS TO MORTGAGE INTEREST)

STATE OF WYOMING }
SHERIDAN COUNTY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF 2012, 2012, BY Dean R. Tapan, Kim K Tapani & Nicole Christensen.

WITNESS MY HAND AND OFFICIAL SEAL.

Cheryl White Be...
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 13, 2015

SHERIDAN COUNTY COMMISSION

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 9th DAY OF September 2012.

ATTEST: Eda Schunk Thompson John V. Fickel
COUNTY CLERK CHAIRMAN

SHERIDAN COUNTY PLANNING AND ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION THIS
2nd DAY OF August, 2012.

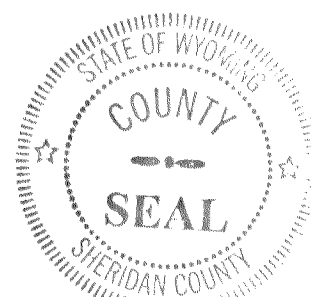
ATTEST: *[Signature]* *[Signature]*
CLERK CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING }
SHERIDAN COUNTY } SS

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, 1 ON PAGE 27.

Eda Schuck Thompson
COUNTY CLERK



SURVEYOR'S CERTIFICATE

I, JASON D. LEVANEN, A DULY REGISTERED LAND SURVEYOR
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
BY ME OR UNDER MY DIRECT SUPERVISION.

TOTAL ACREAGE = 17.77 ACRES

TOTAL LOTS = 4

LOT 1: 11.20 ACRES

LOT 2: 2.56 ACRES
LOT 3: 2.21 ACRES

LOT 3: 2.01 ACRES
LOT 4: 2.01 ACRES

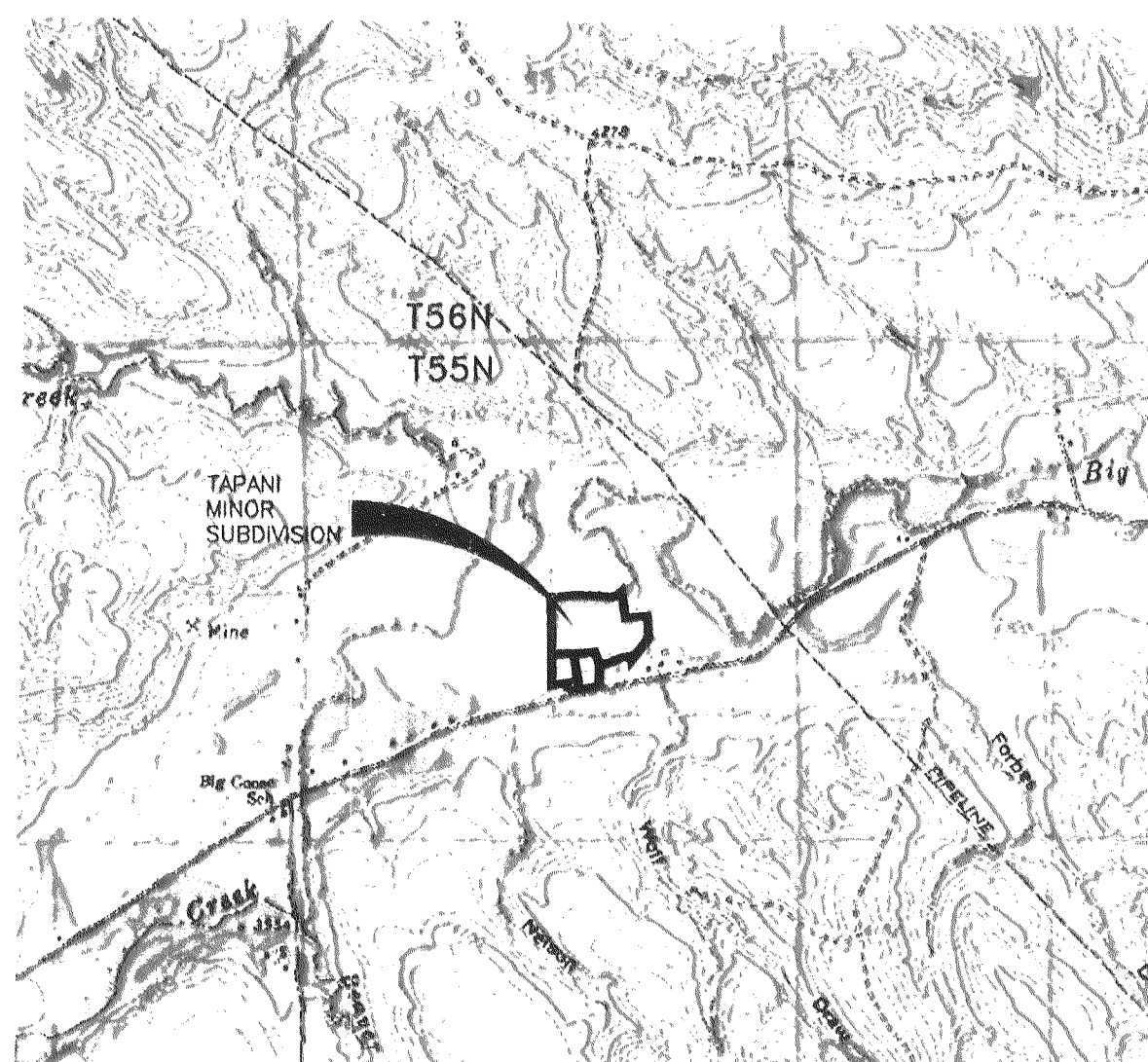
LOT 4: 2.01 ACRES

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:

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

16.12 ACRES

[illegible]

LOCATION MAP

SCALE: 1"=2000'

LEGEND:

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

NOTES:

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 EASEMENTS.
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.

SCALE: 1"=100'
BASIS OF BEARINGS ARE
WYOMING STATE PLANE
EAST CENTRAL ZONE
DISTANCES ARE GROUND
NAD 83, NAVD 88
PAF: 1.000235

NOTICE
This plat is an image, or reproduction of the original as is 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. Delineations, measurement or representations may have occurred
since the original plat was recorded.

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