

LOCATION MAP

SCALE: 1" = 1/2 MILE
NO LEGEND

NOTES / LEGEND:

TOTAL ACRES = 5.00 ACRES
NUMBER OF LOTS = 2
BASIS OF BEARING - WYOMING STATE PLANE
COORDINATE SYSTEM
(EAST CENTRAL ZONE, NAD 27)

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION INTERIOR LOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE (USAGE AS INDICATED)
- REBAR AND 2" ALUMINUM CAP (PE & LS 3864)
(UNLESS OTHERWISE NOTED)
- SET REBAR & ALUMINUM CAP (PE&LS 3864)

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
DOMESTIC WATER TO BE OBTAINED THROUGH SAWS/JPB
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 SHERIDAN COUNTY BUILDING STANDARDS RESOLUTION AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.

SEE BOOK OF DEEDS AT SHERIDAN COUNTY CLERKS OFFICE, BOOK 243, PAGES 564-570 FOR DECLARATION OF COVENANTS FOR JEFFRIES DRAW SUBDIVISION - COVENANTS APPLY TO COTTONWOOD MINOR SUBDIVISION

THE FILING OF THIS PLAT WILL VACATE LOT 3 OF COTTONWOOD MINOR SUBDIVISION

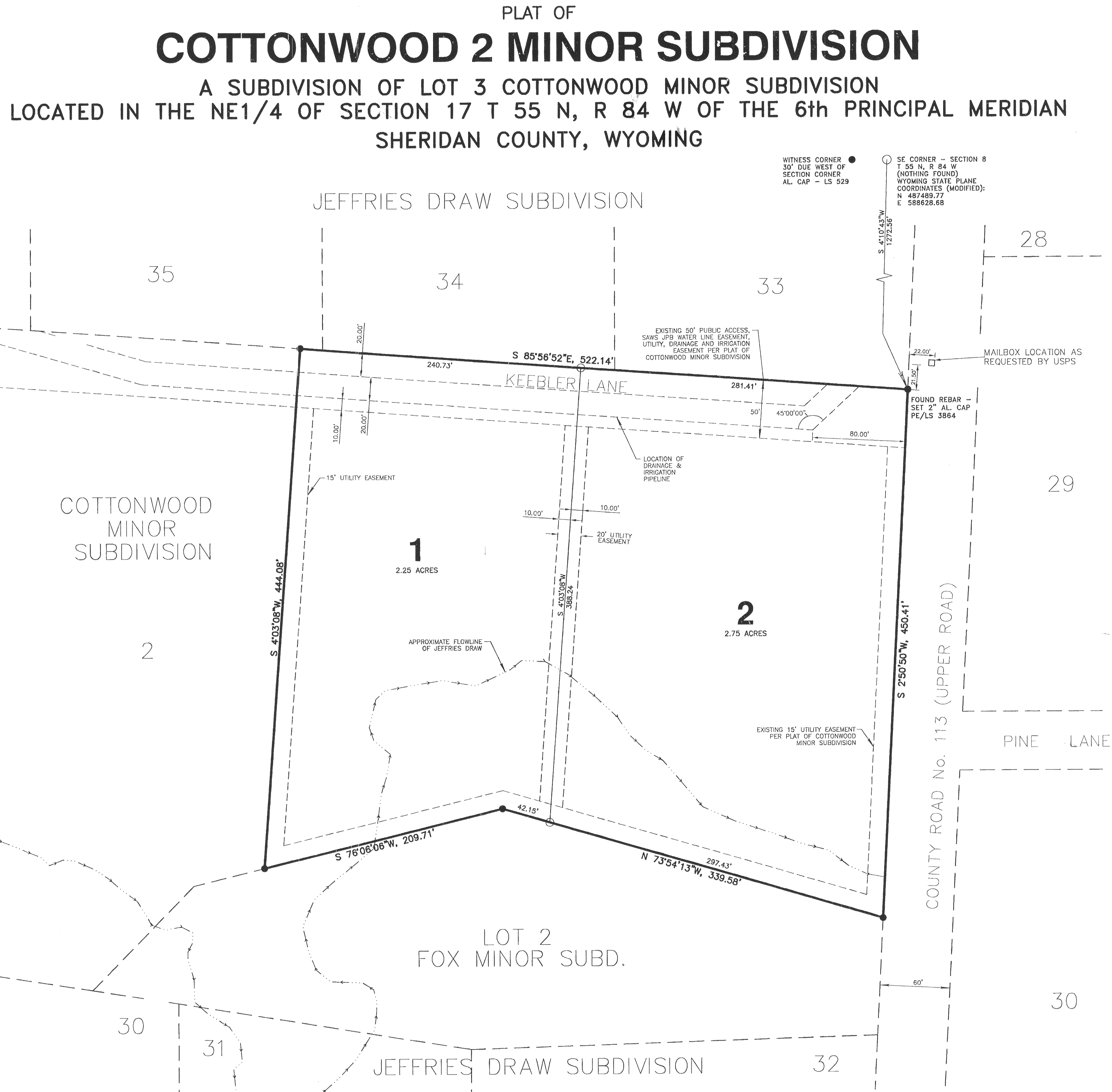
INTERIOR LOT CORNERS SET WITH REBAR AND 2" ALUMINUM CAP (PE & LS 3864) UPON APPROVAL AND FILING OF THIS PLAT

NOTE:

AREAS WITHIN COTTONWOOD 2 MINOR SUBDIVISION CONTAIN SHALLOW IMPERMEABLE LAYERS AND GROUND WATER. ADDITIONAL SITE-SPECIFIC SUBSURFACE INVESTIGATION MUST BE COMPLETED ON EACH LOT PRIOR TO THE DESIGN AND CONSTRUCTION OF TYPICAL SEPTIC SYSTEMS TO ENSURE THAT SUBSURFACE CONDITIONS ARE SUCH THAT REGULATORY DESIGN STANDARDS CAN BE MET. WHERE REGULATORY DESIGN STANDARDS AND SEPARATION DISTANCES CANNOT BE MET DUE TO SUBSURFACE CONDITIONS, AN ALTERNATIVE SEPTIC DISPOSAL SYSTEM DESIGNED TO MEET REGULATORY STANDARDS AND CERTIFIED BY A WYOMING LICENSED PROFESSIONAL ENGINEER IS REQUIRED.

PREPARED FOR:
JAMES F. & MARILYN K. ROBERTS
6 KEEBLER LANE
SHERIDAN, WY 82801

PREPARED BY:
ENGINEERING, INC.
WILLIAM A. MENTOCK PE&LS No. 3864
1095 SUGAR VIEW DRIVE
SHERIDAN, WY 82801



EXISTING WATER RIGHTS - LOT 3 OF COTTONWOOD MINOR SUBDIVISION

TERRITORIAL PERMIT, ORIGINAL SUPPLY, PERALTA DITCH FROM CROSS CREEK,
O.R. 1, PG. 250; PROOF NO. 850; J.A. WEIMER APPROPRIATION, PRIORITY 11/1/1885

PERMIT NO. 3145E, SUPPLEMENTAL SUPPLY, COLORADO COLONY DITCH, O.R. 6, PG. 202; C.R. 43, PG. 51; PROOF NO. 17614, PRIORITY 3/8/1915

1.58 ACRES A STOCK IN BIG HORN RESERVOIR: 0.71 ac. Lot 1; 0.87 ac. Lot 2
1.35 ACRES B STOCK IN BIG HORN RESERVOIR: 0.61 ac. Lot 1; 0.74 ac. Lot 2
5.00 ACRES STOCK IN COLORADO COLONY DITCH: 2.25 ac. Lot 1; 2.75 ac. Lot 2

PLAT OF

COTTONWOOD 2 MINOR SUBDIVISION

A SUBDIVISION OF LOT 3 COTTONWOOD MINOR SUBDIVISION
LOCATED IN THE NE1/4 OF SECTION 17 T 55 N, R 84 W OF THE 6th PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

WITNESS CORNER
30' DUE WEST OF
SECTION CORNER
AL. CAP - LS 529

SE CORNER - SECTION 8
T 55 N, R 84 W
(NOTHING FOUND)
WYOMING STATE PLANE
COORDINATES (MODIFIED):
N 487483.77
E 588628.68

CERTIFICATE OF DEDICATION

COTTONWOOD 2 MINOR SUBDIVISION

THE ABOVE OR FOREGOING SUBDIVISION OF LOT 3 OF COTTONWOOD 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 5.00 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS COTTONWOOD 2 MINOR SUBDIVISION AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS, 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 24 DAY OF August, 2008.

BY: JAMES F. ROBERTS

BY: MARILYN K. ROBERTS

STATE OF WYOMING

COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF August 2008 BY JAMES F. & MARILYN K. ROBERTS.

MY COMMISSION EXPIRES: May 17, 2011

JANET KORPULA - NOTARY PUBLIC
STATE OF WYOMING
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 17, 2011

"SIGNED BY AFFIDAVIT"

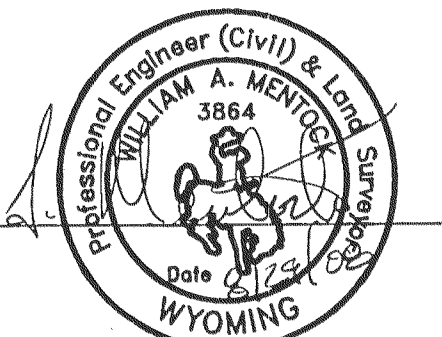
BY: STATE FARM BANK, F.S.B. (SEE AFFIDAVIT BOOK 203, PAGE 733)

CERTIFICATE OF ENGINEER

STATE OF WYOMING

COUNTY OF SHERIDAN

I, WILLIAM A. MENTOCK, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WYOMING, HEREBY CERTIFY THAT PRIVATE SEWAGE SYSTEMS CAN BE DESIGNED IN ACCORDANCE WITH THE SHERIDAN COUNTY REGULATIONS FOR A PERMIT TO CONSTRUCT, INSTALL, OR MODIFY SMALL WASTEWATER FACILITIES RESOLUTION DATED DECEMBER, 1984, FOR EACH LOT IN THE COTTONWOOD 2 MINOR SUBDIVISION, AND THAT THE PRIVATE SEWAGE DISPOSAL SYSTEMS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SAID RESOLUTION WILL ADEQUATELY AND SAFELY DISPOSE OF THE DOMESTIC SEWAGE WASTE.

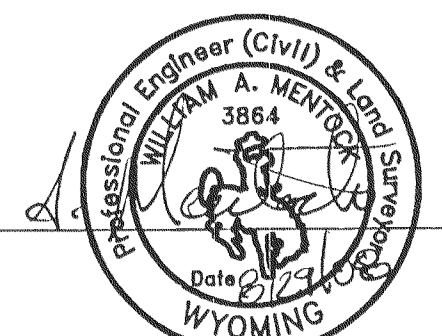


CERTIFICATE OF SURVEYOR

STATE OF WYOMING

COUNTY OF SHERIDAN

I, WILLIAM A. MENTOCK, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF COTTONWOOD 2 MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION
THIS 24 DAY OF August, 2008.

ATTEST:

Michael A. Melgosa
CLERK

Billy Little
CHAIRMAN

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 24 DAY OF August, 2008.

ATTEST:

Caleb J. Raymond
COUNTY CLERK, Deputy

Robert R. Robinson
CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING

COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:00 O'CLOCK THIS 24 DAY OF January, 2009.

2388, PLAT NUMBER 2-72

INSTRUMENT NUMBER 289658, FEE 50.00

Quincy Kottuska
COUNTY CLERK

Dale R. Rawlings
DEPUTY COUNTY CLERK



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