

4.26 ACRES B STOCK IN BIG HORN RESERVOIR:

PREPARED FOR:

WYOMING ELECTRIC, INC.

SHERIDAN, WY 82801

125 N. SHERIDAN AVENUE

DAVE NELSON, AUTHORIZED AGENT

CONSULTING ENGINEERS AND LAND SURVEYORS

TAYLOR PLACE No. 2

1030 NORTH MAIN ST. SHERIDAN, WY 82801

Phone 307-674-4224

307-672-9492

PLAT OF

CERTIFICATE OF DEDICATION COTTONWOOD MINOR SUBDIVISION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND, BEING LOT 1 OF FOX MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 17, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 33 OF JEFFRIES DRAW SUBDIVISION ON THE WEST RIGHT OF WAY OF COUNTY ROAD No. 113 (UPPER ROAD), LOCATED S 4'10'43"W, 1272.56 FEET FROM THE NORTHEAST CORNÉR OF SAID SECTION 17; THENCE ALONG SAID WEST RIGHT OF WAY S 2'50'50"W, 450.41 FEET TO THE NORTHEAST CORNER OF LOT 2 OF FOX MINOR SUBDIVISION: THENCE LEAVING SAID RIGHT OF WAY ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING COURSES: N 73'54'13"W, 339.58 FEET; THENCE S 76'06'06"W, 271.87 FEET; THENCE S 44'26'47"W, 124.21 FEET TO A POINT ON THE NORTH LINE OF LOT 30 OF JEFFRIES DRAW SUBDIVISION; THENCE ALONG THE NORTHERLY LINES OF LOTS 27, 28, 29 AND 30 OF JEFFRIES DRAW SUBDIVISION THE FOLLOWING COURSES: N 81'04'22"W CORNER OF LOT 40 OF JEFFRIES DRAW SUBDIVISION: THENCE ALONG THE EASTERLY LINES OF LOTS 38, 39, AND 40 OF JEFFRIES DRAW SUBDIVISION THE FOLLOWING COURSES: N 34'59'50"W, 274.24 FEET; THENCE N 33'57'57"E, 306.09 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 38 OF JEFFRIES DRAW SUBDIVISION; THENCE ALONG THE SOUTHERLY LINE OF LOTS 33, 34, 35, 36, 37, AND 38 OF JEFFRIES DRAW SUBDIVISION S 85'56'52"E, 1370.21 FEET TO THE POINT OF

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 15.82 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS COTTONWOOD MINOR SUBDIVISION AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER 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 10 DAY OF Sanuary, 2002.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ON DAY OF Jonary, 2002, BY DAVE NELSON, THE AUTHORIZED AGENT FOR WYOMING ELECTRIC, INC.

*MX*EONNISSION EXPIRES: March 15,200

BY: COMMUNITY FIRST NATIONAL BANK (SEE AFFIDAVIT BOOK _____, PAGE _

CERTIFICATE OF ENGINEER

STATE OF WYOMING

COUNTY OF SHERIDAN

I, THOMAS J. PILCH, 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 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 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 5 DAY OF DECEMBER , 2002. 2001

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY. WYOMING, THIS 14th DAY OF January, 2002.

CERTIFICATE OF RECORDER

STATE OF WYOMING COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:00 O'CLOCK THIS 16 DAY OF JAN., 2002, PLAT NUMBER C-53, INSTRUMENT NUMBER 397768, FEE 50.00

Rale R. Kawlings andrey Coltiska

1.56 ac. Lot 1; 1.35 ac. Lot 2; 1.35 ac. Lot 3

JOB No. 01-330

15.82 ACRES STOCK IN COLORADO COLONY DITCH: 5.82 ac. Lot 1; 5.00 ac. Lot 2; 5.00 ac. Lot 3

01330-FP.dwg

JANUARY 10, 2002

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.