

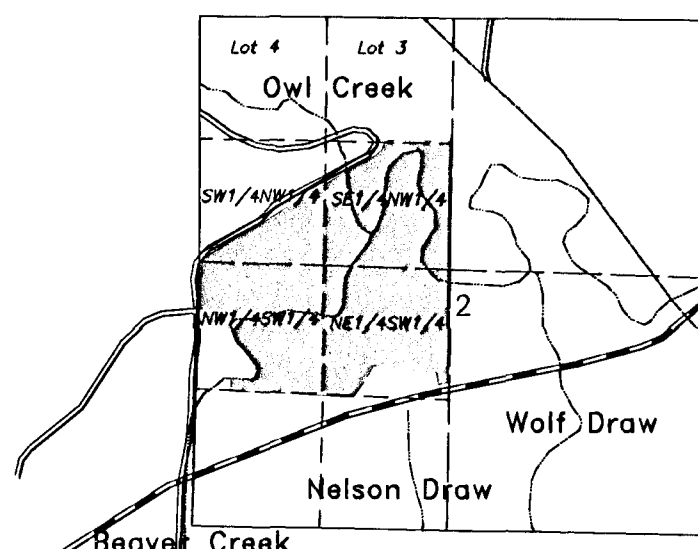
BLUE GRASS MEADOWS MINOR SUBDIVISION NO. 2

A Resubdivision Of Tract One, Blue Grass Meadows Minor Subdivision No. 1

Located In The

S1/2NW1/4,N1/2SW1/4, Section 2, Township 55 North, Range 85 West, 6th. P.M.

Sheridan County, Wyoming



LOCATION MAP
Scale 1"=2000'

The above or foregoing Blue Grass Meadows Minor Subdivision No. 2, described as follows, located in the West 1/2 Section 2, Township 55 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming, and more particularly described as follows: BEGINNING at a point which is located South 76°45'38" East, 30.87 feet from the West 1/4 corner of said Section 2; Thence along the South right-of-way of Owl Creek Road, with the arc of a right curve, with a radius of 70.00 feet, an arc length of 89.07 feet, a chord of North 27°50'33" East, 66.31 feet to the PT of said curve; Thence continuing with said right-of-way North 56°06'43" East, 1.785.04 feet to a point; Thence continuing with said right-of-way North 58°33'01" East, 267.70 feet to a point; Thence continuing with said right-of-way North 45°58'13" East, 87.65 feet to a point; Thence continuing with said right-of-way North 12°57'39" East, 109.92 feet to a point; said point being located on the South line of Lot 3, said Section 2; Thence along said South line North 88°01'47" East, 745.47 feet to a point, said point being the Northeast corner of the Southeast 1/4 Northwest 1/4 Section 2; Thence South 00°58'55" East 1501.30 feet; Thence South 00°58'51" East 817.82 feet; Thence South 01°09'43" East 181.28 feet to a point, said point being located on the North right-of-way of Big Goose Road, also known as State Highway 331; Thence along said right-of-way with the arc of a curve to the left, a radius of 5,789.58, an arc length of 101.20 feet, a chord of South 74°28'31" West, 101.19 feet to a point; Thence leaving said right-of-way and with the East line of Lot 2 Blue Grass Meadows Subdivision North 14°12'12" West, 130.88 feet to a point; Thence with the North line of said Lot 2 North 87°29'03" West, 436.04 feet to a point, said point being on the East right-of-way of Blue Grass Drive; Thence North 87°29'03" West, 63.19 feet to a point, said point being the Northeast corner of Lot 3 Blue Grass Meadows Subdivision on the West right-of-way of Blue Grass Drive; Thence along the North line of said Lot 3 North 87°29'03" West, 105.90 feet to a point; Thence North 87°29'13" West, 50.00 feet to a point; Thence South 29°24'54" West 165.27 feet to a point; Thence South 32°40'21" West, 210.90 feet to a point; Thence South 85°03'51" West, 93.89 feet to a point; Thence North 89°53'47" West, 599.98 feet to a point; Thence South 89°43'09" West, 258.88 feet to a point; Thence North 89°47'28" West 336.47 feet to a point; Thence North 00°21'47" West, 130.67 feet to a point in Big Goose Creek; Thence with Big Goose Creek the following six bearings and distances South 89°54'03" East 200.00 feet; Thence North 54°24'33" East 60.00 feet; Thence North 00°20'37" West 100.00 feet; Thence North 48°44'30" West 52.13 feet; Thence North 59°54'08" West 130.00 feet; Thence North 25°37'50" West 361.51 feet; Thence leaving Big Goose Creek North 89°54'03" West 293.64 feet to a point on the East Right-of-Way of Owl Creek Road (County Road 91); Thence along said right-of-way North 00°25'32" West, 626.98 feet to the point of BEGINNING, containing 117.09 acres, more or less, as appears on this plat, is with free consent, and in accordance with the desires of the undersigned owners and proprietors, have by these presents laid out and surveyed as Blue Grass Meadows Minor Subdivision No. 2, 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 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 20th day of April, 2008, by: Cheryl E. Barker, Owner

STATE OF WYOMING)
SHERIDAN COUNTY) ss.

The foregoing instrument was acknowledged before me this 20th day of April, 2008, by: Cheryl E. Barker, Witness my hand and official seal.

Wendi Brown
Notary Public

SUBDIVISION WATER RIGHT SUMMARY

Lands in the NW1/4 SW1/4 Section 2, T55N., R85W., having original supply under the William Timm Territorial Appropriation, Proof No. 779, diverting from Big Goose Creek, through the Owl Ditch, with priority of October 20, 1882, unaffected - 21.00 Acres.

NOTE: The point of diversion and means of conveyance of the William Timm Territorial Appropriation were changed, November 22, 1963, from the Owl Ditch to the Workman Pump Stations 1 & 2, diverting from Big Goose Creek. These two pump stations have remained in service to this date. The intent of the subdivider is to continue to operate these two pump stations, allowing the owners of Tracts A & B access to pump station #1 by means of a 10' wide easement from the pump station location. 15 acres of the 21-Acre total will be distributed as follows:

Tract C = 11.18 Acres
Tract A = 01.80 Acres
Tract B = 02.02 Acres
Total = 15.00 Acres

The remaining 6 acres are a part of Lot 2 and Lot 3, Blue Grass Meadows Minor Subdivision No. 1.

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County, Wyoming, this 15th day of April 2008.

ATTEST:

Carla J. Raymond, Deputy County Clerk

COUNTY RECORDATION

STATE OF WYOMING } ss.
SHERIDAN COUNTY }

I hereby certify that this plat was filed for record in my office at 2:00 o'clock this 17th day of June 2008, and recorded in Plat Book 8 on Page 4.

County Clerk

CERTIFICATE OF ENGINEER

STATE OF WYOMING } ss.
SHERIDAN COUNTY }

I, Dale A. Lee, do hereby certify that individual sewage disposal systems will be adequate for Blue Grass Meadows Minor Subdivision No. 2, Sheridan County, Wyoming, provided the provisions of the Wyoming Department of Environmental Quality (WDEQ), Water Quality Rules and Regulations, Chapter II, and the Sheridan County Subdivision resolution are met, percolation tests in accordance with Section 3.4 of the Sheridan County Subdivision Resolution have been conducted.

RIPARIAN RIGHTS NOTE
"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."

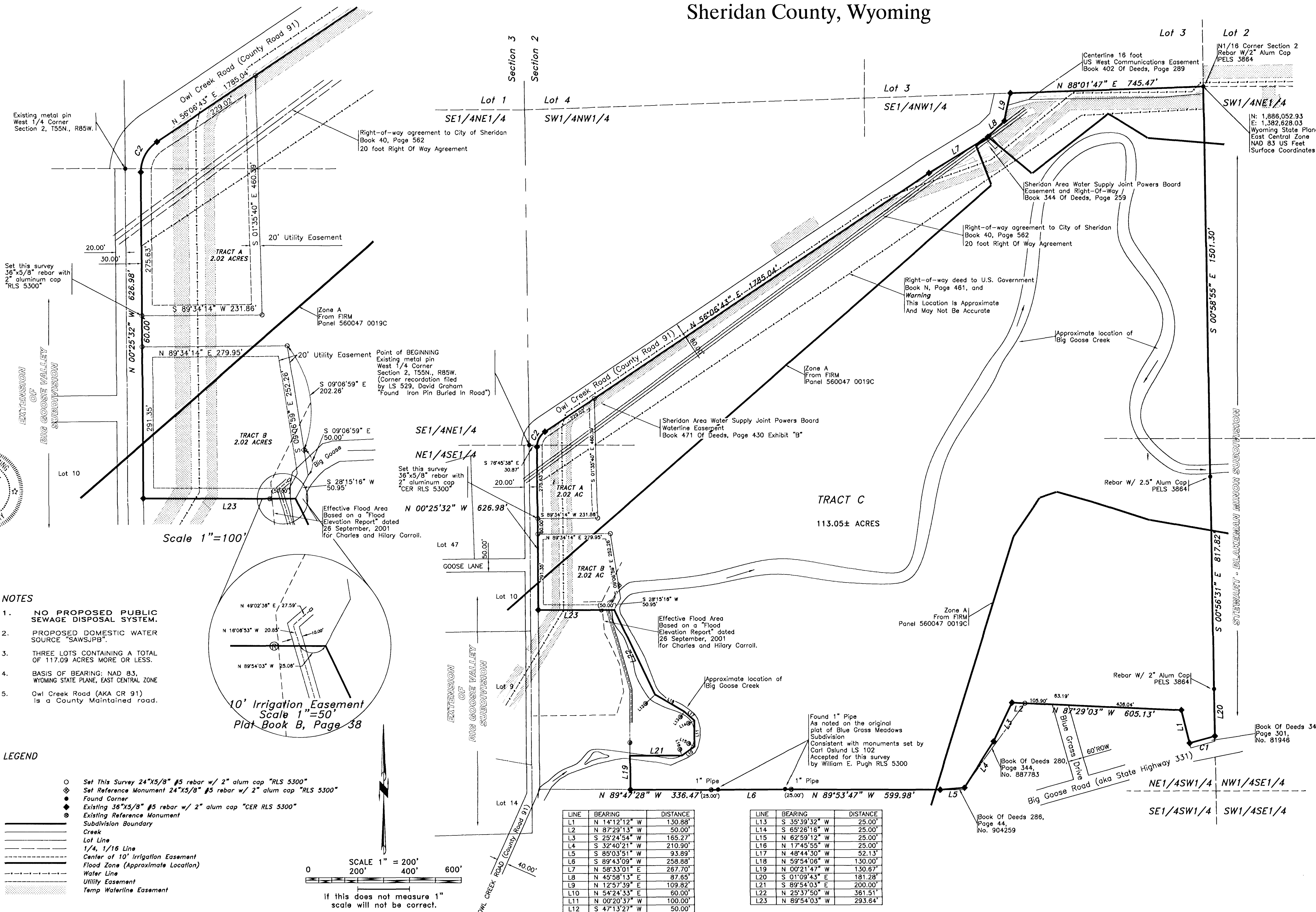
BUILDING STANDARDS NOTE
"All new construction, remodeling, additions or repairs to any public or private buildings within the subdivision shall be constructed in accordance with the Sheridan County Building Standards Resolution and Building Permits and inspections are required."

CERTIFICATE OF SURVEY

I, William E. Pugh, a duly licensed surveyor in the State of Wyoming, do hereby certify that this plat of the Blue Grass Meadows Minor Subdivision No. 2, truly and correctly represents the results of a survey made by me or under my direct supervision.

WILLIAM E. PUGH
Surveyor

UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.



NOTES

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
2. PROPOSED DOMESTIC WATER SOURCE "SAWSPP".
3. THREE LOTS CONTAINING A TOTAL OF 117.09 ACRES MORE OR LESS.
4. BASIS OF BEARING: NAD 83, WYOMING STATE PLANE, EAST CENTRAL ZONE
5. Owl Creek Road (AKA CR 91) is a County Maintained road.

LEGEND

- Set This Survey 24"x5/8" #5 rebar w/ 2" alum cap "RLS 5300"
- Set Reference Monument 24"x5/8" #5 rebar w/ 2" alum cap "RLS 5300"
- Found Corner
- Existing 36"x5/8" #5 rebar w/ 2" alum cap "CER RLS 5300"
- Existing Reference Monument
- Subdivision Boundary
- Creek
- Lot Line
- 1/4, 1/16 Line
- Center of 10' Irrigation Easement
- Flood Zone (Approximate Location)
- Water Line
- Utility Easement
- Temp Waterline Easement

SCALE 1" = 200'
200' 400' 600'

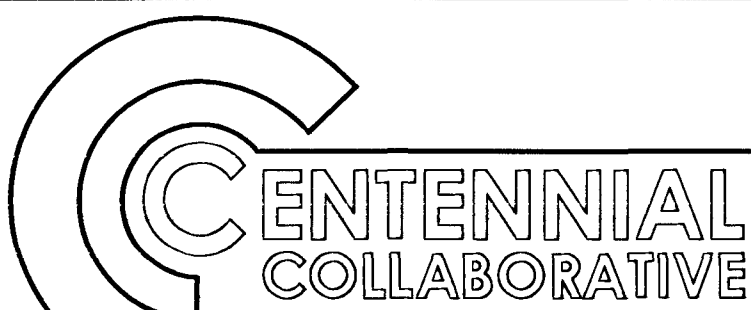
If this does not measure 1" scale will not be correct.

REV.	DESCRIPTION	BY	DATE
ONE	Update per County Planning	wep	3 MAY 07
TWO	Revise Acreage on Tract A	wep	20 Feb 08
THREE	County Corrections	wep	9 APR 08

BLUE GRASS MEADOWS MINOR SUBDIVISION NO.2

A Resubdivision Of Tract One,
Blue Grass Meadows Minor Subdivision No. 1

SHERIDAN COUNTY, WYOMING



Architects
•
Engineers
•
Surveyors

237 North Main Street
Sheridan, Wyoming 82801
(307) 672-1711

DATE: 3 MAY 07
DRAWN BY: WEP, DMS

SCALE: AS SHOWN ON MAP

PROJECT NO.
06087-FP

SHEET NO.
ONE