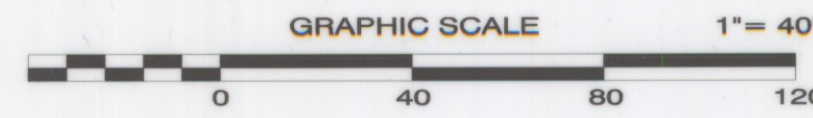
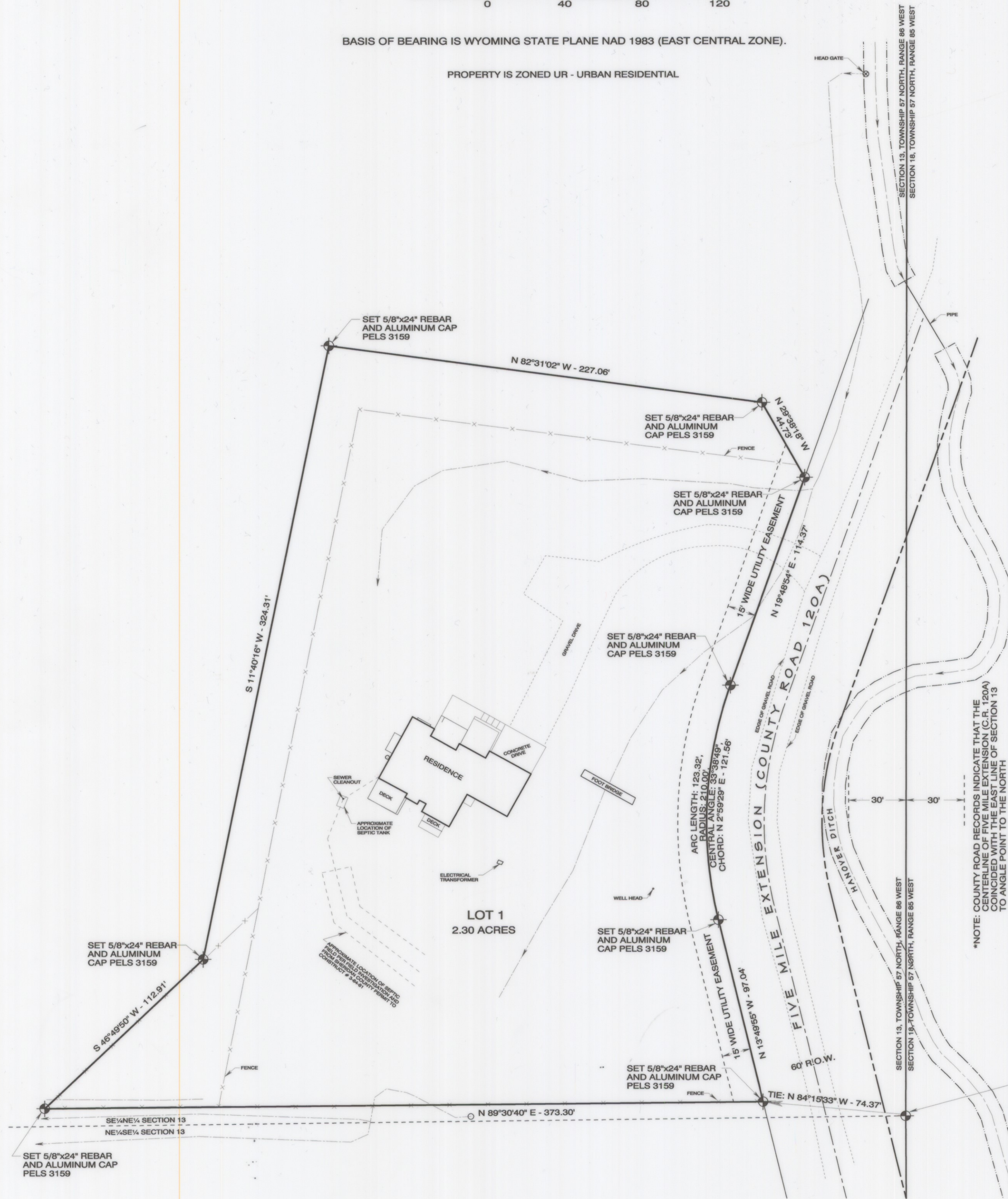


DETAIL



BASIS OF BEARING IS WYOMING STATE PLANE NAD 1983 (EAST CENTRAL ZONE).

PROPERTY IS ZONED UR - URBAN RESIDENTIAL.

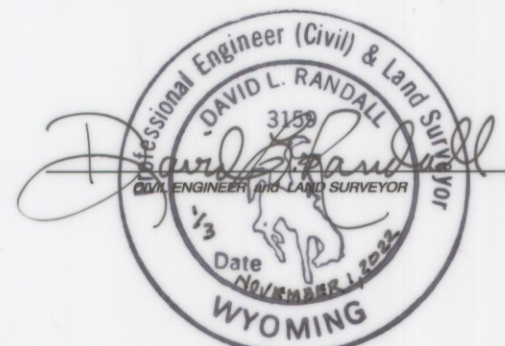


CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan

I, David L. Randall, a duly registered Professional Engineer and Land Surveyor in the State of Wyoming, do hereby certify that this plat of 5-Mile Flat Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.

Registration No. 3159 PE & LS



CERTIFICATE of RECORDER

State of Wyoming } ss
County of Sheridan

This plat was filed for record in the Office of the Clerk and Recorder at 2:53 O'Clock P.M., this day of November, 2022, and is duly recorded in Plat Book Number 2022-16252.

Eda Schunk Thompson
COUNTY CLERK

SHERIDAN COUNTY BOARD of COMMISSIONERS CERTIFICATE of APPROVAL

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County, Wyoming, this 16th day of November, 2022.

Eda Schunk Thompson
COUNTY CLERK

FINAL PLAT

5-MILE FLAT SUBDIVISION

being a
PARCEL DIVISION
consisting of
1 LOT COMPRISING 2.30 ACRES

CERTIFICATE of DEDICATION

The above or foregoing subdivision, being a subdivision of a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13, Township 57 North, Range 86 West of the Sixth Principal Meridian in Sheridan County, Wyoming, more particularly described as follows:
Beginning at a point which bears N 84°15'33" W a distance of 74.37 feet from the East $\frac{1}{4}$ Corner of said Section 13; thence N 13°49'55" W a distance of 97.04 feet; thence along a tangent curve to the right having a Radius of 210.00 feet, an Arc Length of 123.35 feet, through a Central Angle of 33°38'49", with a Chord Bearing of N 2°59'29" E and a Chord Length of 121.56 feet; thence N 19°48'54" E a distance of 114.37 feet; thence N 29°36'18" W a distance of 44.73 feet; thence N 82°31'02" W a distance of 227.06 feet; thence S 11°40'16" W a distance of 324.31 feet; thence S 46°49'50" W a distance of 112.91 feet; thence N 89°30'40" E a distance of 373.30 feet to the point of beginning, as appears on this plat, is with free consent, and in accordance with the desires of the under-signed owners, containing 2.30 acres more or less; have by these present laid out, and surveyed as 5-Mile Flat 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.

Executed this 7th day of November, 2022, by:

Julia Ann Gerlach, Trustee
Murray Lance Terry, Trustee
Michael William Terry, Trustee

State of Wyoming } ss
County of Sheridan

The foregoing plat was acknowledged before me this 7th day of November, 2022, by the Trustees of the Clarence W. Terry Family Trust dated November 29, 1990.

KERRIE BOHLER
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID# 142398
MY COMMISSION EXPIRES AUGUST 21, 2028
My commission expires: 8/21/28

Executed this 7th day of November, 2022, by:

Julia Ann Gerlach, Trustee
Murray Lance Terry, Trustee
Michael William Terry, Trustee

State of Wyoming } ss
County of Sheridan

The foregoing plat was acknowledged before me this 7th day of November, 2022, by the Trustees of the PEGGY ANN TERRY Family Trust dated November 29, 1990.

KERRIE BOHLER
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID# 142398
MY COMMISSION EXPIRES AUGUST 21, 2028
My commission expires: 8/21/28

NOTES :

1. NO PROPOSED CENTRALIZED SEWAGE SYSTEM.
2. NO PROPOSED CENTRAL WATER SUPPLY SYSTEM.
3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
4. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
5. 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.
6. 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.
7. BUILDING IN CLOSE PROXIMITY TO AN IRRIGATION DITCH MAY BE RESTRICTED.
8. A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEER'S OFFICE IN CHEYENNE, WYOMING.

ENGINEER/SURVEYOR

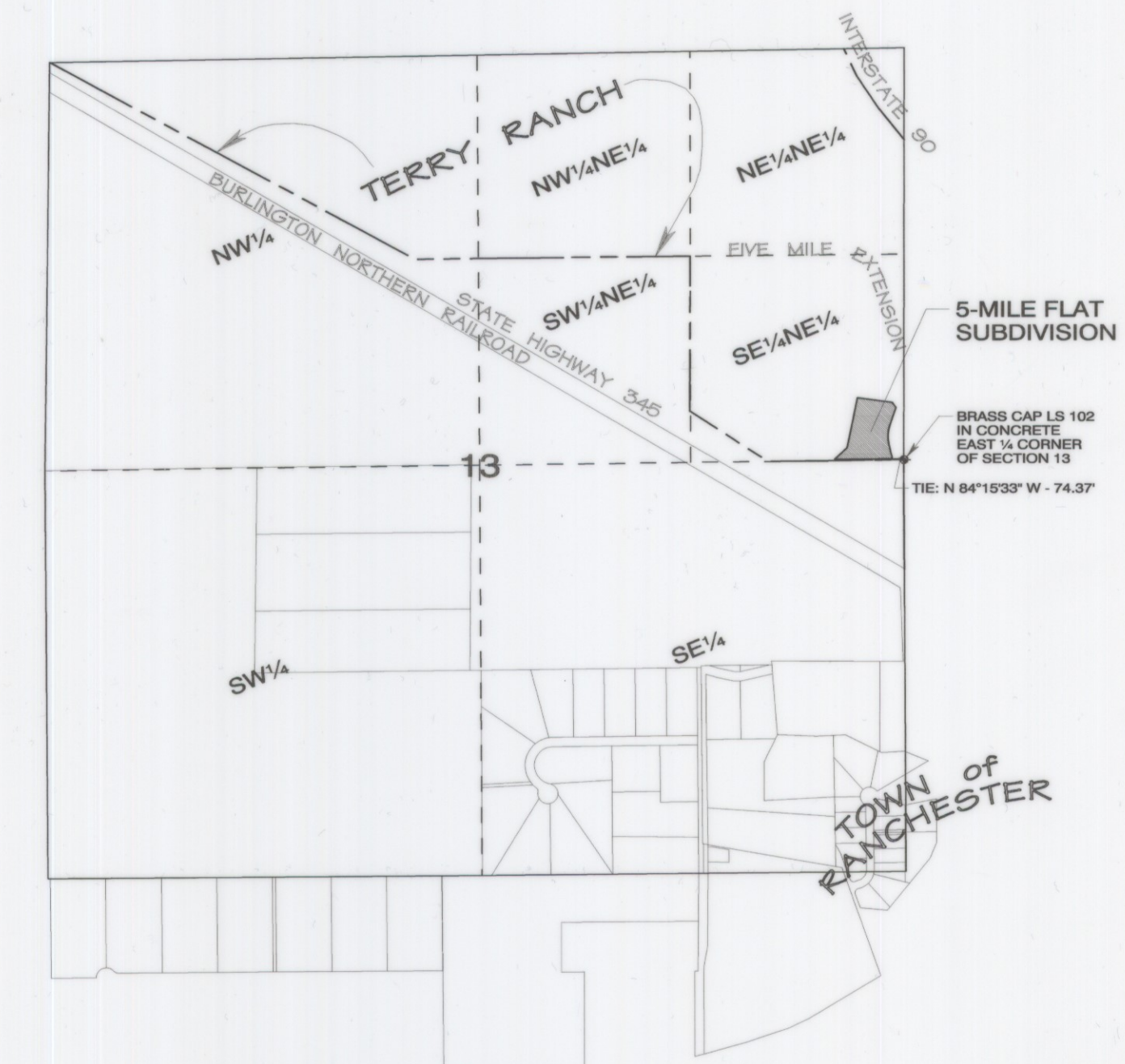
DAVID L. RANDALL
RANDALL ENGINEERING SURVEYS
722 MONTE VISTA
SHERIDAN, WYOMING, 82801
(307) 672-6003

OWNER

CLARENCE W. TERRY FAMILY TRUST, dated NOVEMBER 29, 1990 and the PEGGY ANN TERRY FAMILY TRUST, dated NOVEMBER 29, 1990; JULIE ANN GERLACH, MURRAY LANCE TERRY and MICHAEL WILLIAM TERRY, SUCCESSOR CO-TRUSTEES
2624 HEARTLAND DRIVE
SHERIDAN, WYOMING 82801

LOCATION

SCALE : 1" = 1000'



TOWNSHIP 57 NORTH, RANGE 86 WEST

N



FINAL PLAT

5-MILE FLAT SUBDIVISION

being a
PARCEL DIVISION

situated in the
SE $\frac{1}{4}$ NE $\frac{1}{4}$ of SECTION 13,
TOWNSHIP 57 NORTH, RANGE 86 WEST

of the
SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

for

CLARENCE W. TERRY FAMILY TRUST, dated NOVEMBER 29, 1990 and the PEGGY ANN TERRY FAMILY TRUST, dated NOVEMBER 29, 1990; JULIE ANN GERLACH, MURRAY LANCE TERRY and MICHAEL WILLIAM TERRY, SUCCESSOR CO-TRUSTEES
2624 HEARTLAND DRIVE
SHERIDAN, WYOMING 82801