

MITCHELL SUBDIVISION

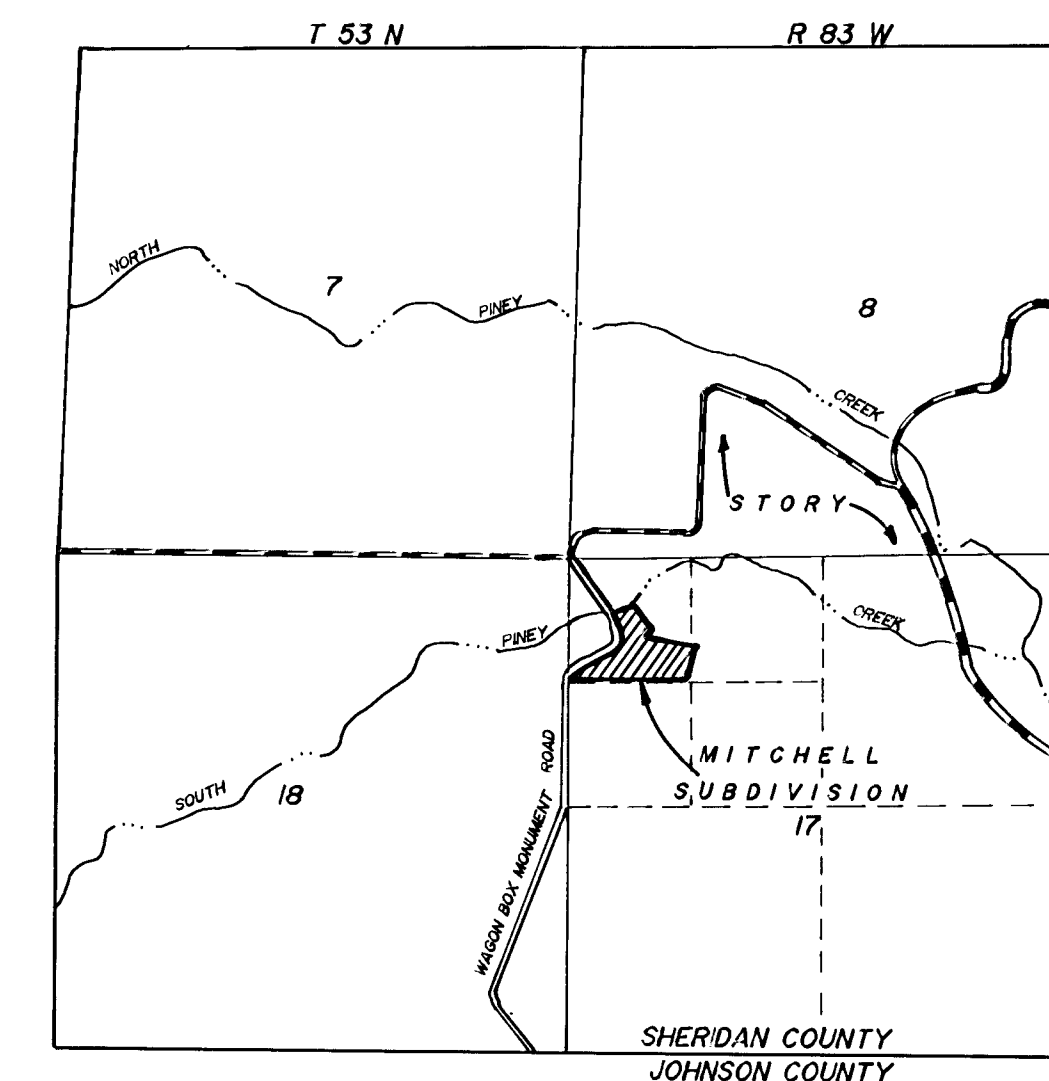
NORTH 1/2 NW 1/4 OF SECTION 17, T 53 N, R 83 W
SHERIDAN COUNTY, WYOMING
FIVE LOTS TOTALING 13.15 ACRES

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NW 1/2 NW 1/4 OF SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY WYOMING, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 133 OF DEEDS, PAGE 173, ON THE CENTERLINE OF THE WAGON BOX COUNTY ROAD NO. 145, SAID POINT BEING 50'02'43" W, 338.40 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17, THENCE N88°04'30"E, 1287.05 FEET ALONG THE NORTH LINE OF SAID TRACT TO A POINT, THENCE N53°32'00"E, 372.23 FEET ALONG THE WEST LINE OF SAID TRACT TO A POINT, THENCE N88°04'30"E, 588.81 FEET TO A POINT, THENCE THROUGH A CURVE TO THE RIGHT HAVING A DELTA OF 15°47'43", A RADIUS OF 274.76 FEET, A LENGTH OF 73.75 FEET, A CHORD BEARING OF N73°49'58"W, AND A CHORD LENGTH OF 73.54 FEET TO A POINT, THENCE THROUGH A CURVE TO THE RIGHT HAVING A DELTA OF 42°27'25", A RADIUS OF 255.00 FEET, A LENGTH OF 188.96 FEET, A CHORD BEARING OF N34°53'34"E, AND A CHORD LENGTH OF 184.66 FEET TO A POINT, THENCE N53°03'16"E, 93.34 FEET TO A POINT, THENCE N48°09'22"W, 289.14 FEET TO A POINT ON THE CENTERLINE OF SOUTH PINEY CREEK, THENCE S46°47'28"W, 93.35 FEET ALONG SAID CENTERLINE TO A POINT, THENCE S62°40'48"W, 52.27 FEET ALONG SAID CENTERLINE TO A POINT, THENCE S87°40'28"W, 78.37 FEET ALONG SAID CENTERLINE TO A POINT, THENCE N80°00'00"W, 103.93 FEET ALONG SAID CENTERLINE TO A POINT, THENCE S04°02'55"E, 38.72 FEET TO A POINT ON THE CENTERLINE OF THE OLD WAGON BOX COUNTY ROAD BRIDGE, THENCE S8°26'27"E, 304.64 FEET TO A POINT ON THE CENTERLINE OF THE WAGON BOX COUNTY ROAD NO. 145, THENCE THROUGH A CURVE TO THE RIGHT HAVING A DELTA OF 78°25'55", A RADIUS OF 157.23 FEET AND A LENGTH OF 208.84 FEET ALONG SAID CENTERLINE TO A POINT, THENCE S84°03'47"W, 74.48 FEET ALONG SAID CENTERLINE TO A POINT, THENCE THROUGH A CURVE TO THE LEFT HAVING A DELTA OF 03°13'13", A RADIUS OF 1239.33 FEET, AND A LENGTH OF 199.57 FEET ALONG SAID CENTERLINE TO A POINT, THENCE S64°07'06"W, 102.21 FEET ALONG SAID CENTERLINE TO A POINT, THENCE THROUGH A CURVE TO THE LEFT HAVING A DELTA 39°59'00", A RADIUS OF 267.41 FEET, AND A LENGTH OF 184.74 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 13.15 ACRES MORE OR LESS.



LOCATION MAP
1" = 2000'

DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "MITCHELL SUBDIVISION." SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THE UNDERSIGNED OWNER AND PROPRIETOR DO HEREBY RELEASE AND WAIVE ALL RIGHTS, UNDER AND BY VIRTUE OF THE HOMESTEAD EXCEPTION LAWS OF THE STATE OF WYOMING.

AN EASEMENT IS HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND RIGHT-OF-WAY OF WHICH IS SHOWN IN DOTTED LINE ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATERLINES, GAS LINES, ELECTRIC LIGHT LINES AND POLES, TELEPHONE LINES AND POLES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER BEING GENERALLY UTILIZED BY THE PUBLIC.

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 14TH DAY OF MARCH 1990.

Nora M. Simpson Mitchell
NORA M. SIMPSON NOW KNOWN AS NORA M. MITCHELL

Ricky Lee Brandner
RICKY LEE BRANDNER

Glen Kessler
GLEN KESSLER

Hazel E. Kessler
HAZEL E. KESSLER

Larry E. Hanft
LARRY E. HANFT

Victi D. Hanft
VICKI D. HANFT

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF March 1990.

IN 90. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES June 14, 1991.

Virginia J. Reindahl
NOTARY PUBLIC

CERTIFICATES OF APPROVAL

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS IN AND FOR THE COUNTY OF SHERIDAN, WYOMING, ON THIS 20TH DAY OF MARCH, 1990.

ATTEST:
James A. Diggins CHAIRMAN
Raymond A. Shurtliff MEMBER
Carol B. Filler MEMBER

THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION HEREBY RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 14TH DAY OF March, 1990.

ATTEST:
G.A. Dicks CHAIRMAN
John Kane SECRETARY

CERTIFICATE OF RECORDER

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 1:45 P.M. O'CLOCK ON March 22, 1990, AND FILED IN DRAWER M, INSTRUMENT NO. 52656, FEE \$50.75.

Ronald W. Prestfeldt COUNTY CLERK
Marilene K. Nelson DEPUTY COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

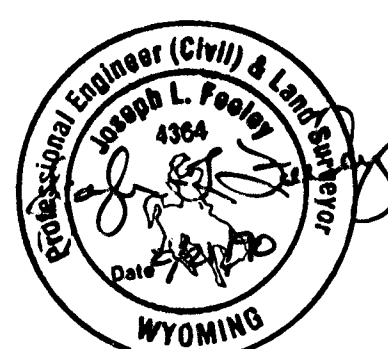
I, RONALD W. PRESTFELDT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Ronald W. Prestfeldt
RONALD W. PRESTFELDT WY LS 2615

CERTIFICATE OF ENGINEER

State of Wyoming) ss
County of Sheridan)

I, Joseph L. Feeley, hereby certify that subsurface soil conditions, as evaluated during a field investigation performed under my direct supervision on January 30, 1990, will allow the construction of individual small wastewater systems as defined in "Sheridan County Regulations for a Permit to Construct, Install or Modify Small Wastewater Facilities Resolution" dated December 1984, for Lots 3, 4, and 5 in Mitchell Subdivision, located in the N1/2NW1/4, Sec. 17, T.53N., R.83W. of the 6th P.M., Sheridan County, Wyoming, except for those areas covered by drainage easements or subject to flooding or otherwise designated on the plat as unsuitable for small wastewater systems, provided that for each lot, a wastewater system is properly designed by a Wyoming registered Professional Engineer by considering more specific site conditions, including proposed house locations and other improvements, and results of more detailed field investigations and percolation testing as required by said Resolution, and that said system is properly constructed in accordance with the Engineer's design recommendations and said Resolution. It shall be understood that the above referenced field investigation was performed at selected sites within the Mitchell Subdivision, and that these conditions may not extend to all areas within each lot, and that more detailed field investigations shall be performed before designing all improvements that will contribute flows into said system, and before selecting house and/or other building sites and locations. It shall further be understood that the homeowner is responsible for proper operation and maintenance of the individual small wastewater systems at all times.



CURVE TABLE

CURVE No.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	33°58'38"	227.41'	134.86'	S47°07'44"W	132.89'
2	09°13'19"	1279.93'	206.01'	S59°30'27"W	205.78'
3	37°40'37"	197.25'	123.73'	S36°03'19"W	127.40'
4	37°40'37"	197.25'	123.73'	N01°37'39"W	127.40'
5	6°49'58"	80.00'	86.33'	S8°04'03"E	82.20'
6	3°35'00"	334.76'	184.53'	S65°06'30"E	182.20'
7	15°47'43"	274.76'	75.75'	N73°49'58"W	75.51'
8	15°47'17"	274.76'	75.71'	S58°02'49"E	75.47'
9	19°06'32"	355.51'	118.57'	S53°42'09"E	118.02'
10	42°27'25"	255.00'	188.96'	N31°49'34"E	184.66'

LEGEND

- PERCOLATION TEST SITE
- SET NOTHING
- SET 3 1/2" ALUMINUM CAP
- SET 3 1/2" ALUMINUM CAP FOR WITNESS CORNER
- SET 1 1/2" ALUMINUM CAP
- (44.19) DISTANCE ALONG LOT LINE TO NORTH LINE OF UTILITY EASEMENT
- CENTERLINE OF REALIGNED COUNTY ROAD PER WYOMING HIGHWAY DEPARTMENT

GENERAL NOTES

- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
- NO PROPOSED DOMESTIC WATER SOURCE.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
- WYOMING LAW DOES NOT RECOGNIZE ANY REPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.
- A FLOOD PLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR IMPROVEMENTS IN LOT 5.

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