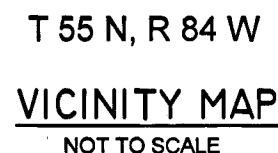


A SUBDIVISION BEING PART OF THE NW1/4 OF SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING.  
TOTAL = 209,581 SQUARE FEET (4.81 ACRES±)  
TOTAL LOTS = 2



THE ABOVE OR FOREGOING SUBDIVISION DESIGNATED AS 307 ESTATES SUBDIVISION, BEING THE SOUTH 165 FEET OF THE NW1/4NW1/4 OF SECTION 14, T55N, R84W, OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, EXCEPTING THEREFROM A STRIP 30 FEET WIDE ON THE EAST SIDE OF THE ABOVE DESCRIBED PREMISES FOR A ROADWAY:

PER RECORD OF SURVEY NO. 505 (RECEPTION NO. 2016-727295) THE ABOVE DESCRIPTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED WITHIN THE WEST HALF OF THE NORTHWEST QUARTER (W1/2 OF NW1/4) OF SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, THENCE S48°22'34"E A DISTANCE OF 1710.76 FEET TO A 1 INCH ALUMINUM CAP LSN10287 ON THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 87 AND THE POINT OF BEGINNING, THENCE S00°50'36"W A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID ALUMINUM CAP LSN2615 AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 548 OF DEEDS, PAGE 149, THENCE S89°42'57"W ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT, THENCE S00°00'00"W ALONG THE CORNER OF SAID TRACT AND A CORNER OF TRACT 3 OF A RECORD OF SURVEY RECORDED AS INSTRUMENT 18672 ON DECEMBER 13, 1994, SHERIDAN COUNTY RECORDS, THENCE N89°43'37"W ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 885.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT, THENCE S89°43'37"W ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 679.61 FEET TO THE WEST 67TH P.M., SHERIDAN COUNTY, WYOMING, SAID CORNER MONUMENTED WITH AN ALUMINUM CAP LSN2615, THENCE N00°22'43"E ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 100.00 FEET TO THE WEST LINE OF SAID SECTION 14, THENCE S00°00'00"W ALONG THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 100.00 FEET TO THE WEST LINE OF SAID SECTION 14, THENCE S89°26'22"E ALONG THE SOUTH LINE OF THE WOODLAND CREEK ESTATES SUBDIVISION, THENCE N89°26'22"E ALONG THE SOUTH LINE OF THE WOODLAND CREEK ESTATES SUBDIVISION A DISTANCE OF 857.80 FEET TO AN ALUMINUM CAP P&L#83884 AT THE NORTHEAST CORNER OF LOT 46 OF THE WOODLAND CREEK ESTATES SUBDIVISION, THENCE S89°26'22"E ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 626.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.81 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS EXCEPTIONS, RESERVATIONS, RESTRICTIONS, OR CONDITIONS  
CONTAINED IN PRIOR CONVEYANCES OF RECORD.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS; CONTAINING 4.8 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS 307 ESTATES SUBDIVISION, AND DO HEREBY 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 25th DAY OF October, 2023 BY

  
ROGER J. TORMANEN

  
DIANE M. TORMANEN

STATE OF WYOMING )  
 ) SS  
SHERIDAN COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY

OF October, 2022, BY ROGER J. AND DIANE M. TORMANEN.

WITNESS MY HAND AND OFFICIAL SEAL. Maren E. Bred  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/15/2028

THE UNDERSIGNED FIRST FEDERAL BANK & TRUST, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE ON AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN INSTRUMENT NUMBER 2626-7161294. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN, AS LISTED AND DESCRIBED ON THIS PLAT.

J. Asun.  
FIRST FEDERAL BANK & TRUST

STATE OF WYOMING )  
 ) SS  
SHERIDAN COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25<sup>th</sup> DAY

OF October, 2022, BY FIRST FEDERAL BANK & TRUST.

WITNESS MY HAND AND OFFICIAL SEAL. Miriam E. Bass  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/15/2028

**CERTIFICATE OF COUNTY COMMISSIONERS**

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 6th DAY OF June, 2023.

**ATTEST:**

Kimberly Hein  
COUNTY CLERK *chief deputy*

*Christi Hawell*  
CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING )  
 ) SS  
COUNTY OF SHERIDAN)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 8:29 am

O'CLOCK THIS 27 DAY OF October 2023 AND RECORDED IN PLAT BOOK

FILED THIS 4 DAY OF SEPTEMBER, 2023, AND RECORDED IN  
T ON PAGE 44 Rec #2023-788491




TE OF 2.10 11146

Eda Shunk Thompson  
COUNTY CLERK

NOTES:

1. DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH SAMS/UP.
2. NO PUBLIC MAINTENANCE OF STREETS, ROADS OR STORMWATER STRUCTURES.
3. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE ANY CONTRAINT WATER AND/OR FLOODING ARE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
4. THERE ARE SURFACE WATER RIGHTS ASSOCIATED WITH THIS SUBDIVISION. ALL WATER RIGHTS AND DISTRIBUTION SYSTEMS HAVE BEEN APPROVED BY THE WYOMING STATE ENGINEER'S OFFICE AND IS ON FILE AT THEIR OFFICE IN CHEYENNE, WYOMING. THE EXISTING RIGHTS (PROF. NO. 44023) ARE TO BE RETAINED EXCLUSIVELY FOR THE USE OF LOT 1.
5. PUBLIC SEWAGE FACILITIES ARE AVAILABLE FOR EACH LOT, AND ALL EXISTING AND FUTURE DWELLINGS MUST CONNECT TO SAID SYSTEM.
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. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
8. FRONT SET BACK: 25' REAR SETBACK: 20' SIDE SETBACK: 5'
9. NO TITLE SEARCH WAS PERFORMED BY ARROW SURVEY GROUP IN CONDUCTING THIS SURVEY.
10. BASIS OF BEARING IS WYOMING STATE PLANE, EAST CENTRAL ZONE. COORDINATES ARE GROUND NAD 83, NAVD 88 PAF: 1,000,238
11. FLOOD ZONE ARE GRAPHICALLY PLOTTED PER DATA SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 56033G1127E, WITH AN EFFECTIVE DATE OF 1/16/2014. ZONE A IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE B IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE C IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE D IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE E IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE F IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE G IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE H IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE I IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE J IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE K IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE L IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE M IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE N IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE O IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. ZONE P IS HEREBY DEDICATED AS A DRAINAGE EASEMENT. 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**LEGEND:**

-  - FOUND CAP AS NOTED  
 - FOUND 1.5" AC LS #10287  
(R) - RECORD  
(R) - ALUMINUM CAP  
(WC) - WITNESS CORNER  
POB - POINT OF BEGINNING  
POC - POINT OF COMMENCEMENT  
(M) - MEASURED  
(R) - RECORD  
 - DRAINAGE EASEMENT (SEE NOTE 12)

LINE	BEARING (M)	DISTANCE (M)
L1	S 68°05'59" W	62.09'
L2	S 62°09'29" W	24.55'
L3	S 61°23'09" W	85.53'
L4	N 42°34'51" W	21.48'
L5	N 14°55'25" E	49.80'
L6	S 79°59'32" E	34.21'
L7	N 76°51'51" E	77.03'
L8	N 38°23'25" E	32.22'
L9	N 02°24'48" E	65.05'
L10	N 89°42'57" E	12.72'

**SURVEYOR'S CERTIFICATE:**

I, JASON D. LEVANEN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF 307 ESTATES SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

**JASON D. LEVANEN**  
REGISTERED LAND SURVEYOR  
WY PLS 10287

# Final Plat of 307 ESTATES SUBDIVISION

PART OF THE NW1/4 OF SECTION 14, TOWNSHIP 55 NORTH,  
RANGE 84 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY,  
WYOMING.

OWNER/CLIENT:  
ROGER J & DIANE M TORMANEN  
4860 COFFEEN AVENUE  
SHERIDAN, WYOMING


**Arrow**  
 Survey Group, Inc  
 Sheridan, WY 82801 (307) 751-7543

DP: 22-158 Subdivision-Roger.dwg  
Date: 3/14/2023 Rev: 4/06/2023, 4/24/2023, 6/20/2023

Sheet 1 of 1