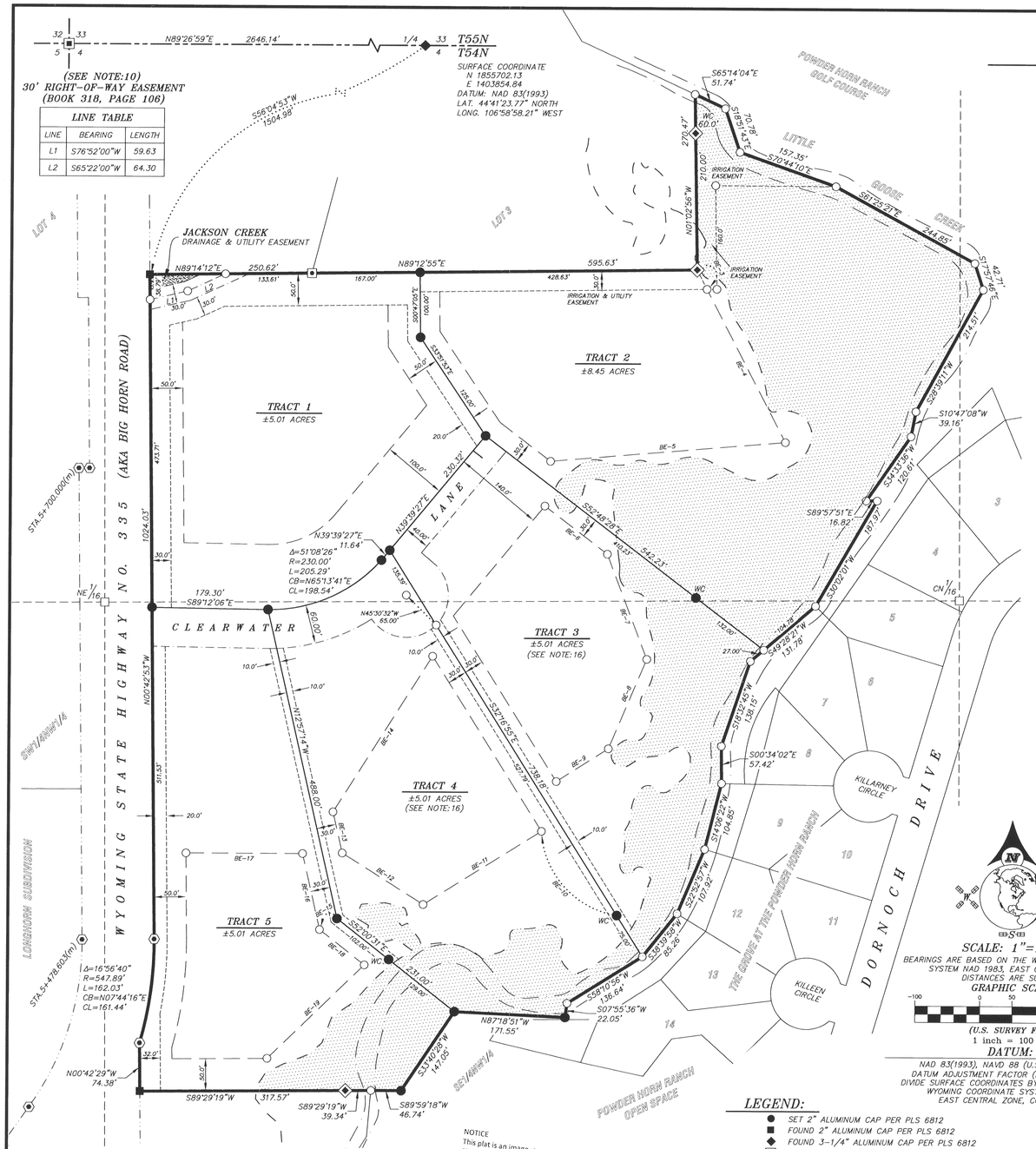
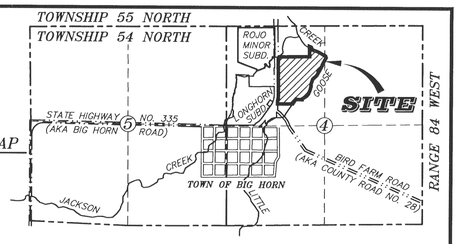
CLEARWATER ESTATES

SITUATED IN LOT 2, LOT 3, AND THE SE1/4NW1/4 OF SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING
TOTAL = ±28.49 ACRES
TOTAL AREA OF TRACTS = ±28.49 ACRES
TOTAL TRACTS = 5





LOCATION MAP
SCALE: 1"=2000'

NOTES:

1. *NO PROPOSED CENTRALIZED SEWAGE SYSTEM*
2. *DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH SAWS/JPB*
3. *NO PUBLIC MAINTENANCE OF STREETS OR ROADS (SEE NOTE:10)*
4. *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.*
5. *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.*
6. *WHEN PUBLIC SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL CONNECT TO SAID SYSTEM.*
7. *CLEARWATER ESTATES IS LOCATED IN CLOSE PROXIMITY TO THE SHERIDAN COUNTY AIRPORT AND NO OWNER OF ANY TRACT, NOR HIS SUCCESSORS OR ASSIGNS SHALL HAVE A CAUSE OF ACTION AGAINST DECLARANT OR COUNTY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCE WHICH MAY RESULT FROM LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER SAID SUBDIVISION.*
8. *ALL NEW SEPTIC SYSTEMS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WYOMING. "ALL NEW SEPTIC SYSTEMS SHALL BE ENHANCED SEPTIC SYSTEMS MEETING NSF STANDARD 40 CLASS I STANDARDS".*
9. *THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY SHERIDAN COUNTY SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED AS AN EASEMENT TO SHERIDAN COUNTY FOR DRAINAGE AND FLOODWAY PURPOSES. THE OWNERS SHALL NOT OBSTRUCT THE NATURAL FLOW OR POTENTIAL STORM WATER RUN-OFF BY THE CONSTRUCTION OR PLACEMENT OF ANY TYPE OF "FENCE WHICH WOULD INHIBIT DRAINAGE", BUILDING OR OTHER STRUCTURE (BARBED WIRE, POLE FENCES AND IRRIGATION PUMPS ARE EXEMPT); NOR STORAGE PLACEMENT OR PARKING OF VEHICLES, TRAILERS, BUILDING MATERIALS, YARD WASTE, SCRAP OR OTHER SALVAGE ITEMS WITHIN SAID EASEMENT. THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. IN NO EVENT SHALL THE COUNTY BE OBLIGATED TO CONSTRUCT ANY STRUCTURE, OR TO MAINTAIN THE PROPERTY ENCUMBERED BY SAID EASEMENT. THE COUNTY SHALL NOT BE HELD LIABLE FOR DAMAGES OR INJURIES RESULTING FROM THE OCCURRENCE OF A FLOODING EVENT.*
10. *NO PUBLIC MAINTENANCE OF CLEARWATER LANE; TRACT 2, TRACT 3 AND TRACT 4 ARE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, UPGRADE, REBUILDING AND SNOW-PLOWING OF CLEARWATER LANE "A PRIVATE ROAD, UTILITY AND EMERGENCY VEHICLE EASEMENT". TRACT 1 AND TRACT 5 ARE RESTRICTED FROM ACCESSING CLEARWATER LANE AND ARE NOT RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP. TRACT 1 IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF SHARED ROAD (30' RIGHT-OF-WAY EASEMENT, BOOK 318, PAGE 106) "SITUATED WITHIN THE SUBDIVISION" WHICH IS NOW DESIGNATED AS "A PRIVATE ROAD, UTILITY AND EMERGENCY VEHICLE EASEMENT".*
11. *THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.*
12. *BUILDING ENVELOPES: ALL BUILDINGS, OUTBUILDINGS, INTERIOR FENCES "YARD FENCES" CORRALS, AND/OR OTHER STRUCTURES CONSTRUCTED OR ERECTED WITHIN THE BUILDING ENVELOPE ARE RESTRICTED BY A PRIVATE COVENANT AND SHALL BE ENFORCED BY THE HOME OWNERS ASSOCIATE (HOA). SHERIDAN COUNTY WILL NOT BE LIABLE NOR RESPONSIBLE FOR ASSURING COMPLIANCE WITH ENFORCING THIS COVENANT.*
13. *EXISTING WATERLINES SITUATED IN TRACT 1 SHALL BE RELOCATED WITHIN PLATTED EASEMENTS AT THE EXPENSE OF THE OWNER OF TRACT 2, WHEN TRACT 1 AND TRACT 2 ARE NO LONGER OWNED BY THE SAME INDIVIDUAL(S), TRUST OR COMPANY. (SHERIDAN COUNTY WILL NOT BE LIABLE FOR ASSURING COMPLIANCE WITH THIS NOTE.)*
14. *EXISTING UNDERGROUND ELECTRIC, TELEPHONE AND TV LINES SITUATED IN TRACT 1 SHALL BE RELOCATED WITHIN PLATTED EASEMENTS AT THE EXPENSE OF THE OWNER/DEVELOPER BEFORE TRACT 1 CAN BE SOLD TO A SEPARATE PARTY. (SHERIDAN COUNTY WILL NOT BE LIABLE FOR ASSURING COMPLIANCE WITH THIS NOTE.)*
15. *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.*
16. *PERMANENT STRUCTURES IN BUILDING ENVELOPES OF TRACTS 3 & 4 SHALL ACQUIRE AN ELEVATION CERTIFICATE IN ORDER TO DETERMINE BASE FLOOD ELEVATION.*

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING CLEARWATER ESTATES BEING A MINOR SUBDIVISION SITUATED IN LOT 2, LOT 3, AND THE SE¼NW¼ OF SECTION 4, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID MINOR SUBDIVISION BEING A TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 6812); THENCE S56°04'53"W, 1504.98 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 335 (AKA BIG HORN ROAD) AND LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 475 OF DEEDS, PAGE 422; THENCE N89°14'12"E, 250.62 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 475 OF DEEDS, PAGE 422 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 464 OF DEEDS, PAGE 132; THENCE N89°12'55"E, 595.63 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 464 OF DEEDS, PAGE 132 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 464 OF DEEDS, PAGE 132; THENCE N01°02'56"W, 270.47 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 464 OF DEEDS, PAGE 132 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 464 OF DEEDS, PAGE 132, AND LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 407 OF DEEDS, PAGE 490; THENCE S65°14'04"E, 51.74 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 407 OF DEEDS, PAGE 490 TO A POINT; THENCE S18°51'43"E, 70.78 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 407 OF DEEDS, PAGE 490 TO A POINT; THENCE S70°44'10"E, 157.35 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 407 OF DEEDS, PAGE 490 TO A POINT; THENCE S61°25'21"E, 244.85 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 407 OF DEEDS, PAGE 490 TO A POINT; THENCE S17°57'46"E, 42.71 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 407 OF DEEDS, PAGE 490 TO A POINT; THENCE S28°39'11"W, 214.51 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 407 OF DEEDS, PAGE 490 TO A POINT; THENCE S10°47'08"W, 39.16 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 407 OF DEEDS, PAGE 490 TO A POINT; THENCE S34°33'36"W, 120.61 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 407 OF DEEDS, PAGE 490 TO A POINT; THENCE S89°57'51"E, 16.82 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 407 OF DEEDS, PAGE 490 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 481 OF DEEDS, PAGE 671; THENCE S30°02'01"W, 187.97 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 481 OF DEEDS, PAGE 671 TO A POINT; THENCE S49°28'21"W, 131.78 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 481 OF DEEDS, PAGE 671 TO A POINT; THENCE S18°32'45"W, 138.15 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 481 OF DEEDS, PAGE 671 TO A POINT; THENCE S00°34'02"E, 57.42 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 481 OF DEEDS, PAGE 671 TO A POINT; THENCE S14°06'22"W, 104.85 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 481 OF DEEDS, PAGE 671 TO A POINT; THENCE S22°52'57"W, 107.92 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 481 OF DEEDS, PAGE 671 TO A POINT; THENCE S38°39'58"W, 85.26 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 481 OF DEEDS, PAGE 671 TO A POINT; THENCE S58°10'56"W, 136.64 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 481 OF DEEDS, PAGE 671 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 482 OF DEEDS, PAGE 11; THENCE S07°55'36"W, 22.05 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 482 OF DEEDS, PAGE 11 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 482 OF DEEDS, PAGE 11; THENCE N87°18'51"W, 171.55 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 482 OF DEEDS, PAGE 11 TO A POINT; THENCE S33°40'28"W, 147.05 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 482 OF DEEDS, PAGE 11 TO A POINT; THENCE S89°59'18"W, 46.74 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 482 OF DEEDS, PAGE 11 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 472 OF DEEDS, PAGE 294; THENCE S89°29'19"W, 39.34 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 472 OF DEEDS, PAGE 294 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 482 OF DEEDS, PAGE 11; THENCE, CONTINUE S89°29'19"W, 317.57 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 472 OF DEEDS, PAGE 294 TO A POINT, SAID POINT LYING ON SAID EAST RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 335 (AKA BIG HORN ROAD); THENCE N00°42'29"W, 74.38 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°56'40", A RADIUS OF 547.89 FEET, AN ARC LENGTH OF 162.03 FEET, A CHORD BEARING OF N07°44'16"E, AND A CHORD LENGTH OF 161.44 FEET TO A POINT; THENCE N00°42'53"W, 1024.03 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING OF SAID TRACT.

CERTIFICATE OF OWNER(S)

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER(S) AND PROPRIETORS; CONTAINING 28.49 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS ***CLEARWATER ESTATES****, AND DO HEREBY 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 26 *DAY OF* Dec *2018.*

BY: ROBERT J. WHISONANT *BY:* PEGGY L. WHISONANT

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 *DAY OF* Dec *, 2018*
BY ROBERT J. WHISONANT AND PEGGY L. WHISONANT, HUSBAND AND WIFE.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 9-20-23
NOTARY PUBLIC

DONNA WARDELL - NOTARY PUBLIC
COUNTY OF BIG HORN STATE OF WYOMING
My Commission Expires 9-20-23

"SIGNED BY AFFIDAVIT"
BY: PINNACLE BANK, CODY, WY ("LIEN HOLDER").
(SEE AFFIDAVIT FILED IN BOOK 579 *, PAGE* 319 *)*

SCALE: 1"=100'
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE
GRAPHIC SCALE
-100 0 50 100 200
(U.S. SURVEY FEET)
1 inch = 100 ft.

DATUM:
NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000246811
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:27 *O'CLOCK, THIS* 1 *DAY OF* March *, 2019, AND RECORDED IN PLAT BOOK* C *, ON PAGE* 96 *.*

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER: 2019-748429

CERTIFICATES OF ACTION
SHERIDAN COUNTY PLANNING AND ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION THIS 2nd *DAY OF* August *, 2018.*

ATTEST:
CLERK CHAIRMAN

CERTIFICATE OF APPROVAL
BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 4th *, DAY OF* September *, 2018.*

ATTEST:
Eda Schunk Thompson
COUNTY CLERK CHAIRMAN

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND BRASS CAP PER PE&LS 537 AND PLS 529
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED, NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (m) METRIC STATIONING
- WC WITNESS CORNER
- BOUNDARY LINE
- TRACT/PROPERTY LINE
- BUILDING ENVELOPE BOUNDARY LINE
- HIGHWAY RIGHT-OF-WAY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- UTILITY EASEMENT LINE (UNLESS NOTED OTHERWISE)
- CENTERLINE OF EASEMENT AS NOTED
- PRIVATE ROAD, UTILITY & EMERGENCY VEHICLE EASEMENT LINE
- LITTLE GOOSE CREEK
- APPROXIMATE 100 YEAR FLOOD PLAIN PER FEMA (SEE NOTE:9)
- DRAINAGE EASEMENT (ZONE AE) (SEE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 560047, PANEL NO. 1140E, MAP NUMBER 56033C1140E, AND THE FLOOD INSURANCE STUDY, EFFECTIVE DATE JANUARY 16, 2014) (SEE NOTE:9)

BUILDING ENVELOPE		
LINE	BEARING	LENGTH
BE-3	S27°15'21"E	33.51
BE-4	S27°29'36"E	265.00
BE-5	S85°07'16"W	364.00
BE-6	S52°48'28"E	122.00
BE-7	S20°56'49"E	173.00
BE-8	S23°01'24"W	150.00
BE-9	S57°43'05"W	95.00
BE-10	N42°11'17"W	174.38
BE-11	S58°03'04"W	215.00
BE-12	N57°56'20"W	148.00
BE-13	N12°57'14"W	65.00
BE-14	N32°22'17"E	285.00
BE-15	S57°31'07"W	31.83
BE-16	N12°57'14"W	120.00
BE-17	N90°00'00"W	180.21
BE-18	S52°00'31"E	88.00
BE-19	N45°54'06"E	208.00

SURVEYOR'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF SHERIDAN) :ss

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

Professional Land Surveyor THOMAS D. TUCKER 6812 Date: Jan 24, 2019 WYOMING

"CERTIFICATE IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF ENGINEER SIGNED AND DATED"

CERTIFICATE OF ENGINEER

STATE OF WYOMING) :ss
COUNTY OF SHERIDAN)

I, THOMAS J. PILCH, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT AN ENGINEERED ON-SITE SEPTIC SYSTEM CAN BE DESIGNED, CONSTRUCTED AND OPERATED TO OFFER AN ADEQUATE AND SAFE SEWAGE DISPOSAL SYSTEM FOR THIS PROPERTY.

Professional Engineer (Civil) THOMAS J. PILCH 6262 Date: 1-23-19 WYOMING

"CERTIFICATE IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF ENGINEER SIGNED AND DATED"

CERTIFICATE OF ENGINEER

STATE OF WYOMING) :ss
COUNTY OF SHERIDAN)

I, MEGAN L. CROW, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WYOMING, DO HEREBY STATE THAT THE DOMESTIC WATER DISTRIBUTION SYSTEM AND CLEARWATER LANE WAS PREPARED AND ENGINEERED BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Engineer (Civil) MEGAN L. CROW 9878 Date: 1-23-19 WYOMING

"CERTIFICATE IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF ENGINEER SIGNED AND DATED"

NOTICE
This plat is an image, or reproduction of the original as is recorded in the **Sheridan County Clerk's Office.** It is not a certified, complete or authoritative depiction of current property lines, easements or rights-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.

CLEARWATER ESTATES

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

RECORD OWNERS:
ROBERT J. & PEGGY L. WHISONANT
333 TROUT PEAK DRIVE
CODY, WY 82414

DEVELOPER:
JACOB W. WHISONANT
273 STATE HWY 335
SHERIDAN, WY 82801

JN: 2017-036
DN: 2017-036D
TAB:FINAL
PF: T2017-036
REVIEWED BY: NWS
JULY 09, 2018

C-96