

ROOSE MINOR SUBDIVISION

BEING LOT 1 OF ADDINGTON MINOR NO.2 SUBDIVISION
WITHIN THE SW1/4SW1/4 OF SECTION 26, T55N, R84W, 6TH P.M.
COUNTY OF SHERIDAN, WYOMING

REGULATORY NOTES

1.) NO PROPOSED CENTRALIZED SEWAGE SYSTEM. INDIVIDUAL ON-SITE SEPTIC TANKS AND LEACH FIELDS SHALL BE EITHER BUILT OUT OF THE GROUNDWATER PROTECTION AREA OR HAVE ENHANCED SEPTIC SYSTEMS DESIGNED BY A PROFESSIONAL ENGINEER.

2.) NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

3.) 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.

4.) THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

5.) ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO 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.) A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEERS OFFICE IN CHEYENNE, WYOMING.

7.) THE AREA LYING WITHIN THE 100 YEAR FLOOD PLAIN AS DESCRIBED IN THE EFFECTIVE FLOOD INSURANCE RATE MAP (FIRM) FOR THE PROPERTY IS HEREBY DEDICATED AS A DRAINAGE EASEMENT(S) TO SHERIDAN COUNTY FOREVER FOR DRAINAGE AND FLOODWAY PURPOSES. THE BOUNDARY OF SAID EASEMENT IS SUBJECT TO REVISIONS AS INITIATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ITS SUCCESSORS OR ASSIGNS OR THE OWNER TO MORE ACCURATELY DEFINE THE FLOOD BOUNDARY AND FLOODWAY MAP (FBFM) OR FIRM. AS SUCH, THIS DRAINAGE EASEMENT DOES NOT PRECLUDE THE OWNER FROM SEEKING A LETTER OF MAP AMENDMENT OR OTHER RELIEF FROM THE BOUNDARY OF THIS EASEMENT WITH FEMA.

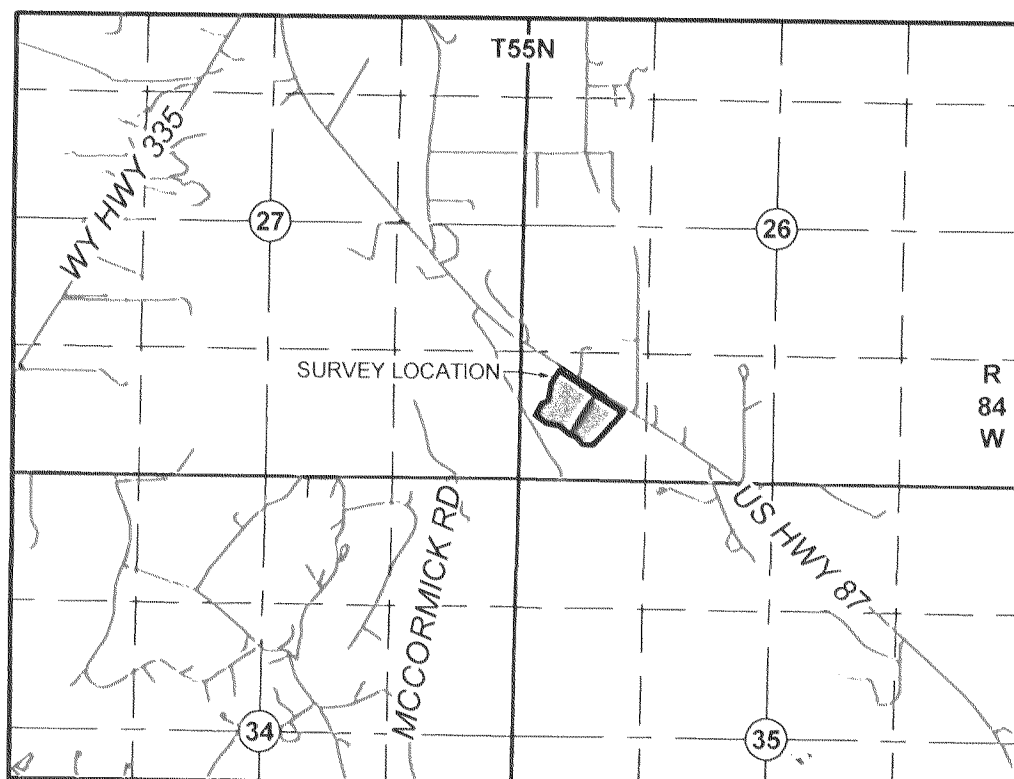
SURVEYORS NOTES

1.) TOTAL ACREAGE OF SUBDIVISION = 8.39 ACRES.
TOTAL NUMBER OF LOTS = 2
AREAS OF LOTS = 8.39 ACRES
2.) W.C. = WITNESS CORNER

LEGEND

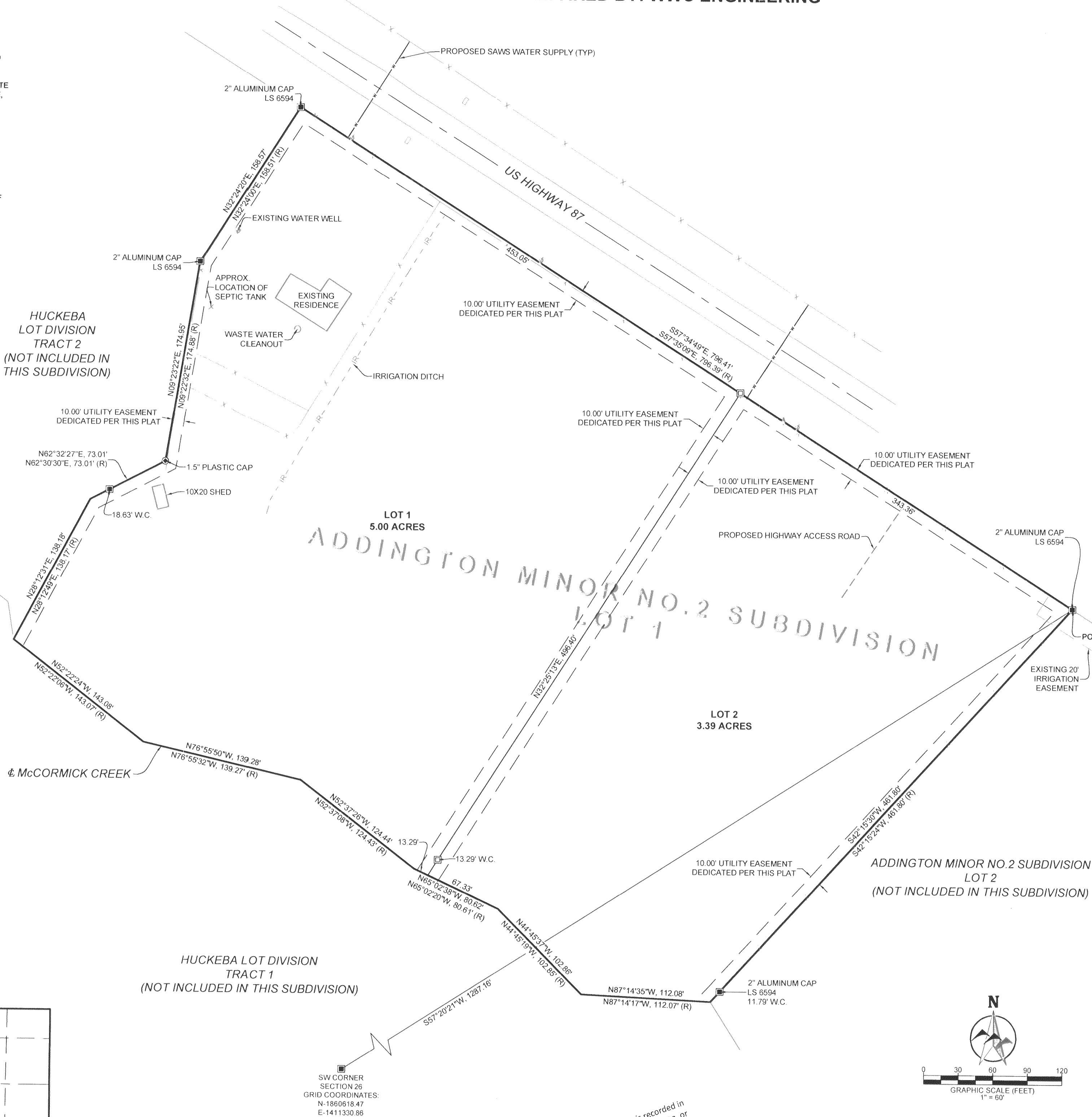
- FOUND ALUMINUM CAP AS NOTED
- SET REBAR WITH ALUMINUM CAP PLS #13346
- FOUND PLASTIC CAP AS NOTED
- FOUND WITNESS CORNER
- SURVEYED POWER POLE
- SURVEYED FIBER OPTIC MARKER
- SURVEYED MAILBOX
- MEASURED DISTANCE
- RECORD DISTANCE PER ADDINGTON MINOR SUBDIVISION
- SUBDIVISION BOUNDARY
- NEW PROPERTY LINE
- SPECIAL FLOOD HAZARD AREA
- NUMBER 56947 PAVEL 11296
- EFFECTIVE DATE: 7/16/2014

VICINITY MAP
1"=2000'

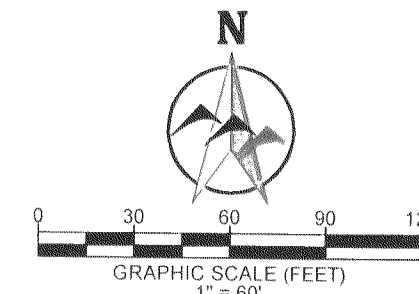


R#49

PREPARED FOR OWNER: HERBERT E. ROOSE AND AMY J. ROOSE TRUST DATED AUGUST 13, 2012
DATE SURVEYED: FEBRUARY 2021
PREPARED BY: WWC ENGINEERING



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, measurements, or representations may have occurred since the original plat was recorded.



LEGAL DESCRIPTION AND PROPERTY OWNERS CERTIFICATE OF DEDICATION

The above and foregoing subdivision of Lot 1 of Addington Minor No 2 Subdivision, as recorded as Instrument No. 344416 as recorded in the Office of Sheridan County Clerk located in the SW1/4SW1/4 of Section 26, Township 55 North, Range 84 West of the 6th Principal Meridian, Sheridan County Wyoming being more particularly described by metes and bounds as follows: Beginning at the aluminum cap at the northeasterly corner of said Lot 1 and a point in the southwesterly line of US Highway 87; thence along the southeast line of said Lot 1, S42°15'30"W, 451.80 feet, more or less, to a point in the thread of McCormick Creek witnessed by an aluminum cap set 11.79 feet to the northeast on the previously described line; thence along the thread of McCormick Creek for the next 17 calls, N87°14'35"W, 112.08 feet; thence N65°02'38"W, 80.62 feet; thence N52°37'28"W, 124.44 feet; thence N76°55'50"W, 139.28 feet; thence N52°22'24"W, 143.08 feet; thence N28°12'31"E, 138.18 feet to a point witnessed by an aluminum cap set 18.63 feet northeast on the following described line; thence leaving said thread of McCormick Creek, N62°32'27"E, 73.01 feet to a plastic cap; thence N9°23'22"E, 174.95 feet to an aluminum cap; thence N32°34'20"E, 158.57 feet, more or less, to the northwest corner of said Lot 1 and a point in the southwesterly line of US Highway 87; thence along the southwesterly line of US Highway 87, S57°34'49"E, 796.41 feet, more or less, to the Point of Beginning and containing 8.39 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances that have been legally acquired.

As appears on this plat, is with the free consent, and in accordance with the desires of the under-signed owners and proprietors, containing 8.39 acres, more or less, have by these present laid out, and surveyed as Roose Minor Subdivision; 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.

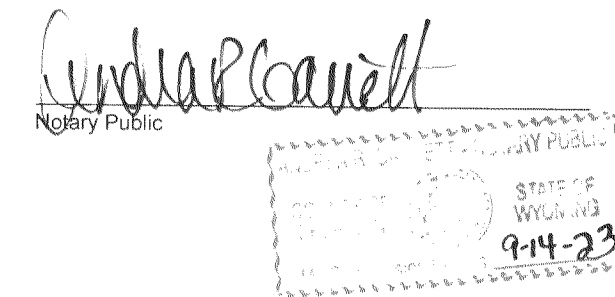
Executed this 24th day of June, 2022, by
Herbert E. Roose, Trustee
Herbert E. Roose and Amy J. Roose Trust dated August 13, 2012

STATE OF WYOMING) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me on this 24th day of June, 2022,

by Herbert E. Roose

Witness my hand and official seal



My commission expires: Sept. 14, 2023

Executed this 24th day of June, 2022, by

Amy J. Roose, Trustee
Amy J. Roose Trust dated August 13, 2012

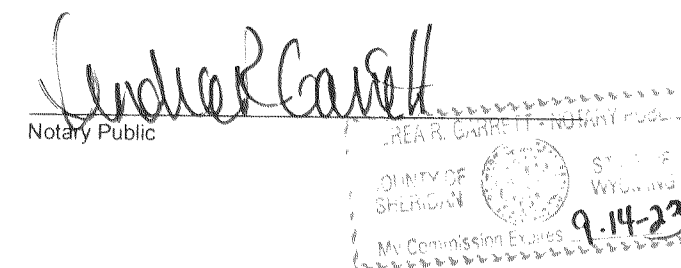
STATE OF WYOMING) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me on this 24th day of June, 2022,

by Amy J. Roose

Witness my hand and official seal

My commission expires: Sept. 14, 2023



CERTIFICATE OF SURVEYOR

I, Paul A. Heintz, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat of Roose Minor Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.

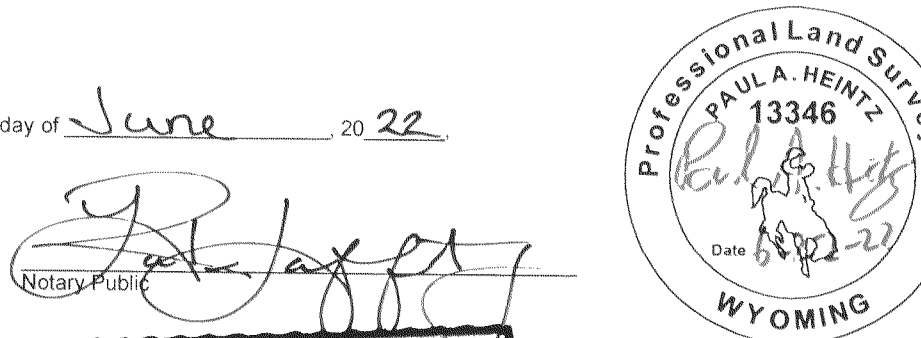
Registered Land Surveyor No _____
STATE OF WYOMING) ss
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me on this 22 day of June, 2022,

by Paul A. Heintz

Witness my hand and official seal

My commission expires: Feb 26, 2028



CERTIFICATE OF COUNTY COMMISSIONERS

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County, Wyoming this 4th day of January, 2022.

Attest:

Kimberly Hein, Chief Deputy
County Clerk

Joan J. Lutz
Chairman

CERTIFICATE OF SHERIDAN COUNTY PLANNING AND ZONING COMMISSION

Reviewed by the Sheridan County Planning & Zoning Commission this 2nd day of December, 2021.

Attest:

Jeff Waelchli
Chairman

Nancy Holtschke
Chairman

CERTIFICATE OF SHERIDAN COUNTY CLERK

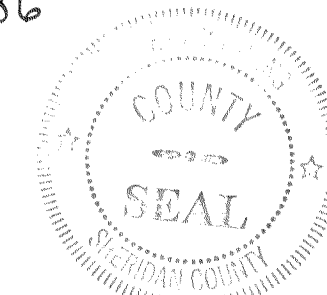
STATE OF WYOMING) ss
COUNTY OF SHERIDAN)

I hereby certify that this plat was filed for record in my office at 10:31 o'clock this 6 day of July, 2022 and recorded in

Plat Book R on page 49

Doc # 2022-779886

Kimberly Hein, Chief Deputy
County Clerk



ROOSE MINOR SUBDIVISION

PREPARED BY:

WWC ENGINEERING
1849 TERRA AVENUE
SHERIDAN, WY 82801
(307) 672-0761
www.wwcengineering.com

| NO. | REVISION | BY | DATE | DESIGNED BY: |
|-----|----------|----|------|--------------|
| | | | | C/G |
| | | | | PAH |
| | | | | 6/22/2022 |

SHEET
1 of 1