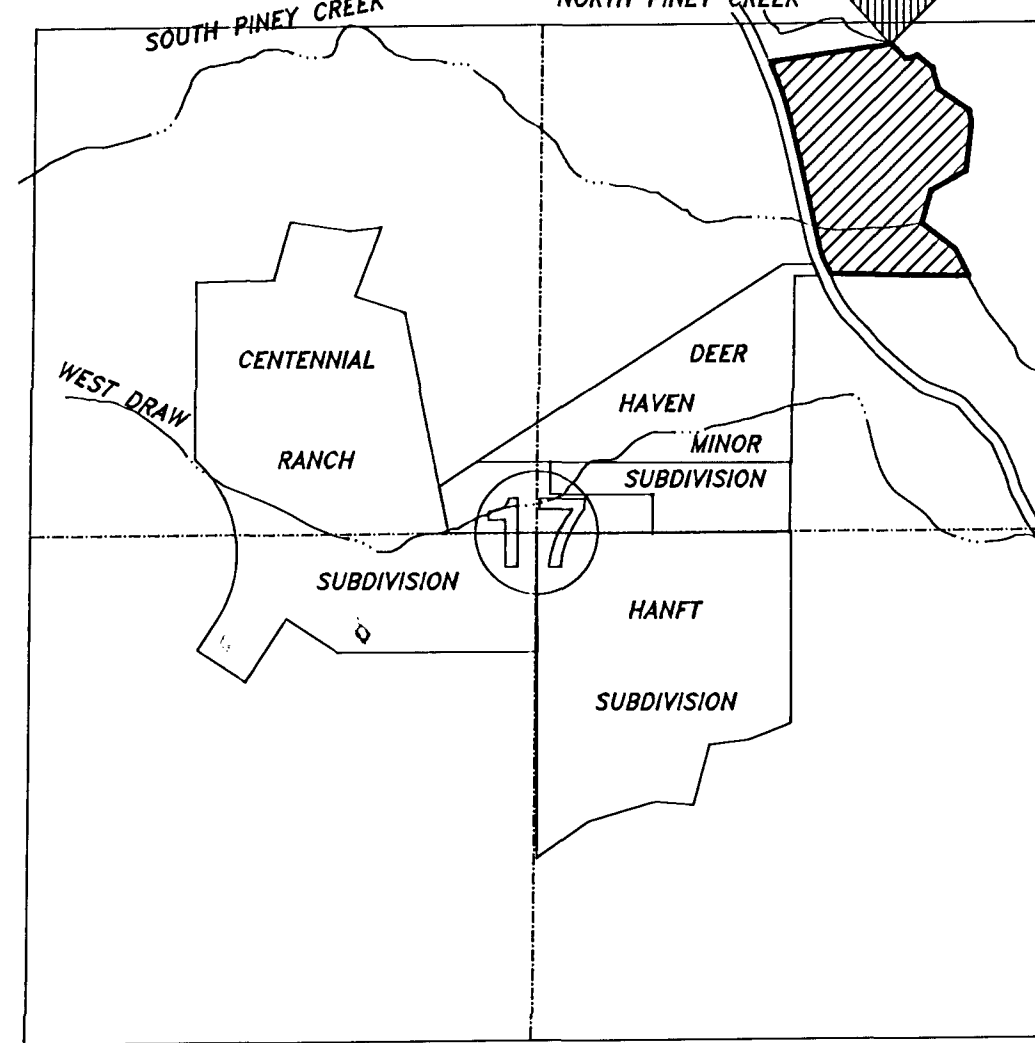


# PLAT OF MADISON MINOR SUBDIVISION

BEING A PORTION OF THE N1/2 NE1/4 OF SECTION 17,  
TOWNSHIP 53 NORTH, RANGE 83 WEST  
OF THE 6th PRINCIPAL MERIDIAN  
SHERIDAN COUNTY, WYOMING  
TOTAL ACREAGE = 20.42  
TOTAL LOTS = 2

NORTHING = 1,424,162.27  
EASTING = 620,615.68

## MADISON MINOR SUBDIVISION



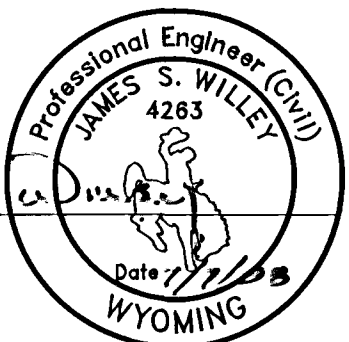
LOCATION MAP  
SCALE: 1" = 1000'

### WATER RIGHTS TABULATION

1. PERMIT No. 22580-SNELL No. 2 WELL
2. PERMIT No. 22581-SNELL No. 3 WELL
3. PERMIT No. 10057R-TALLEY No. 1 RESERVOIR
4. PERMIT No. 10058R-TALLEY No. 2 RESERVOIR

ALL LOCATED ON LOT 1

I, JAMES S. WILLEY, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WYOMING, HEREBY CERTIFY THAT PRIVATE SEWAGE DISPOSAL SYSTEMS CAN BE DESIGNED IN ACCORDANCE WITH THE SHERIDAN COUNTY REGULATIONS FOR A PERMIT TO CONSTRUCT, INSTALL, OR MODIFY SMALL WASTEWATER FACILITIES RESOLUTION DATED DECEMBER, 1984, FOR LOTS IN THE MADISON MINOR SUBDIVISION, AND THAT THE PRIVATE SEWAGE DISPOSAL SYSTEMS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SAID RESOLUTION WILL ADEQUATELY AND SAFELY DISPOSE OF THE DOMESTIC SEWAGE WASTE.



### LEGEND:

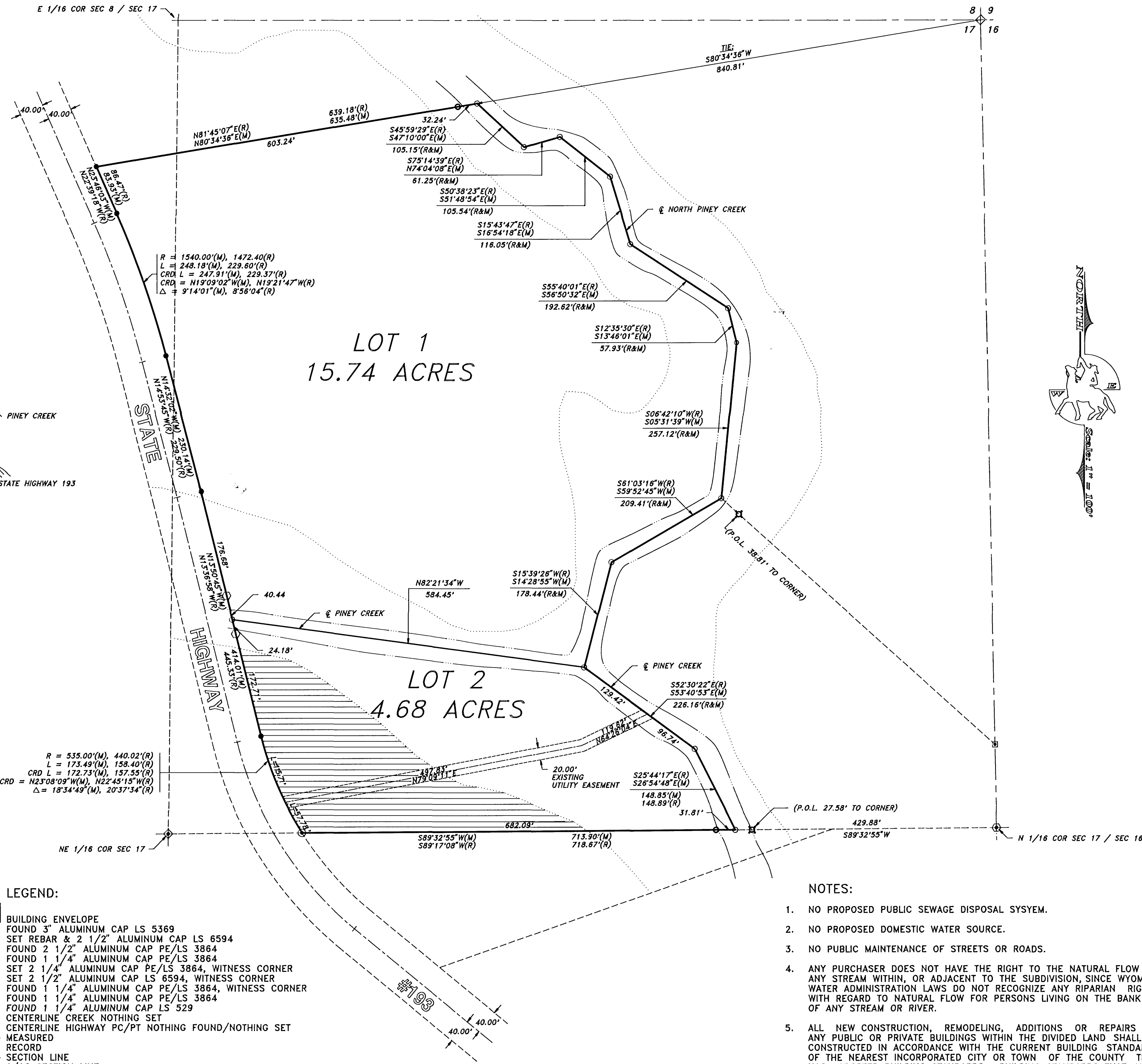
- BUILDING ENVELOPE
- FOUND 3" ALUMINUM CAP LS 5369
- SET REBAR & 2 1/2" ALUMINUM CAP LS 6594
- FOUND 2 1/2" ALUMINUM CAP PE/LS 3864
- FOUND 1 1/4" ALUMINUM CAP PE/LS 3864
- SET 2 1/4" ALUMINUM CAP PE/LS 3864, WITNESS CORNER
- SET 2 1/2" ALUMINUM CAP LS 6594, WITNESS CORNER
- FOUND 1 1/4" ALUMINUM CAP PE/LS 3864, WITNESS CORNER
- FOUND 1 1/4" ALUMINUM CAP PE/LS 3864
- FOUND 1 1/4" ALUMINUM CAP LS 529
- CENTERLINE CREEK NOTHING SET
- CENTERLINE HIGHWAY PC/PT NOTHING FOUND/NOTHING SET
- (M) MEASURED
- (R) RECORD
- SECTION LINE
- 1/16 SECTION LINE
- CENTERLINE EXISTING ROAD
- CREEK BANK
- FLOOD HAZARD BOUNDARY
- POWERLINE EASEMENT CENTERLINE
- POWERLINE EASEMENT
- EXISTING PROPERTY LINE
- PROPERTY LINE
- INTERIOR PROPERTY LINE

PREPARED BY:  
MENTOCK-WILLEY CONSULTANTS  
1030 NORTH MAIN ST.  
No. 2 TAYLOR PLACE  
SHERIDAN, WY 82801

PREPARED FOR: (OWNER)  
DOUGLAS MADISON  
373 US HIGHWAY 193  
STORY, WY 82842

LOT 2  
4.68 ACRES

LOT 1  
15.74 ACRES



### NOTES:

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
2. NO PROPOSED DOMESTIC WATER SOURCE.
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
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 DIVIDED LAND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF THE NEAREST INCORPORATED CITY OR TOWN OF THE COUNTY THAT HAS ADOPTED BUILDING STANDARDS. BUILDING STANDARDS THAT HAVE BEEN ADOPTED BY THE COUNTY SHALL SUPERSEDE AND GOVERN.
6. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM EAST CENTRAL ZONE.
7. FLOOD HAZARD BOUNDARY AS PER FLOOD HAZARD BOUNDARY MAP, SHERIDAN COUNTY, WYOMING. COMMUNITY-PANEL NO. 560047 0026 A.

### CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE N1/2 NE1/4 OF SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST, OF THE 6th P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S80°34'36"W, 840.81 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 17, SAID POINT ALSO BEING ON THE CENTERLINE OF NORTH PINEY CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: S47°10'00"E, 105.15 FEET; THENCE N74°04'08"E, 61.25 FEET; THENCE S51°48'54"E, 105.54 FEET; THENCE S16°54'18"E, 116.05 FEET; THENCE S56°50'32"E, 192.62 FEET; THENCE S13°48'01"E, 57.93 FEET; THENCE S05°31'39"W, 257.12 FEET; THENCE S59°52'45"W, 209.41 FEET; THENCE S14°28'55"W, 178.44 FEET; THENCE ALONG CENTERLINE OF PINEY CREEK S53°40'53"E, 226.16 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF PINEY CREEK S26°54'48"E, 148.85 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NE1/4 NE1/4 OF SAID SECTION 17; THENCE ALONG SAID SOUTHERLY LINE S89°32'55"W, 713.90 FEET TO A POINT ON THE EAST R.O.W. OF STATE HIGHWAY 193; THENCE ALONG SAID R.O.W. ON A CURVE TO THE RIGHT HAVING A LENGTH OF 173.49 FEET, A RADIUS OF 535.00 FEET AND A DELTA OF 18°34'49", WITH A CHORD BEARING AND DISTANCE OF N23°08'09"W, 172.73 FEET; THENCE N13°50'45"W, 414.01 FEET; THENCE N14°32'02"W, 230.14 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 248.18 FEET, A RADIUS OF 1540.00 FEET AND A DELTA OF 9°14'01", WITH A CHORD BEARING AND DISTANCE OF N19°09'02"W, 247.91 FEET; THENCE N23°46'03"W, 83.93 FEET; THENCE LEAVING SAID R.O.W. N80°34'36"E, 635.48 FEET TO THE POINT OF BEGINNING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 20.42 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS THE MADISON MINOR SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; 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.

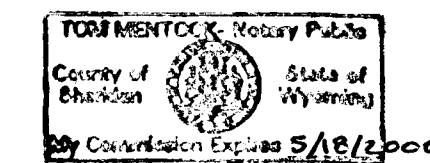
EXECUTED THIS 7 DAY OF July, 1998.

BY: Douglas Madison  
DOUGLAS MADISON, OWNER

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SIGNED BEFORE ME THIS 7th DAY OF JULY, 1998, BY DOUGLAS MADISON.

MY COMMISSION EXPIRES: May 18, 2000

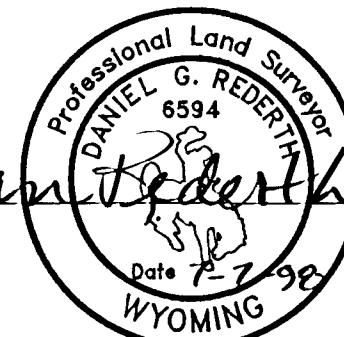


Daniel G. Rederth  
NOTARY PUBLIC

### CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS

I, DANIEL G. REDERTH, OF SHERIDAN, WYOMING, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF MADISON MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



### SHERIDAN COUNTY PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 3rd DAY OF June, 1998.

ATTEST:

Pat Welch  
CLERK

Jay D. Stankin  
CHAIRMAN

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE OF APPROVAL

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 16th DAY OF June, 1998.

ATTEST:

Robert L. Bowers, Jr.  
CLERK OF THE BOARD

Kenneth D. Lewis  
CHAIRMAN

### CERTIFICATE OF COUNTY CLERK and RECORDER

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:00 O'CLOCK P.M. ON JULY 21, 1998, AND RECORDED IN PLAT BOOK M ON PAGE 53.

INSTRUMENT No. 290951 FEE 50.00

Pat Welch  
COUNTY CLERK

Dale R. Rawlings  
DEPUTY COUNTY CLERK