

MEANS SUBDIVISION

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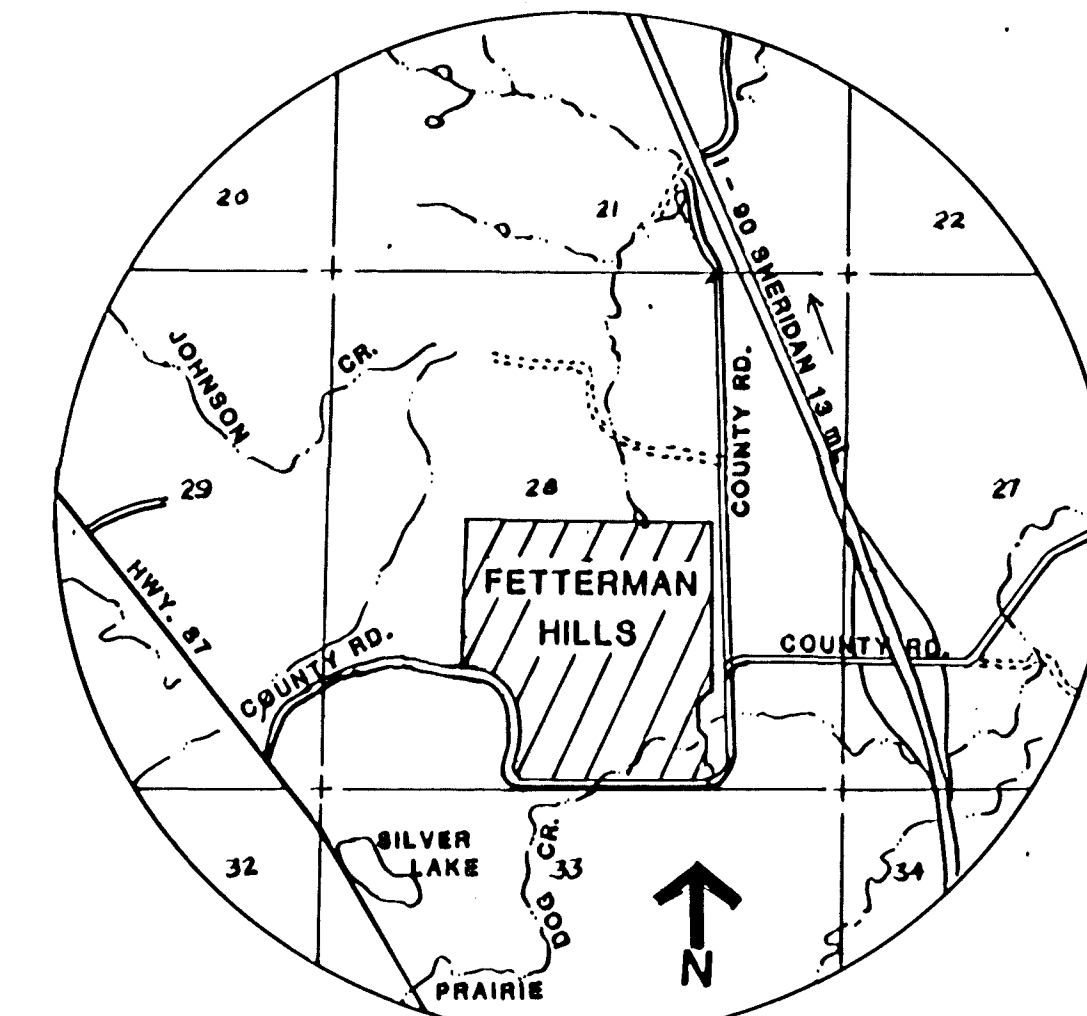
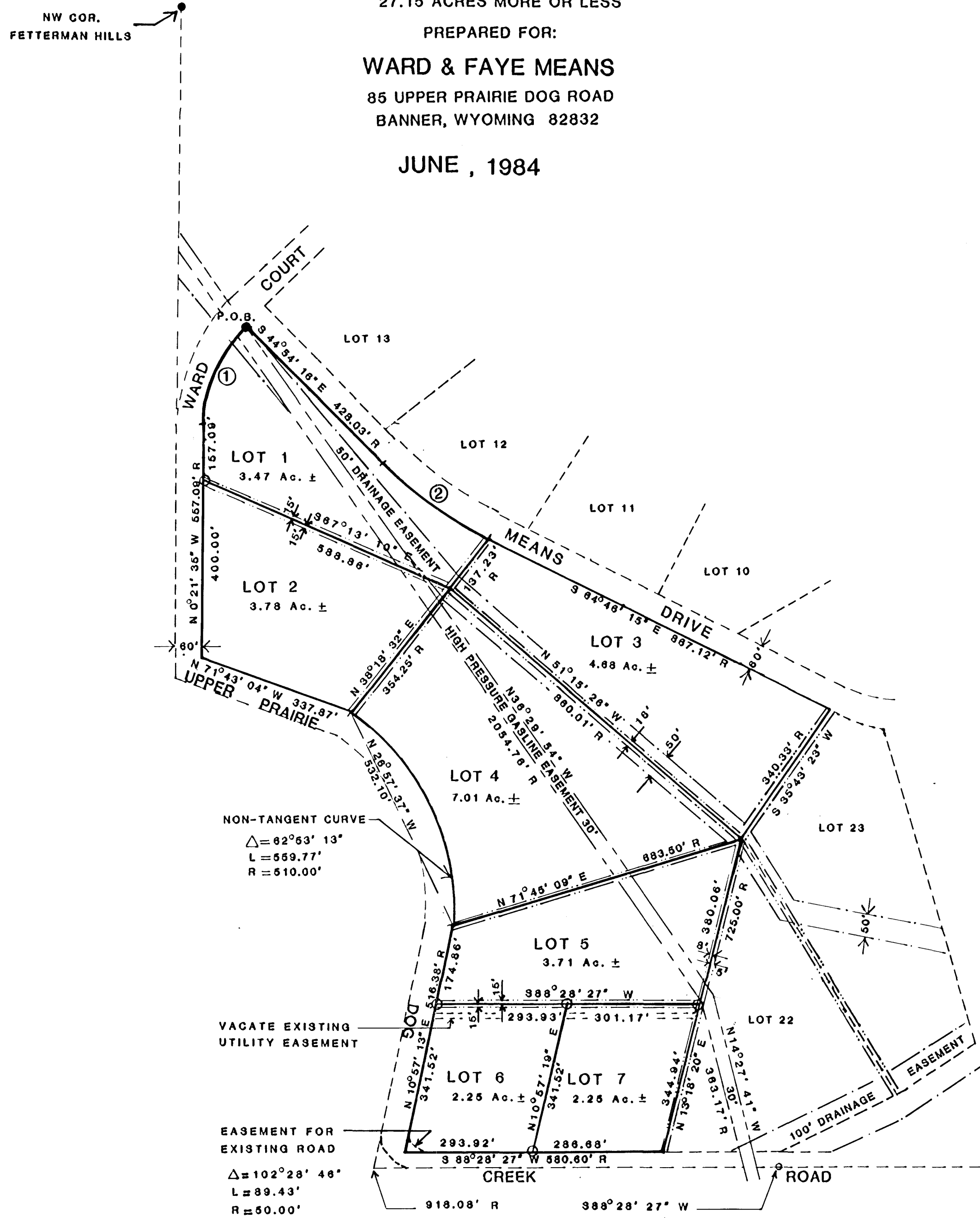
(A Resubdivision of Lots 17 through 21, Fetterman Hills)

LOCATED IN SECTION 28, T 54 N, R 83 W, 6 th P. M.  
SHERIDAN COUNTY, WYOMING

7 LOTS  
27.15 ACRES MORE OR LESS

PREPARED FOR:  
WARD & FAYE MEANS  
85 UPPER PRAIRIE DOG ROAD  
BANNER, WYOMING 82832

JUNE, 1984



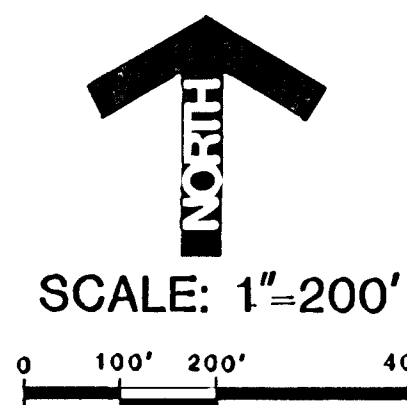
VICINITY MAP  
SCALE: 1"=2000'

## CURVE DATA

①	②
R=277.73'	R=869.23'
Δ=45°27' 19"	Δ=19°51' 19"
L=220.34'	L=301.39'
T=116.33'	T=152.22'
CH=214.60'	CH=299.88'

## LEGEND

—	RESUBDIVISION LOT LINES
---	ADJACENT PROPERTY LINES
---	UTILITY EASEMENT AS NOTED
---	DRAINAGE EASEMENT
---	HIGH PRESSURE GASLINE EASEMENT
R	RECORDED BEARING AND DISTANCE
○	NEW PROPERTY CORNER



## NOTES

- Streets shall be maintained by the Homeowners Association. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
- NO PROPOSED DOMESTIC WATER SOURCE.
- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
- There Is A 10' Easement On Each Side Of The Centerline Of The Existing Irrigation Ditch, And No Building Will Be Permitted Within 30' Of The Ditch
- High Pressure Gasline Was Located By Surface Location Only. A Blanket Easement Covers The Actual Location. Gas Lines Should Be Located Before Any Excavating Is Begun.
- Soil conditions hazardous to Septic systems and Buildings exist in some areas. Soil investigations should be conducted prior to construction to determine whether specially designed Basements and/or Septic systems are needed.

A tract of land located in Section 28, T 54 N, R 83 W of the 6th P.M., Sheridan County, Wyoming being more particularly described as follows:  
Beginning at a point that is S 10°52'27" E a distance of 783.15 feet from the NW corner of Fetterman Hills Subdivision as recorded. Said point being the SE R.O.W. intersection point of Ward Court and Means Drive;  
Thence, S 40°54'14" E along the south R.O.W. line of Means Drive, a distance of 428.03 feet to a point;  
Thence, following said R.O.W. along an 869.23 foot radius curve with a chord bearing of S 54°50'16" E and a chord distance of 299.88 feet to a point;  
Thence, following said R.O.W. line, S 64°46'15" E a distance of 867.12 feet to a point;  
Thence, S 35°43'23" W a distance of 340.33 feet to a point;  
Thence, S 13°18'20" W a distance of 725.00 feet to a point on the north line of Upper Prairie Dog Creek Road;  
Thence, following said R.O.W. line, S 88°28'27" W a distance of 580.60 feet to a point;  
Thence, following said R.O.W. line, N 10°57'13" E a distance of 516.38 feet to a point;  
Thence, following said R.O.W. along a 510.00 foot radius, non-tangent curve with a chord bearing of N 26°57'37" W and a chord distance of 532.10 feet to a point;  
Thence, following said R.O.W. line, N 71°43'04" W a distance of 337.87 feet to a point on the east R.O.W. line of Ward Court;  
Thence, following said east Ward Court R.O.W. line; N 0°21'35" W a distance of 557.09 feet to a point;  
Thence, following said R.O.W. along a 277.73 foot radius curve with a chord bearing of N 22°02'04" E and a chord distance of 214.60 feet to the Point of Beginning.  
Said tract contains 27.15 acres more or less.  
The Basis of Bearing for this plat is the south boundary of Fetterman Hills Subdivision, S 88°28'27" W as platted and recorded.

The above or foregoing subdivision located in Section 28, T 54 N, R 83 W, of the 6th P.M., Sheridan County, Wyoming as appears on this plat, is with free consent, and in accordance with the desires of the undersigned owners and proprietors; containing 27.15 acres more or less; have by these presents laid out, and surveyed as Means 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 28th day of June, 19 84.

by: Ward Means Faye Means  
Ward Means Faye Means

STATE OF WYOMING }  
SHERIDAN COUNTY } SS.

The foregoing instrument was acknowledged before me this 28th day of June, 19 84, by Ward Means and Faye Means

My commission expires: April 15, 1988

Notary Public  
Notary Public

## PLANNING COMMISSION APPROVAL

Approved by the Sheridan County Planning Commission this 26th day of June, 19 84.

## ATTEST:

Dean D. Don Chairman  
Clerk Chairman

## BOARD OF COUNTY COMMISSIONERS APPROVAL:

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County this 26th day of June, 19 84.

## ATTEST:

Margaret Lewis Chairman  
Clerk of the Board Chairman

## CERTIFICATE OF REGISTERED LAND SURVEYOR:

I, Richard Horak, a duly registered land surveyor in the State of Wyoming, do hereby declare that this plat of Means Subdivision is an accurate re-drafting of shown lots as recorded in Plat Book Number 1 on Page 308, Sheridan County, Wyoming, and this plat also truly and correctly represents the results of a survey made by me or under my supervision within said lots.

Richard Horak  
Registered Land Surveyor  
Wyoming P.E. & L.S. No. 2144

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS.

I hereby certify that the above plat was filed for record in my office at 2:00 P.M. o'clock on July 25, 1984 and filed in drawer m, plat number 34.

Instrument No. 907442 Fee 50.00

Margaret Lewis Deputy County Clerk  
County Clerk

TSP Sheridan

TSP Two, Inc.  
1058 Kentucky Avenue  
Sheridan, WY 82801  
(307) 672-8496

Project No. 84037  
Drawn By PDW  
Checked By KAW  
Date JUNE, 1984  
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