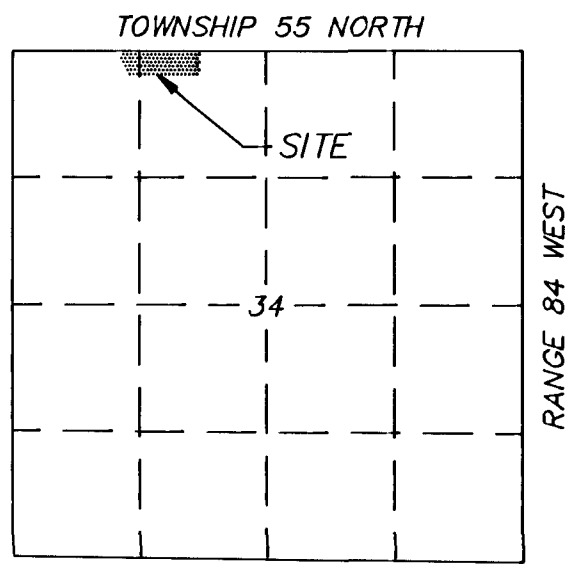


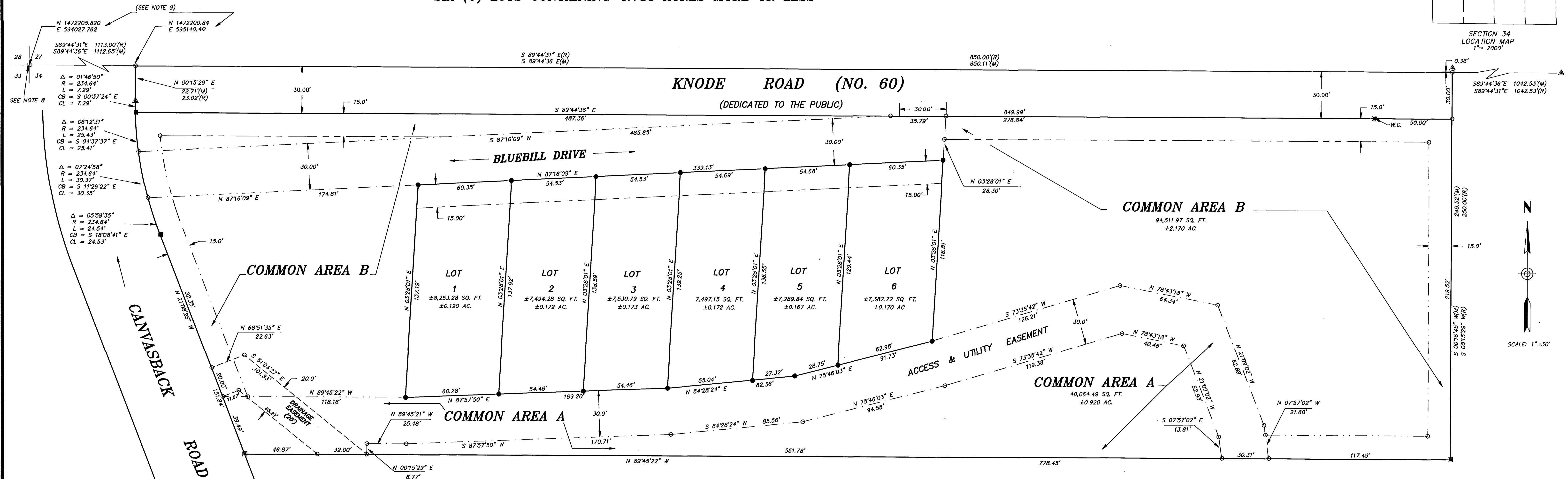
# KNODE RANCH SUBDIVISION, 4TH ADDITION

A RESUBDIVISION OF LOT 1, BLOCK 1, KNODE RANCH SUBDIVISION TO THE COUNTY OF SHERIDAN, STATE OF WYOMING  
A PORTION OF THE NORTH 1/2 NW 1/4, SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M.

SIX (6) LOTS CONTAINING 4.718 ACRES MORE OR LESS



SECTION 34  
LOCATION MAP  
1" = 2000'



## CERTIFICATES OF APPROVAL

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 06 DAY OF JANUARY, 19 93.

ATTEST:

*Ronald L. Dailey*  
CLERK

*B. B. B. B. B.*  
CHAIRMAN

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY  
THIS 19<sup>th</sup> DAY OF January, 19 93.

ATTEST:

*Ronald L. Dailey*  
COUNTY CLERK

*Kenneth D. Hume*  
CHAIRMAN

## CERTIFICATE OF RECORDER

STATE OF WYOMING  
COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:00 PM ON CLOCK THIS 19 DAY OF JANUARY, 19 93, AND RECORDED IN PLAT BOOK K ON PAGE 18.  
Fec #50/00 #128861

*Ronald L. Dailey*  
COUNTY CLERK

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING  
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF KNODE RANCH SUBDIVISION, 4TH ADDITION, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

*Ronald W. Prestfeldt*  
RONALD W. PRESTFELDT WY L.S. 2615



## DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION:

A TRACT OF LAND SITUATED IN LOT 1, BLOCK 1, KNODE RANCH SUBDIVISION, NORTH 1/2 NW 1/4, SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE S89°44'36"E, 1112.85 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SAID KNODE RANCH SUBDIVISION AND LYING ON THE NORTH LINE OF SAID SECTION 34; THENCE S89°44'36"E, 850.11 FEET ALONG THE NORTH LINE OF SAID KNODE RANCH SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°16'45"W, 248.52 FEET ALONG THE EAST LINE OF SAID LOT 1 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N89°45'22"W, 778.45 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N21°08'25"W, 151.64 FEET ALONG THE WEST LINE OF SAID LOT 1 TO A POINT; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 234.64 FEET, A DELTA OF 21°23'54", A LENGTH OF 87.83 FEET, A CHORD BEARING OF N10°28'29"W, AND A CHORD LENGTH OF 87.12 FEET ALONG SAID WEST LINE TO A POINT, THENCE N00°15'29"E, 22.71 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 4.718 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS KNODE RANCH SUBDIVISION, 4TH ADDITION, AND DO HEREBY DEDICATE AND RESERVE BLUEBILL DRIVE AS A PRIVATE DRIVEWAY FOR THE PRIVATE USE OF THE LOT OWNERS OF KNODE RANCH SUBDIVISION, 4TH ADDITION, AS 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.

## IN TESTIMONY WHEREOF

EXECUTED THIS 13 DAY OF JANUARY

1993, BY:

*Ralph H. Knodel, Jr.* *Judith O. Knodel*  
RALPH H. KNODE, JR. - OWNER JUDITH O. KNODE - OWNER

STATE OF WYOMING )  
COUNTY OF SHERIDAN )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF JANUARY, 1993, BY RALPH H. KNODE, JR. AND JUDITH O. KNODE.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES OCT 4, 1996  
*[Signature]*  
NOTARY PUBLIC

## NOTES

1. NO PROPOSED PUBLIC SEWER 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 SUBDIVISION 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. THE USE OF COMMON AREA A IS RESERVED EXCLUSIVELY FOR KNODE RANCH SUBDIVISION, KNODE RANCH SUBDIVISION, 2ND ADDITION, KNODE RANCH SUBDIVISION, 3RD ADDITION, AND KNODE RANCH SUBDIVISION, 4TH ADDITION.
7. THE USE OF COMMON AREA B IS RESERVED EXCLUSIVELY FOR LOTS 1, 2, 3, 4, 5, AND 6, KNODE RANCH SUBDIVISION, 4TH ADDITION.
8. SEE CORNER RECORDATIONS AT THE SHERIDAN COUNTY COURT HOUSE.
9. COORDINATES ARE SURFACE COORDINATES CALCULATED FROM WYOMING STATE PLANE COORDINATES (EAST CENTRAL ZONE-NAD 27). TO CALCULATE WYOMING STATE PLANE COORDINATES DIVIDE THE SURFACE COORDINATES BY THE ADJUSTMENT FACTOR OF 1.00025. (SEE SAMP AERIAL MAPPING CONTROL PLAT.)
10. GROUNDWATER PERMIT NO. "U.W. 87244 - KNODE DUPLEX" GRANTED MARCH 11, 1992.
11. ALL BEARINGS ARE WYOMING STATE PLANE (EAST CENTRAL ZONE).

## KNODE RANCH SUBDIVISION 4TH ADDITION

SUBDIVIDER: RALPH AND JUDY KNODE  
LOCATION: LOT 1, BLOCK 1, KNODE RANCH SUBDIVISION, TO THE COUNTY OF SHERIDAN NORTH 1/2 NORTHWEST 1/4, SECTION 34, T.55N., R.84 W., 6TH PM.

PREPARED BY: PRESTFELDT SURVEYING  
P.O. BOX 3082  
SHERIDAN, WY  
307-872-7415  
OF: 911260  
DECEMBER, 1992

## LEGEND

- FOUND 1 1/2" AC PER LS 529, SET 3 1/4" AC ON 30" ROD
- FOUND 1 1/2" ALUMINUM CAP PER LS 529
- SET 3-1/4" ALUMINUM CAP ON 30" ROD
- SET 3-1/4" ALUMINUM CAP ON 30" ROD FOR WITNESS CORNER
- SET 1-1/2" ALUMINUM CAP ON #5 REBAR
- SET NOTHING/FOUND NOTHING
- 15' UTILITY EASEMENT PER KNODE RANCH SUBDIVISION PLAT
- PROPERTY LINE
- ACCESS AND UTILITY EASEMENT
- UTILITY EASEMENT
- 20' DRAINAGE EASEMENT
- (R) RECORD DISTANCE PER KNODE RANCH SUBDIVISION
- (M) MEASURED DISTANCE