

HIGLEY MINOR SUBDIVISION

BEING A REPLAT OF LOT 1 SCHUNK MINOR SUBDIVISION SITUATED IN THE NW1/4 OF SECTION 27, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, TWO (2) LOTS, CONTAINING ±5.41 ACRES.

SUBDIVISION WATER RIGHTS

FOR HIGLEY MINOR SUBDIVISION
INFORMATION RECEIVED FROM THE WYOMING STATE
ENGINEERS OFFICE IN JANUARY, 1999.

ALL LANDS WITHIN THE HIGLEY MINOR SUBDIVISION HAVE ORIGINAL SUPPLY
UNDER THE J. B. CULVER TERRITORIAL APPROPRIATION, PROOF NO. 694,
DIVERTING FROM LITTLE GOOSE CREEK FROM THE GERDEL DITCH (HEADGATE
LOCATION IN THE SE1/4SW1/4 OF SECTION 33, TOWNSHIP 55 NORTH, RANGE 84
WEST), WITH A PRIORITY OF APRIL 15, 1880 FOR IRRIGATION OF 140 ACRES.

THERE ARE NO PROPOSED CHANGES IN THE WATER RIGHTS OF RECORD OR
DISTRIBUTION SYSTEM PRESENTLY IN PLACE FOR THE HIGLEY MINOR
SUBDIVISION.

NOTE:

SEE STATE STATUTES 41-5-101 AND 41-5-102 FOR
ACCESS AND MAINTENANCE OF LATERAL DITCHES.

LEGAL DESCRIPTION

A REPLAT OF LOT 1, SCHUNK MINOR SUBDIVISION, SITUATED IN THE NW1/4 OF SECTION
27, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN
COUNTY, WYOMING; SAID TRACT BEING DESCRIBED IN FURTHER DETAIL AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE
N45°10'54"E. A DISTANCE OF 770.89 FEET TO THE POINT OF BEGINNING, SAID POINT
BEING THE SOUTHWEST CORNER OF LOT 1 OF THE SCHUNK MINOR SUBDIVISION AS
FILED FOR RECORD IN THE SHERIDAN COUNTY COURTHOUSE; THENCE N.57°48'22"E. A
DISTANCE OF 129.59 FEET TO AN EXISTING REBAR WITH 2" ALUMINUM CAP; THENCE
N.38°34'56"E. A DISTANCE OF 14.11 FEET TO AN EXISTING REBAR WITH 2" ALUMINUM CAP,
SAID POINT BEING THE NORTHWEST CORNER OF LOT 1 OF THE SCHUNK MINOR
SUBDIVISION; THENCE N.89°37'59"E. ALONG THE NORTH LINE OF SAID PROPERTY A
DISTANCE OF 740.59 FEET TO AN EXISTING REBAR WITH 2" ALUMINUM CAP, SAID POINT
LYING ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 335 AND BEING THE
NORTHEAST CORNER OF LOT 1 OF THE SCHUNK MINOR SUBDIVISION; THENCE
S.32°20'42"W. ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 335 A
DISTANCE OF 608.53 FEET TO AN EXISTING REBAR WITH 2" ALUMINUM CAP, SAID POINT
BEING THE SOUTHEAST CORNER OF LOT 1 OF THE SCHUNK MINOR SUBDIVISION;
THENCE N.51°10'34"W. A DISTANCE OF 684.75 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS ±5.41 ACRES OF LAND MORE OR LESS.

CERTIFICATES OF APPROVAL

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 25th DAY OF
April, 1999.

ATTEST:

Helen Harman
CLERK

Larry O. Stander
CHAIRMAN

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY
COMMISSIONERS OF SHERIDAN COUNTY THIS 26 DAY OF April, 1999.

ATTEST:

Robert L. Bodey
CLERK OF THE BOARD

Charles J. Stander
CHAIRMAN

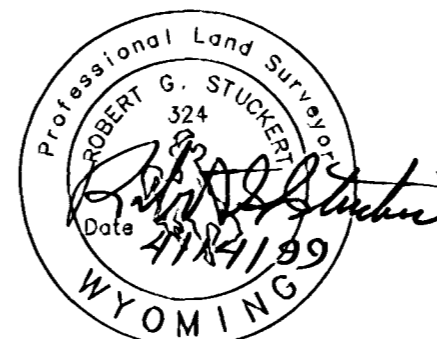
LEGEND

--- EXISTING IRRIGATION DITCH LATERAL

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } :ss
COUNTY OF SHERIDAN }

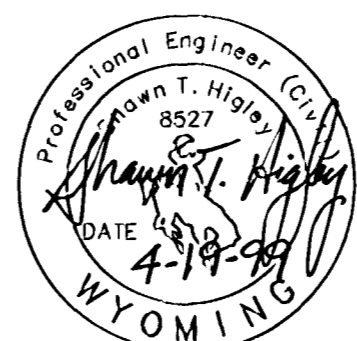
I, ROBERT G. STUCKERT, A DULY REGISTERED LAND SURVEYOR IN
THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF
THE "HIGLEY MINOR SUBDIVISION" TRULY AND CORRECTLY
REPRESENTS THE RESULTS OF A SURVEY MADE BY ME ON THE 21ST
OF NOVEMBER, 1998.



CERTIFICATE OF ENGINEER

STATE OF WYOMING } :ss
COUNTY OF SHERIDAN }

I, SHAWN T. HIGLEY, DO HEREBY CERTIFY THAT INDIVIDUAL SEWAGE
DISPOSAL SYSTEMS WILL BE ADEQUATE FOR THE HIGLEY MINOR
SUBDIVISION, SHERIDAN COUNTY, WYOMING, PROVIDED THE
PROVISIONS OF THE WYOMING DEPARTMENT OF ENVIRONMENTAL
QUALITY (WDEQ), WATER QUALITY RULES AND REGULATIONS, CHAPTER
II, AND THE SHERIDAN COUNTY SUBDIVISION RESOLUTION ARE MET.
PERCOLATION TESTS IN ACCORDANCE WITH CHAPTER 3, SECTION 4,
PARAGRAPH A OF THE SHERIDAN COUNTY SUBDIVISION RESOLUTION
SHALL BE CONDUCTED.



LOCATION MAP

SCALE: 1"=1000'

CERTIFICATE OF OWNER

THE ABOVE OR FOREGOING SUBDIVISION OF LOT 1 OF THE SCHUNK MINOR
SUBDIVISION AS FILED IN THE OFFICE OF THE SHERIDAN COUNTY CLERKS
OFFICE AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN
ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND
PROPRIETORS; CONTAINING ±5.41 ACRES MORE OR LESS; HAVE BY THESE
PRESENTS LAID OUT, AND SURVEYED AS HIGLEY MINOR SUBDIVISION, AND
DO HEREBY 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 20th DAY OF April, 1999.

BY:

David L. Bettcher
DAVID L. BETTCHER, OWNER

Renae L. Bettcher
RENEA L. BETTCHER, OWNER

Kenneth R. Bettcher
KENNETH R. BETTCHER, OWNER

Betty J. Bettcher
BETTY J. BETTCHER, OWNER

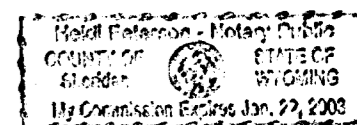
NOTE: MORTGAGE HOLDER SIGNED BY AFFIDAVIT.

STATE OF WYOMING } :ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
20th DAY OF April, 1999.

WITNESS MY HAND AND OFFICIAL SEAL.

Heidi Peterson
NOTARY PUBLIC



MY COMMISSION EXPIRES 1/22/03.

CERTIFICATE OF RECORDER

STATE OF WYOMING } :ss
COUNTY OF SHERIDAN }

THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1:30
O'CLOCK THIS 29 DAY OF APRIL, 1999, AND FILED IN
DRAWER H, NUMBER 40, INSTRUMENT NO.
315157.

FEE \$ 50.00.

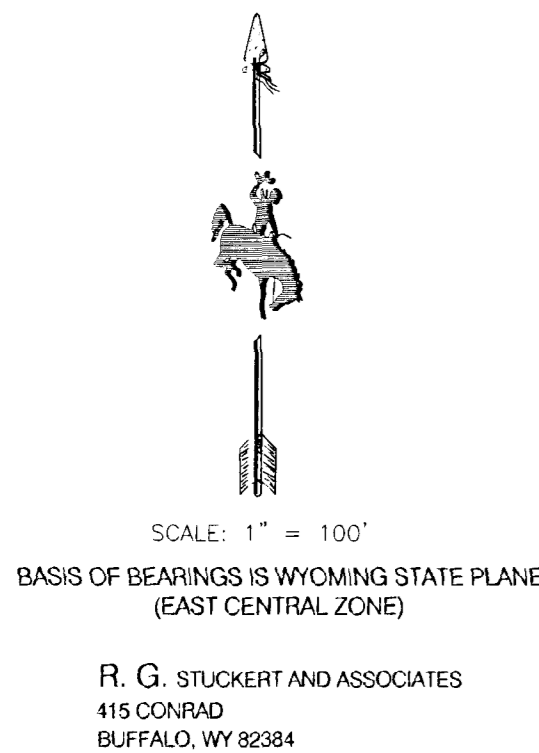
Dudley Kottick
COUNTY CLERK

Dale R. Rawlings
DEPUTY COUNTY CLERK

HIGLEY MINOR SUBDIVISION

RECORD OWNERS: DAVID L. BETTCHER, RENEA L. BETTCHER, KENNETH R. BETTCHER AND BETTY J. BETTCHER

A TRACT OF LAND SITUATED IN THE NW1/4 OF SECTION 27, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL
MERIDIAN, SHERIDAN COUNTY, WYOMING



LEGEND

- FOUND REBAR WITH MELTED PLASTIC CAP, RESET
WITH 2" ALUMINUM CAP PER PLS 324
- SET 5/8" REBAR WITH 2" ALUMINUM CAP PER PLS 324
- ⊙ FOUND REBAR WITH 1" ALUMINUM CAP PER PLS 529
- UTILITY EASEMENT
- ACCESS EASEMENT
- ⊠ UTILITY BOX
- TELEPHONE LINE
- WATER/TELEPHONE/ELECTRIC LINES
- HIGHWAY

NOTE: THE REBAR CORNERS MARKING THE BOUNDARY OF LOT 1, SCHUNK MINOR
SUBDIVISION, FROM THE ORIGINAL SURVEY PERFORMED BY DAVE GRAHAM, L.S. #
529, WERE FOUND TO BE IN ACCORDANCE WITH THE PLAT AS FILED FOR RECORD
IN THE SHERIDAN COUNTY COURTHOUSE. FOR PROPER IDENTIFICATION OF THESE
CORNERS, 2" ALUMINUM CAPS PER PLS 324 WERE PLACED ON THE UNIDENTIFIED
REBAR.

NOTES

- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
- PROPOSED DOMESTIC WATER SOURCE "SAWSJPB"
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS
- 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.
- 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.