

WOOLEY MINOR 2ND ADDITION

A REPLAT OF TRACT A, WOOLEY MINOR SUBDIVISION; SITUATED IN THE NW1/4SW1/4 OF SECTION 26 AND THE NE1/4SE1/4 OF SECTION 27, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING.
TWO (2) LOTS, CONTAINING ±13.01 ACRES.

LEGAL DESCRIPTION

TRACT A OF THE WOOLEY MINOR SUBDIVISION; SHERIDAN COUNTY, WYOMING.

CERTIFICATE OF OWNERS

THE ABOVE OR FOREGOING SUBDIVISION TITLED WOOLEY MINOR 2ND ADDITION, 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 13.01 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS WOOLEY MINOR 2ND ADDITION, ON THIS PLAT; DO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, ACCESS ROADS AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 15th DAY OF January, 2002, A.D.

BY: Ernest F. Wooley
ERNEST F. WOOLEY (RECORD OWNER)

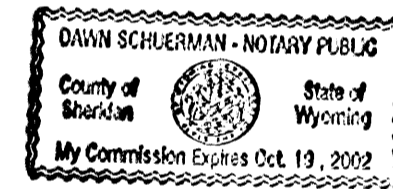
BY: Brenda J. Wooley
BRENDA J. WOOLEY (RECORD OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF January, 2002, BY ERNEST F. WOOLEY AND BRENDA J. WOOLEY.

WITNESS MY HAND AND OFFICIAL SEAL.

Dawn Schuerman
NOTARY PUBLIC



MY COMMISSION EXPIRES: October 19, 2002.

CERTIFICATES OF APPROVAL

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION
THIS 5th DAY OF December, 2001.

ATTEST:

Mike Connell
CLERK

Jay Stult
CHAIRMAN

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY THIS 18th DAY OF December, 2001.

ATTEST:

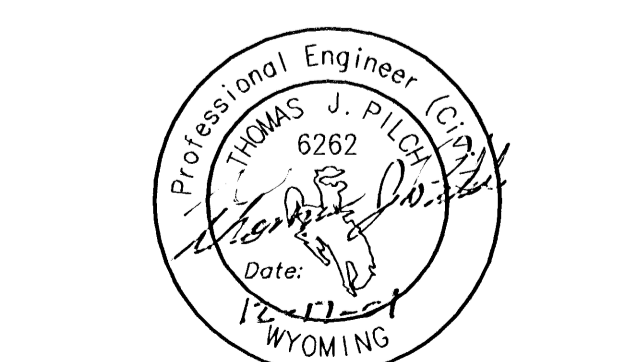
Kim L. Budy
CLERK OF THE BOARD

B.B. of Stult
CHAIRMAN

CERTIFICATE OF ENGINEER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

I, THOMAS J. PILCH, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT AN ENGINEERED ON-SITE SEPTIC SYSTEM CAN BE DESIGNED, CONSTRUCTED AND OPERATED TO OFFER AN ADEQUATE AND SAFE SEWAGE DISPOSAL SYSTEM FOR THIS PROPERTY.

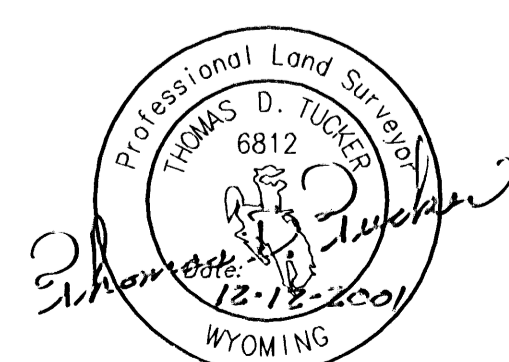


"CERTIFICATE IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF ENGINEER SIGNED AND DATED"

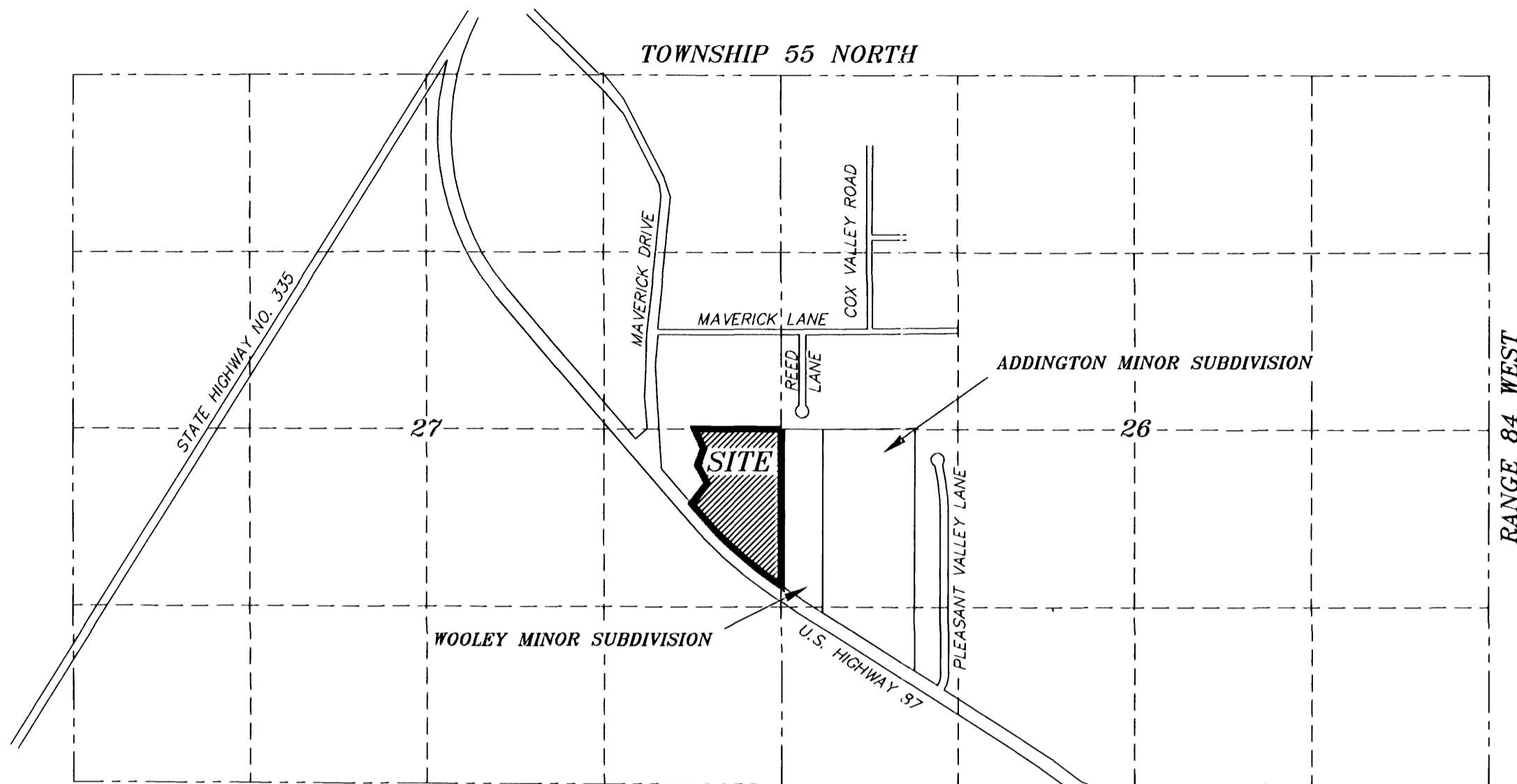
SURVEYOR'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

I, THOMAS D. TUCKER A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF THE WOOLEY MINOR 2ND ADDITION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"



LOCATION MAP
SCALE: 1"=1000'

NOTES:

1. "NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM" (SEE NOTE 6)
2. "NO PROPOSED DOMESTIC WATER SOURCE" (SEE NOTE 6)
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. IF AND WHEN CENTRAL OR PUBLIC WATER AND SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL HOOK-UP TO THE SYSTEM.
7. WOOLEY MINOR 2ND ADDITION IS LOCATED IN CLOSE PROXIMITY TO THE SHERIDAN COUNTY AIRPORT AND NO OWNER OF ANY TRACT, NOR HIS SUCCESSORS OR ASSIGNS, SHALL HAVE A CAUSE OF ACTION AGAINST DECLARANT OR COUNTY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCE WHICH MAY RESULT FROM THE LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER THE SUBDIVISION.
8. ANY FUTURE SUBDIVISION OF ANY OF THESE TWO LOTS WILL REQUIRE A SOILS REPORT.
9. THE SPIRAL CURVE AND CURVE DATA SHOWN ON THE ADDINGTON MINOR SUBDIVISION WAS CHANGED TO BETTER REFLECT THE INTENT OF BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 87 AS SHOWN ON THE WYOMING DEPARTMENT OF TRANSPORTATION'S RIGHT OF WAY PLANS.
10. WHERE PROPOSED IMPROVEMENTS WOULD ENCRATCH UPON OR IMPACT THE FLOOD PLAIN, A FLOOD PLAIN STUDY SHALL BE REQUIRED AND FILED WITH THE PROPER GOVERNING AUTHORITY.

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 3:00 O'CLOCK P.M., THIS 16th DAY OF JAN., 2002, AND IS DULY RECORDED IN DRAWER W, PLAT NO. 44.
FEE \$ 50.00

Audrey Keltiska
COUNTY CLERK

STAMP RECEIVING NUMBER 397766

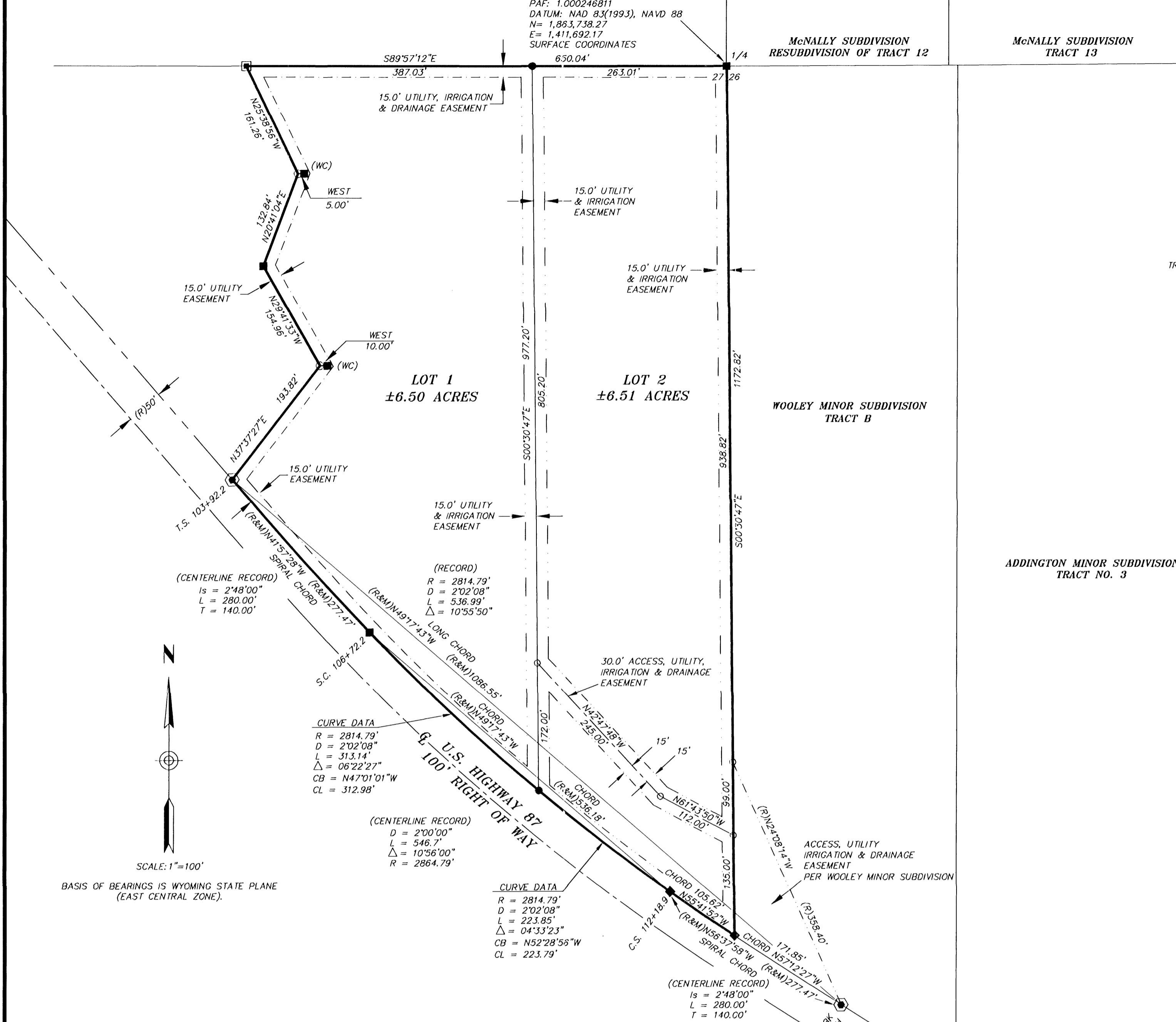
WOOLEY MINOR 2ND ADDITION

RECORD OWNERS: ERNEST F. & BRENDA J. WOOLEY

LOCATION: A REPLAT OF TRACT A, WOOLEY MINOR SUBDIVISION; SHERIDAN COUNTY, WYOMING.



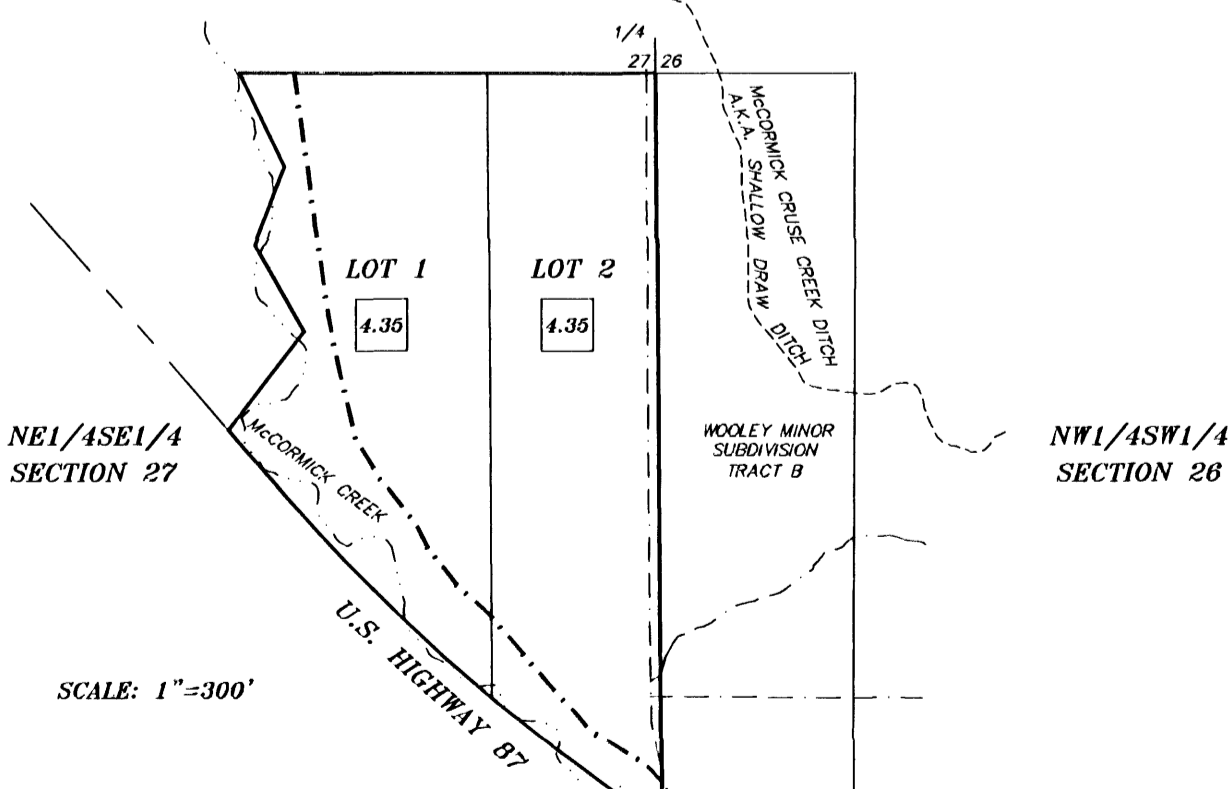
JN: 97140
DF: 97/97140DA
PF: 99/199112 (GPS)
OCTOBER 10, 2001



SUBDIVISION WATER RIGHTS (WS 18-5-306)

FOR WOOLEY MINOR 2ND ADDITION
INFORMATION RECEIVED FROM THE STATE ENGINEERS
OFFICE IN MARCH OF 1998.

LANDS HAVING ORIGINAL SUPPLY UNDER THE JOHN MCCORMICK TERRITORIAL APPROPRIATION, PROOF NO. 697, CERTIFICATE NO. 42, PAGE 111, OVERLAPPING FROM CRUSE CREEK, A TRIBUTARY OF LITTLE GOOSE CREEK, THROUGH THE MCCORMICK CRUSE CREEK DITCH A.K.A. SHALLOW DRAW DITCH, WITH A PRIORITY OF JUNE, 1880, 15.8 ACRES.



LEGEND:

MCCORMICK CRUSE CREEK DITCH A.K.A. SHALLOW DRAW DITCH AS SHOWN ON THE MAP FOR PERMIT NO. 697 TO ACCOMPANY PETITION FOR AMENDMENT OF LAND DESCRIPTION FOR MCCORMICK-CRUSE CREEK DITCH.
EXISTING LATERAL SUPPLY DITCH FROM THE MCCORMICK CRUSE CREEK DITCH.
MCCORMICK CRUSE CREEK (DIGITIZED FROM AN AERIAL PHOTO, 5-5-1990)

NOTE:

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

LEGEND

- FOUND 3" BRASS CAP (ACCEPTED & STAMPED "LS 6812")
- FOUND CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT
- SET 1-1/2" ALUMINUM CAP PER LS 6812
- FOUND 3-1/4" ALUMINUM CAP PER LS 6812
- SET 3-1/4" ALUMINUM CAP PER LS 6812
- NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (WC) WITNESS CORNER

- PROPERTY/TRACT/LOT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- 15.0' UTILITY EASEMENT LINE
- ACCESS, UTILITY, IRRIGATION AND DRAINAGE EASEMENT LINE
- 15.0' UTILITY AND IRRIGATION EASEMENT LINE
- HIGHWAY RIGHT OF WAY LINE
- CENTERLINE
- APPROXIMATE SPECIAL FLOOD HAZARD AREA LIMIT PER COMMUNITY PANEL NO. 560047 0020 A, EFFECTIVE DATE: JULY 04, 1978