

MITCHELL SUBDIVISION

NORTH 1/2 NW 1/4 OF SECTION 17, T. 53 N, R. 83 W
SHERIDAN COUNTY, WYOMING
FIVE LOTS TOTALING 13.0 ACRES

CERTIFICATE OF ENGINEER

State of Wyoming
County of Sheridan

I, Joseph L. Finley, hereby certify that subsurface soil conditions, as evaluated during a field investigation performed under my direct supervision on January 30, 1998, will allow the construction of individual small wastewater systems as defined in "Sheridan County Regulations for a Permit to Construct, Install or Modify Small Wastewater Facilities Resolution" dated December 1984, for Lots 1, 2, 3, 4, and 5 in Mitchell Subdivision, located in the NW 1/2 NW 1/4, Sec. 17, T. 53 N, R. 83 W, of the 6th P.M., Sheridan County, Wyoming, except for those areas covered by drainage easements or subject to flooding or otherwise designated on the plot as unsuitable for small wastewater systems, provided that for each lot, a wastewater system is properly designed by a Wyoming registered Professional Engineer by considering more specific site conditions, including proposed house locations and other improvements, and results of more detailed field investigations and percolation testing as required by said Resolution, and that said system is properly constructed in accordance with the Engineer's design recommendations and said Resolution. It shall be understood that the above referenced field investigation was performed at selected sites within the Mitchell Subdivision, and that these conditions may not extend to all areas within each lot, and that more detailed field investigations shall be performed before designing all improvements that will contribute flows into said system, and before selecting house and/or other building sizes and locations. It shall further be understood that the homeowner is responsible for proper operation and maintenance of the individual small wastewater systems at all times.



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	33°58'38"	227.41'	134.86'	S47°07'44"W	132.93'
2	09°13'19"	679.93'	206.01'	S59°30'27"W	205.78'
3	37°40'57"	197.25'	129.73'	S38°03'19"W	127.40'
4	37°40'57"	197.25'	129.73'	N0°37'33"W	127.40'
5	6°49'56"	80.00'	86.33'	S8°04'03"E	82.20'
6	3°35'00"	334.76'	184.53'	S65°56'30"E	182.20'
7	15°47'43"	274.76'	75.75'	N73°49'58"W	75.5'
8	15°47'17"	274.76'	75.71'	S59°02'49"E	75.47'
9	19°08'32"	355.9'	118.57'	S59°42'09"E	118.02'
10	42°27'25"	255.00'	108.96'	N3°49'34"E	104.66'

LEGEND

- PERCOLATION TEST SITE
- SET NOTHING
- SET 3 1/2" ALUMINUM CAP
- SET 3 1/2" ALUMINUM CAP FOR WITNESS CORNER
- SET 1 1/2" ALUMINUM CAP
- (44.93) DISTANCE ALONG LOT LINE TO NORTH LINE OF UTILITY EASEMENT
- CENTERLINE OF REALIGNED COUNTY ROAD PER WYOMING HIGHWAY DEPARTMENT

GENERAL NOTES

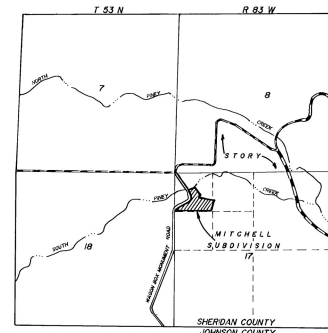
- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
- NO PROPOSED DOMESTIC WATER SOURCE.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
- WYOMING LAW DOES NOT RECOGNIZE ANY REPARATION RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.
- A FLOOD PLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR IMPROVEMENTS IN LOT 5.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTH 1/2 NW 1/4 OF SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6th P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 183 OF DEEDS, PAGE 174, ON THE CENTERLINE OF THE WAGON BOX COUNTY ROAD NO. 145, SAID POINT BEING 80°45'10" W, 338.40 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17, THENCE N89°04'30"E, 287.00 FEET ALONG THE NORTH LINE OF SAID TRACT TO A POINT, THENCE N89°04'30"E, 275.00 FEET ALONG THE WEST LINE OF SAID TRACT TO A POINT, THENCE N89°04'30"E, 287.00 FEET TO A POINT, THENCE THROUGH A CURVE TO THE RIGHT HAVING A DELTA OF 5°47'43", A RADIUS OF 274.76 FEET, ALONG THE LINE OF LOT 1, CHORD BEARING OF N73°49'58"W, AND A CHORD LENGTH OF 75.5 FEET TO A POINT, THENCE THROUGH A CURVE TO THE RIGHT HAVING A DELTA OF 19°08'32", A RADIUS OF 355.9 FEET, A LENGTH OF 118.57 FEET TO A POINT, THENCE N59°42'09"E, 118.02 FEET TO A POINT, THENCE S65°56'30"E, 108.96 FEET TO A POINT, THENCE N3°49'34"E, 104.66 FEET TO A POINT, THENCE S8°04'03"E, 82.20 FEET TO A POINT, THENCE S59°02'49"E, 75.47 FEET TO A POINT ON THE CENTERLINE OF SOUTH PINEY CREEK, THENCE S44°40'57"E, 127.40 FEET ALONG SAID CENTERLINE TO A POINT, THENCE S65°40'49"W, 127.40 FEET ALONG SAID CENTERLINE TO A POINT, THENCE S89°04'30"E, 287.00 FEET TO A POINT ON THE CENTERLINE OF THE WAGON BOX COUNTY ROAD NO. 145, THENCE THROUGH A CURVE TO THE RIGHT HAVING A DELTA OF 7°59'58", A RADIUS OF 17.25 FEET, AND A LENGTH OF 19.73 FEET ALONG SAID CENTERLINE TO A POINT, THENCE S89°04'30"E, 287.00 FEET ALONG SAID CENTERLINE TO A POINT, THENCE THROUGH A CURVE TO THE RIGHT HAVING A DELTA OF 0°37'19", A RADIUS OF 123.33 FEET, AND A LENGTH OF 127.40 FEET ALONG SAID CENTERLINE TO A POINT, THENCE S89°04'30"E, 287.00 FEET ALONG SAID CENTERLINE TO A POINT, THENCE THROUGH A CURVE TO THE LEFT HAVING A DELTA 33°58'38", A RADIUS OF 227.41 FEET, AND A LENGTH OF 134.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 13.0 ACRES MORE OR LESS.



LOCATION MAP
1" = 2000'

DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE DEDICATED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "MITCHELL SUBDIVISION". SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE RECORD OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THE UNDERSIGNED OWNER AND PROPRIETOR DO HEREBY RELEASE AND WAIVE ALL RIGHTS, UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

AN EASEMENT IS HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND RIGHT-OF-WAY OF WHICH IS SHOWN IN DOTTED LINE ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND MAINTAINING SEWERS, WATERLINES, GAS LINES, ELECTRIC LIGHT LINES AND POLES, TELEPHONE LINES AND POLES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER BEING GENERALLY UTILIZED BY THE PUBLIC.

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 14th DAY OF MARCH 1998.

Anna M. Simpson Mitchell
ANNA M. SIMPSON HOWEY AS N/A IN MITCHELL
Rich Brando
RICHARD BRANDO
Steve Kessler
STEVE KESSLER
Larry E. Hart
LARRY E. HART
John A. Kraft
JOHN A. KRAFT

STATE OF WYOMING
COUNTY OF SHERIDAN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF March 1998.
I, *Virginia J. Keimdale*,
NOTARY PUBLIC

CERTIFICATES OF APPROVAL

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS IN AND FOR THE COUNTY OF SHERIDAN, WYOMING, ON THIS 20th DAY OF MARCH 1998.
ATTEST:
James A. Brando CHAIRMAN
Steve Kessler MEMBER
John A. Kraft MEMBER

THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION HEREBY RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 22nd DAY OF March 1998.
ATTEST:
John A. Kraft CHAIRMAN
John A. Kraft SECRETARY

CERTIFICATE OF RECORDER

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }
I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 1:45 P.M. ON/ABOUT MARCH 22, 1998 AND FILED IN DRAWER M.
INSTRUMENT NO. 52656 FEE \$50.75
Ronald W. Finley COUNTY CLERK
Marilyn D. Nelson DEPUTY COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }
I, RONALD W. PRESTFELDT, A DAILY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.
Ronald W. Prestfeldt
RONALD W. PRESTFELDT
LAND SURVEYOR
NO. 2615
EXPIRES 12/31/2000

PREPARED BY PRESTFELDT SURVEYING
P.O. BOX 3082
SHERIDAN, WY 82801
7/87
(REVISED 2-1990)