# LITTLE GOOSE SUBDIVISION - FINAL PLAT

NW 1/4 NW 1/4, SECTION 33, T55N, R84W, 6TH P.M.

# SHERIDAN COUNTY, WYOMING

SUBDIVISION SIZE 37.59 Ac.

AVERAGE SIZE: 6.02 Ac.

PUBLIC ROW SIZE 1.50 Ac.

10.04 Ac.

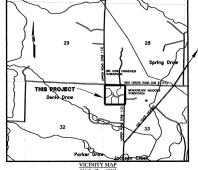
5.01 Ac.

6 LOTS:

LARGEST:

NORTHWEST CORNER SECTION 33 WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 83 (US FEET). N 1,860,561.45 E 1,400,831.22

SMALLEST:



NEARBY AGRICULTURE OPERATIONS ARE ONGOING AND THE SIGHTS, SOUNDS, AND SMELLS OF AGRIGULTURE MAY BE PRESENT. IN ADDITION, WIND DRIFT FROM NEARBY IRRIGATION SYSTEMS MAY

TIE: EXISTING CORNER TO P.O.B. S 02\*17'11" E 30.02 FEET

113)

NOTES ABOUT GENERAL UTILITY EASEMENTS: THE UTILITY EASEMENTS SHOWN ARE DESCRIBED AS FOLLOWS: 15' FROM LITTLE GOOSE SUBDIVISION BOUNDARY LINES AS SHOWN.

BIG HORN GRANDVIEW SUBDIVISION

Box Cross Road (County Road 111) - 60' ROW

10' FROM PUBLIC ROAD R.O.W.'S WITHIN LITTLE GOOSE SURDIVISION.

7.5' FROM LOT LINES ON EACH SIDE OF ADJACENT PROPERTY LINES FOR A TOTAL WIDTH OF 15'.

NORTH AND EAST BOUNDARY LINES ESTABLISHED FROM A QUIT CLAIM DEED FROM DOREL LYNN & DIANA ROBERTS TO SHERIDAN COUNTY FOR ROAD RIGHT OF WAY.

NOTE:

WEST AND SOUTH BOUNDARY LINES ESTABLISHED FROM A QUIT CLAIM DEED FROM DOREL LYNN & DIANA ROBERTS TO EDWARD & ROSEMARY SCHUNK.

### LEGEND

SET 36"X5/8" REBAR W/ 2" ALUM. CAP "CER RLS5300"

EXISTING REBAR WITH ALUM, CAP

SET 36"X5/8" REBAR W/ 2" ALUM.

EXISTING LOT LINES

EXISTING LATERALS

EXISTING GRAVEL ROADS

GENERAL UTILITY EASEMENTS

PROPOSED ROAD CENTERLINE

## LEGAL DESCRIPTION

Being a part of the NW1/4 NW1/4 Section 33, Township 55 North, Range 84 West, 6th Principle Meridian, Sheridan County, Wyoming;

BEGINNING or good which is locked Such DC1711\* East 3000 feet from the licebear corner of and Section 33, and beginning the solid bearing the solid field or way feet for solid bearing the solid field or way feet for solid bearing the solid field or way feet for solid bearing the solid field or way feet for solid bearing the solid field or way feet for solid bearing the solid field or way feet field the solid field or way South 897521\* West 279.84 feet. Thereof South 897521\* West 279.84 feet field feet field fie 01°21°00° West 235.91 feet; to the point of BEGINNING, cont 1,637,628.01 Square Feet, 37.59 Acres more or

#### CERTIFICATE OF OWNERSHIP

CERTIFICATE OF OWNERSHIP

THE ABOVE AND FORECOING SUBDIVISION ITILED

UTILE COOSE SUBDIVISION, SHERBIN COUNTY, WOUNG

APPENS ON HISP PLM, IS, WITH FREE CONSENT

AND PROPERTY OF THE CONSENT

CONTAINING 37.59 AGRES, MORE OR LESS

CONTAINING 37.59 AGRES, MORE OR LESS

CONTAINING 37.59 AGRES, MORE OR LESS

ON HEREBY DELOCATE, AND CONVEY TO AND

OF HEREBY DELOCATE, AND CONVEY TO AND

OF HEREBY DELOCATE, AND CONVEY TO AND

OF HEREBY AND DELOCATE, AND CONVEY TO AND

ON THIS PLAT, AND DO ALSO RESEMP ERFERTED

AND DEALINGED FOR THIS NO ADD TICK. AND

AND DEALINGED FAULTIES AND ADD THE ADD AND

AND DEALINGED FAULTIES AS ARE LAD OUT

AND DESIGNATED ON THIS PLAT HEREBY

RELEASING WANNED ALL HOMESTEAD RIGHTS.

EXECUTED THIS \_\_\_\_\_ DAY OF \_

OWNER - DOREL LYNN ROBERTS

DICHA KOBENTS OWNER - DIANA ROBERTS

STATE OF WYOMING SHERIDAN COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS STAL DAY OF LAST COURSE CONTROL OF THE COURSE OF THE COUR

Mustine M. Burlingame MY COMMISSION EXPIRES: \_\_\_ 1/3/02



CERTIFICATE OF SURVEY CERTIFICATE OF SURVEYOR

IN THE STATE OF WYOMING DO HEREBY CERTIFY
THAT THIS PLAT OF LITTLE GOOSE SUBDIVISION TRULY
AND CORRECTLY REPRESENTS THE RESULTS OF A
SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



### NOTES:

OWNER: DOREL LYNN & DIANA ROBERTS 66 BOX CROSS ROAD SHERIDAN, WY 82801

LOT SUMMARY 6 LOTS TOTAL AREA 37.59 ACRES

PREPARED BY: WILLIAM E. PUGH RLS 5300 DATE PREPARED: JANUARY 2001

A MORTGAGE LOAN COMMITMENT HAS BEEN APPROVED BY FIRST FEDERAL SAVINGS BANK OF SHERIDAN.

ANY FURTHER DIVISION OF ANY PARCEL DESCRIBED IN THIS MAP SHALL REQUIRE FULL COMPLIANCE WITH ALL SUBDIVISION REGULATIONS IN EFFECT IN SHERIDAN COUNTY.

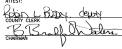
ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OF REPAIRS TO MAY PUBLIC OF PRIVATE BULLENON OF REPAIRS TO MAY PUBLIC OF PRIVATE BULLENON OF REPAIRS TO MAY PUBLIC OF PRIVATE BULLENON OF THE NEAREST MCORPODATED CITY OF TOWN OF THE NEAREST MCORPODATED OF THE

A SIE-SPECIFIC SUBSUIFFACE INVESTICATION SHALL BE PROTOBLE ON MY LOTA THE TREASON STATE AND A SHALL BE PROTOBLE ON THE SEPTION SHALL BE PROTOBLE ON THE SEPTION SHALL BE PROTOBLE ON A COROMACE WITH THE STATE OF THE SEPTION SHALL BE PROTOBLE ON A COROMACE WITH THE DWELLING SHALL BE DESCRIBED BY A QUALIFIED INDIVIDUAL, BASED UPON THE SITE-SPECIFIC SUBSUIFFACE INVESTIGATION.

BASIS OF BEARINGS: WYOMING STATE PLANE EAST CENTRAL ZONE. SEE STATE STATUTES 41-5-101 AND 41-5-102 FOR ACCESS AND MAINTENANCE OF LATERAL DITCHES.

COUNTY PLANNING COMMISSION APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSTION THIS TE DAY OF FEBRUARY, 2001.

BOARD OF COUNTY COMMISSIONERS THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYDMING THIS 20<sup>20</sup> DAY OF <u>IPYARCH</u>, 2001. ATTEST:



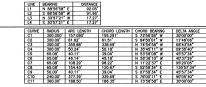
CERTIFICATE OF RECORD SS COUNTY OF SHERIDAN

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 9:30 O'CLOCK THIS O DAY OF APRIL 2001 AND FILED IN DRAWER PLAT NUMBER 17. COUNTY CLERK & Coltrido



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.

SCALE 1" = 100'



MEADOWLARK MEADOWS SUBDIVISION

> EXISTING WATER RIGHTS FOR THE LITTLE GOOSE SUBDIVISION (NW) NW 1, SEC 33, T55N, R84W)
> INFORMATION RECEIVED FROM THE WYOMING STATE ENGINEERS OFFICE IN SEPTEMBER, 2000 ALL LANDS WITHIN THE LITTLE COOSE SUBDIVISION HAVE ORIGINAL SUPPLY UNDER THE PERALTA DITCH AS CHANGED TO THE COLORADO DITCH COMPANY, DENO AND BARR APPROPRIATION, TERRITORNAL APPROPRIATION, NOVEMBER 1, 1885 FROM CROSS CREEK, PRORITY NO. 2039, 74.2 CTS FOR 518 Ac. TO

SURVEYOR CER PROFESSIONAL CONSULTANTS 237 N. MAIN ST. SHERIDAN, WYOMING 82801 ENGINEER CER PROFESSIONAL CONSULTANTS 237 N. MAIN ST. SHERIDAN, WYOMING 82801

NO PROPOSED PUBLIC

SEWAGE DISPOSAL SYSTEM

NO PUBLIC MAINTENANCE

OF STREETS OR ROADS



SUBDIVIDER DOREL LYNN & DIANA ROBERTS 66 BOX CROSS ROAD SHERIDAN, WYOMING 82801