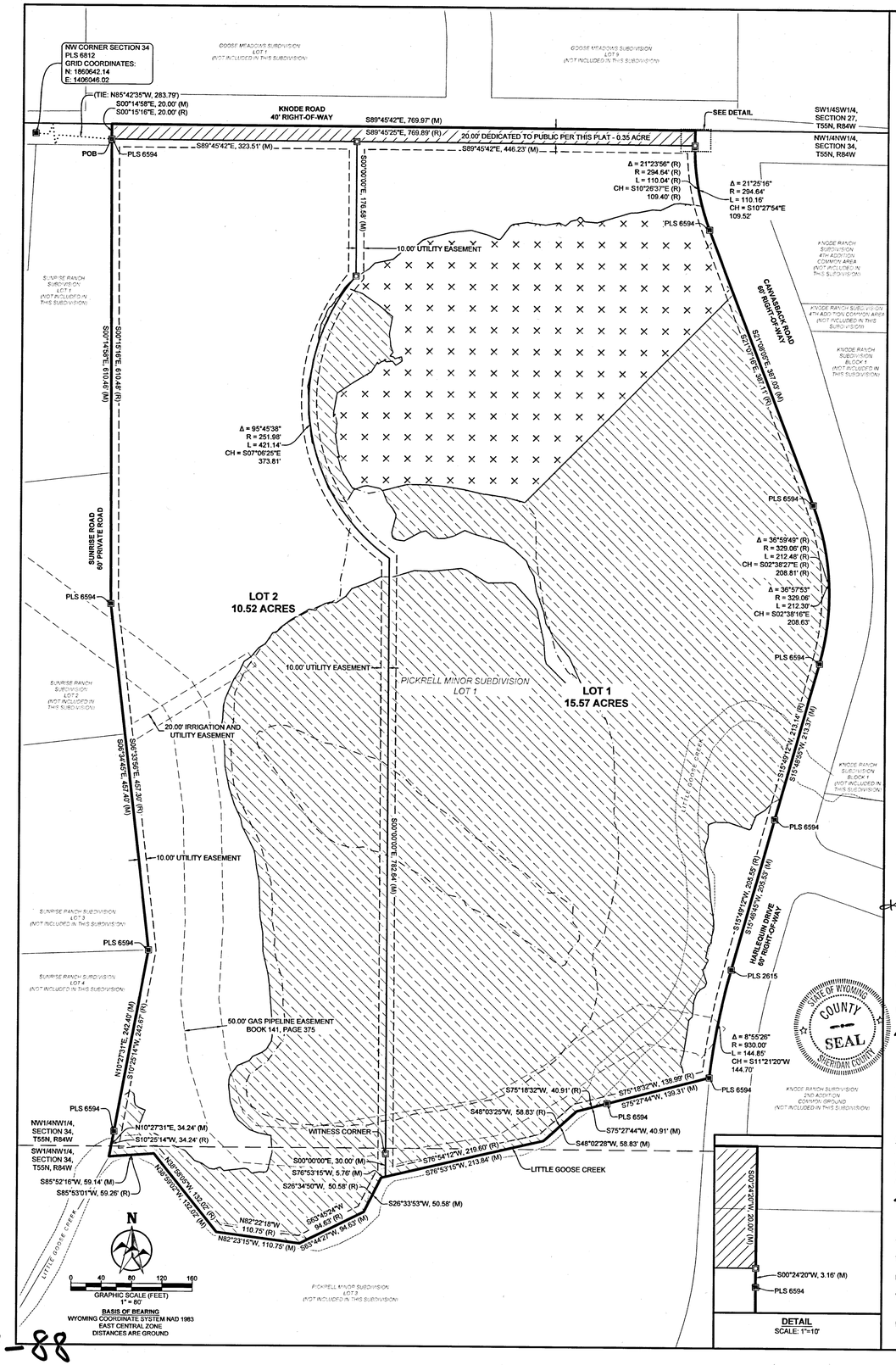
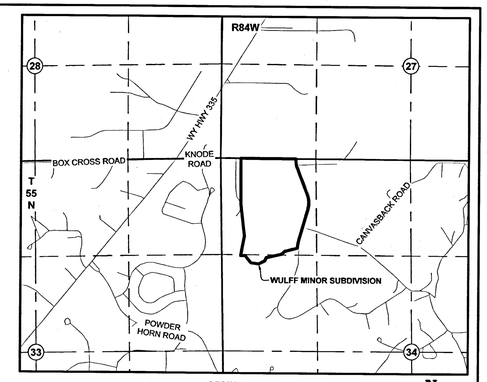
WULFF MINOR SUBDIVISION

WITHIN THE W1/2NW1/4 OF SECTION 34, T55N, R84W, 6TH P.M.
COUNTY OF SHERIDAN, WYOMING
ZONE: RURAL RESIDENTIAL

PREPARED FOR OWNERS: BRENT WULFF
DATE SURVEYED: NOVEMBER 2021
PREPARED BY: WWC ENGINEERING
DATE OF PREPARATION: MARCH 2025
2 LOTS - 26.09 ACRES
TOTAL AREA - 26.44 ACRES





VICINITY MAP
SCALE: 1"=1000'

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LEGAL DESCRIPTION AND PROPERTY OWNERS CERTIFICATE OF DEDICATION

THE ABOVE AND FOREGOING SUBDIVISION OF LOT 1 OF PICKRELL MINOR SUBDIVISION, AS RECORDED AS INSTRUMENT NO. 336672 IN THE OFFICE OF SHERIDAN COUNTY CLERK LOCATED IN THE W1/2NW1/4 OF SECTION 34, TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY WYOMING BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MONUMENTED BY AN ALUMINUM CAP PLS 6812; THENCE S85°42'35"E A DISTANCE OF 283.79 FEET TO THE POINT OF BEGINNING, MONUMENTED BY A ALUMINUM CAP PLS 6594; THENCE S00°14'58"E A DISTANCE OF 610.46 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 6594; THENCE S06°34'45"E A DISTANCE OF 457.40 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 6594; THENCE S10°27'31"W A DISTANCE OF 242.40 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 6594; THENCE S10°27'31"W A DISTANCE OF 34.24 FEET TO A POINT IN LITTLE GOOSE CREEK CREEK; THENCE N85°52'16"E A DISTANCE OF 59.14 FEET TO A POINT IN LITTLE GOOSE CREEK; THENCE S38°59'02"E A DISTANCE OF 132.02 FEET TO A POINT IN LITTLE GOOSE CREEK; THENCE S82°23'15"E A DISTANCE OF 110.75 FEET TO A POINT IN LITTLE GOOSE CREEK; THENCE N63°44'27"E A DISTANCE OF 94.63 FEET TO A POINT IN LITTLE GOOSE CREEK; THENCE N26°33'53"E A DISTANCE OF 50.58 FEET TO A POINT IN LITTLE GOOSE CREEK; THENCE N76°53'15"E A DISTANCE OF 219.60 FEET TO A POINT IN LITTLE GOOSE CREEK; THENCE N48°02'28"E A DISTANCE OF 58.83 FEET TO A POINT IN LITTLE GOOSE CREEK; THENCE N75°27'44"E A DISTANCE OF 40.91 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 6594; THENCE N75°27'44"E A DISTANCE OF 139.31 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 6594; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 08°55'41", AN ARC LENGTH OF 144.85 FEET, A CHORD BEARING OF N11°21'16"E, AND A CHORD LENGTH OF 144.71 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 2615; THENCE N15°46'45"E A DISTANCE OF 205.53 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 6594; THENCE N15°48'55"E A DISTANCE OF 213.37 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 6594; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 329.06 FEET, A CENTRAL ANGLE OF 36°57'53", AN ARC LENGTH OF 212.30 FEET, A CHORD BEARING OF N02°38'16"W, AND A CHORD LENGTH OF 208.63 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 6594; THENCE N21°08'05"W A DISTANCE OF 397.03 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 6594; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 294.64 FEET, A CENTRAL ANGLE OF 21°25'16", AN ARC LENGTH OF 110.16 FEET, A CHORD BEARING OF N10°27'54"W, AND A CHORD LENGTH OF 109.52 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 6594; THENCE N00°24'20"E A DISTANCE OF 3.16 FEET, MONUMENTED BY AN ALUMINUM CAP PLS 14277; THENCE N00°24'20"E A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH SECTION LINE OF SECTION 34; THENCE ALONG SAID SECTION LINE N89°45'42"W A DISTANCE OF 769.97 FEET TO A POINT ON SAID SECTION LINE; THENCE S00°14'58"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT DESCRIPTION CONTAINS 26.44 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS.

AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 26.44 ACRES, MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS WULFF MINOR SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THAT PORTION OF KNODE ROAD DEPICTED HERE WITHIN; 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.

EXECUTED THIS 26 DAY OF August, 20 25, BY:

WULFF FAMILY REVOCABLE TRUST, TRUSTEE GREGORY BRENT WULFF, II

TRUSTEE, EMILY BARBARA WULFF

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25 DAY OF August, 20 25

BY Brent & Emily Wulff

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/29/2030

JOSEPH CRUMP
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 170473
MY COMMISSION EXPIRES: 10/29/2030

NOTICE
This plat is an image, or reproduction of the original as is recorded in the **Sheridan County Clerk's Office**. It is not a certified, complete, or authoritative depiction of current property lines, easements, or rights-of-way. Delinections, measurements, or representations may have occurred since the original plat was recorded.

CERTIFICATE OF SURVEYOR

I, DIRK R. THOMPSON, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF WULFF MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor
DIRK THOMPSON
14277
WYOMING
Date 8/25/2025

CERTIFICATE OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 5th DAY OF August, 20 25

ATTEST:

Kimberly Klein Chief Deputy
COUNTY CLERK

Jonnie Ibsen
CHAIRMAN

CERTIFICATE OF SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 9:57 O'CLOCK THIS 5 DAY OF Sept 2025, AND RECORDED AS INSTRUMENT NO. 2025-801923 (Plat W-88)

Kimberly Klein Chief Deputy
COUNTY CLERK

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOT 1, PICKRELL MINOR SUBDIVISION, SHERIDAN COUNTY, WYOMING, AS RECORDED AS INSTRUMENT NO. 336672 IN THE OFFICE OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF MORTGAGEE

THE UNDERSIGNED FIRST FEDERAL BANK & TRUST, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS AS INSTRUMENT NO. 2021-773628, 2022-778593 & 2022-778592. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO SHERIDAN COUNTY FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

FIRST FEDERAL BANK & TRUST Anthony Turner, Vice President

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25 DAY OF August, 20 25

BY Anthony Turner

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/29/2030

JOSEPH CRUMP
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 170473
MY COMMISSION EXPIRES: 10/29/2030

REGULATORY NOTES

1.) NO PROPOSED CENTRALIZED SEWAGE SYSTEM.

2.) NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

3.) SAWS WATER TAPS TO SUPPLY LOTS 1 AND 2 WITH WATER.

3.) ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.

4.) THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

5.) 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.

6.) A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEERS OFFICE IN CHEYENNE, WYOMING.

7.) THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY SHERIDAN COUNTY SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS. ALL DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO SHERIDAN COUNTY (AND THE CITY OF SHERIDAN IF ANNEXED) FOREVER FOR DRAINAGE AND FLOODWAY PURPOSES. THE OWNERS SHALL NOT OBSTRUCT THE NATURAL FLOW OF STREAMS OR POTENTIAL STORM WATER RUNOFF BY THE CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE; NOR STORAGE, PLACEMENT OR PARKING OF VEHICLES, RECREATIONAL VEHICLES, TRAILERS, BUILDING MATERIALS, YARD WASTE, SCRAP OR OTHER SALVAGE ITEMS WITHIN SAID DRAINAGE EASEMENTS. THE COUNTY (OR CITY IF ANNEXED) SHALL AT ALL TIMES HAVE THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENT, AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS, TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY BY THE COUNTY (OR CITY IF ANNEXED) FOR DRAINAGE PURPOSES. IN NO EVENT SHALL THE COUNTY (OR CITY IF ANNEXED) BE OBLIGATED TO CONSTRUCT ANY DRAINAGE EASEMENT STRUCTURE, OR TO MAINTAIN THE PROPERTY ENCUMBERED BY SUCH EASEMENTS. THE DRAINAGE CHANNELS AND CREEKS ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE COUNTY OR CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OR INJURIES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY DRAINAGE EASEMENT STRUCTURE, AND THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE COUNTY OR CITY FROM ANY SUCH DAMAGES AND INJURIES.

8.) SHERIDAN COUNTY RULES REQUIRE SETBACKS FROM LITTLE GOOSE CREEK FOR ANY NEW STRUCTURE.

LEGEND

- FOUND ALUMINUM CAP AS NOTED
- SET REBAR WITH ALUMINUM CAP PLS #14277
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE PER PICKRELL MINOR SUBDIVISION
- SUBDIVISION BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING POND BOUNDARY
- SHERIDAN COUNTY FLOOD PLAIN DEDICATED AS DRAINAGE EASEMENT
- APPROVED AREA REMOVED FROM SHERIDAN COUNTY FLOOD PLAIN PER CASE NO. 25-08-0168C
- DEDICATED TO PUBLIC PER THIS PLAT
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE

WULFF MINOR SUBDIVISION

PREPARED FOR:
BRENT WULFF
28 KNODE ROAD
SHERIDAN, WY 82801

PREPARED BY:
WWC ENGINEERING
1849 TERRA AVENUE
SHERIDAN, WY 82801
(307) 672-0761
www.wwcengineering.com

NO.	REVISION	BY	DATE
1	SUBMIT TO PLS REVIEW	JPC	02/13/25
2	UPDATE PER PLS REVIEW	CIM	02/26/25
3	UPDATE PER COUNTY REVIEW	CIM	05/13/25

DESIGNED BY:
DRAWN BY: CIG
CHECKED BY: JPC
DATE: 7/15/2025

SHEET
1 of 1

W-88