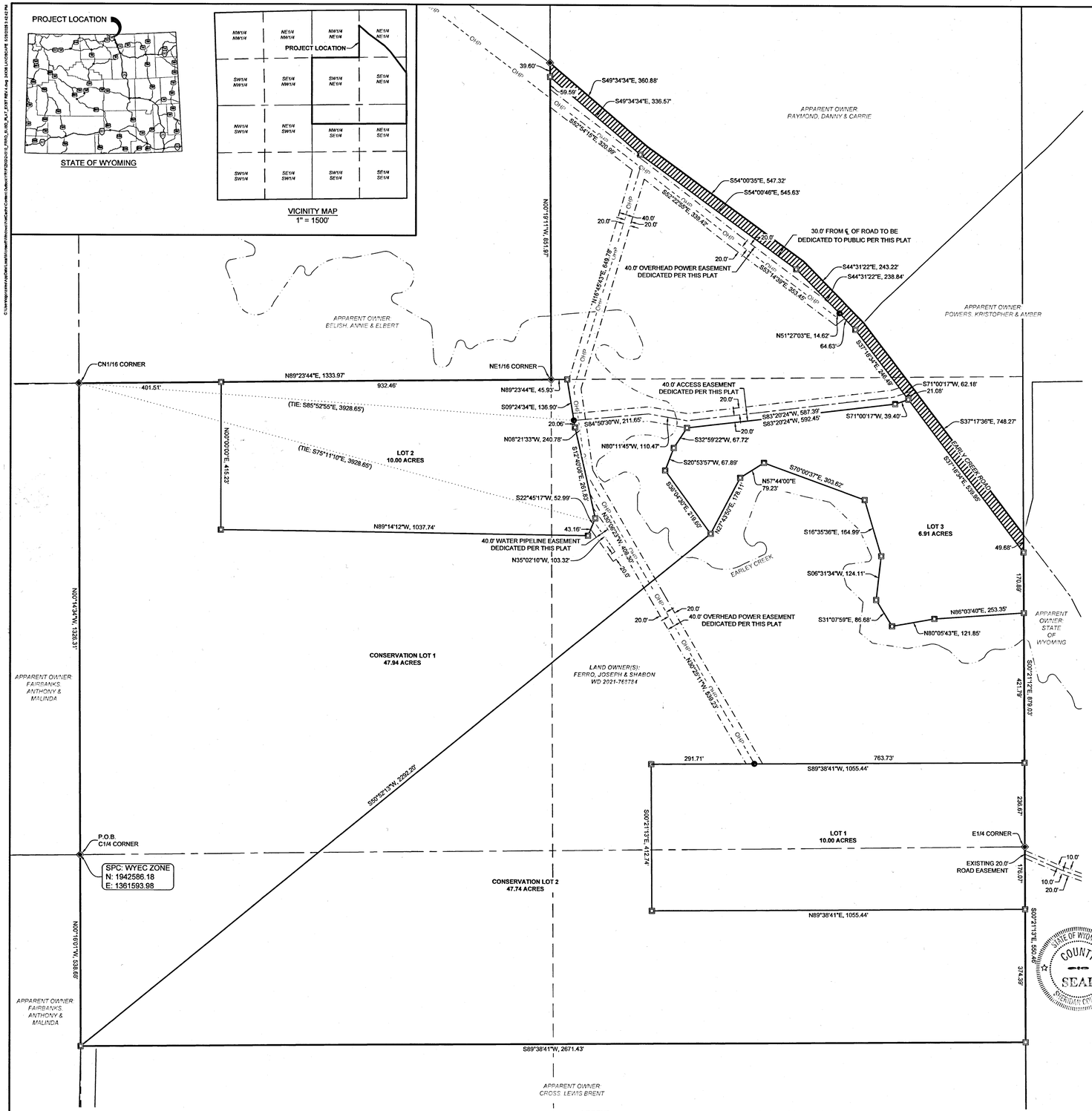
FERRO MINOR SUBDIVISION

A CONSERVATION DESIGN SUBDIVISION

WITHIN THE SW1/4 NE1/4, AND PARTS OF SE1/4 NE1/4, NE1/4 NE1/4, N1/2 SE1/4 OF SECTION 8, T57N, R85W, 6TH PM COUNTY OF SHERIDAN, WYOMING

PREPARED FOR OWNER: JOSEPH & SHABON FERRO
DATE SURVEYED: FEBRUARY 2025
PREPARED BY: WWC ENGINEERING



CERTIFICATE OF OWNER

THE ABOVE AND FOREGOING SUBDIVISION RECORDED IN THE OFFICE OF SHERIDAN COUNTY CLERK LOCATED IN THE SW1/4 NE1/4, AND PARTS OF SE1/4 NE1/4, NE1/4 NE1/4, N1/2 SE1/4 OF SECTION 8, TOWNSHIP 57 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY WYOMING BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

A PARCEL OF LAND LOCATED WITHIN SECTION 8 OF TOWNSHIP 57 NORTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, STATE OF WYOMING, BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 8 (POB);
THENCE ALONG THE WEST LINE OF THE SWNE OF SAID SECTION 8 N00°14'34"W A DISTANCE OF 1326.31 FEET TO THE CENTER NORTH SIXTEENTH CORNER THEREOF;
THENCE ALONG THE NORTH LINE OF THE SWNE OF SAID SECTION 8 N89°23'44"E A DISTANCE OF 1333.97 FEET TO THE NORTHEAST SIXTEENTH CORNER THEREOF;
THENCE ALONG THE WEST LINE OF THE NENE OF SAID SECTION 8 N00°15'11"W A DISTANCE OF 891.57 FEET TO A POINT ALONG THE CENTERLINE OF EARLY CREEK ROAD ;
THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES;
S49°34'34"E, 360.88 FEET;
THENCE S54°00'35"E A DISTANCE OF 547.32 FEET;
THENCE S44°31'22"E A DISTANCE OF 243.22 FEET;
THENCE S37°17'36"E A DISTANCE OF 748.27 FEET TO THE EAST LINE OF SAID SECTION 8;
THENCE DEPARTING FROM SAID CENTERLINE AND ALONG THE EAST LINE OF SAID SECTION 8, S00°21'12"E A DISTANCE OF 879.03 FEET TO THE EAST QUARTER CORNER THEREOF;
THENCE CONTINUING ALONG SAID EAST LINE S00°21'13"E A DISTANCE OF 550.46 FEET;
THENCE S89°38'41"W A DISTANCE OF 2671.43 FEET TO A POINT ON THE CENTER LINE OF SAID SECTION 8;
THENCE ALONG SAID CENTER LINE N00°10'01"W A DISTANCE OF 536.68 FEET TO THE POINT OF BEGINNING.
THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 122.59 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, EASEMENTS OR ENCUMBRANCES WHICH LEGALLY EXIST.

AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS; CONTAINING 122.59 ACRES, MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS FERRO MINOR SUBDIVISION; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

JOSEPH FERRO SHABON FERRO

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1ST DAY OF OCTOBER, 2025.

BY JOSEPH FERRO AND SHABON FERRO

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/22/2029

HEIDI ROBINSON
Notary Public - State of Wyoming
Commission ID 102178
My Commission Expires JAN. 22, 2029

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 desiction of current property lines, easements, or rights-of-way. Delineations, measurements, or representations may have occurred since the original plat was recorded.

CERTIFICATE OF MORTGAGEE

THE UNDERSIGNED COWBOY STATE BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS AS INSTRUMENT NO. 2024-791060, 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.

COWBOY STATE BANK

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF September 2025

BY Kerrie Bohler

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES April 13 2029

HAILEY F LOYNING NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID# 168382
MY COMMISSION EXPIRES APRIL 13 2029

CERTIFICATE OF MORTGAGEE

THE UNDERSIGNED ARNOLD B. TSCHIRGI AND LORETTA J. TSCHIRGI, TRUSTEES OF THE TSCHIRGI TRUST, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS AS INSTRUMENT NO 2024-791054 & 2023-788810, 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.

LORETTA TSCHIRGI

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF September 2025

BY Loretta Tschirgi

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/29/30

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

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 3:11 O'CLOCK P M., THIS 10 DAY OF October 2025 AND RECORDED AS PLAT BOOK F Number 33 Doc #2025-802554

COUNTY CLERK

STATE OF WYOMING COUNTY SEAL SHERIDAN

CERTIFICATE OF SURVEYOR

I, GREGORY R. MEINECKE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE FERRO MINOR SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH SHERIDAN COUNTY REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Engineer (Civil) & Land Surveyor GREGORY R. MEINECKE 20245 WYOMING 10/6/25

CERTIFICATE OF SHERIDAN COUNTY CLERK:

REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS_____ DAY OF _____, 20___.

ATTEST:

COUNTY CLERK

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, 2025

ATTEST:

COUNTY CLERK CHAIRMAN

N

0 75' 150'
SCALE: 1" = 150'

BASIS OF BEARING

WYOMING COORDINATE SYSTEM NAD 1983
EAST CENTRAL ZONE
DISTANCES ARE GROUND

DATUM

NAD 83(2011) (US SURVEY FEET)
GROUND SCALE FACTOR (GSF): 1.000246811

SURVEYORS NOTES:

1. TOTAL ACREAGE OF SUBDIVISION = 122.59 ACRES
   TOTAL NUMBER OF LOTS = 3 BUILDABLE LOTS & 2 CONSERVATION LOTS
   AREAS OF LOTS = 122.59 ACRES
2. BEARINGS AND DISTANCES SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.

LEGEND:

- SET ALUMINUM CAP
- FOUND ALUMINUM CAP
- NOTHING SET
- PROPERTY BOUNDARY/LOT LINE
- SHERIDAN COUNTY PARCEL
- ROAD CENTERLINE
- EASEMENT BOUNDARY
- DEDICATED TO PUBLIC PER THIS PLAT
- OHP — OVERHEAD POWER
- W — WATER LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE

REGULATORY NOTES:

1. NO PROPOSED CENTRALIZED SEWAGE SYSTEM.
2. NO PROPOSED CENTRAL WATER SUPPLY SYSTEM.
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
4. 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.
5. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
6. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO 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.
7. DESIGNATED CONSERVATION LOTS SHALL NOT BE FURTHER DEVELOPED OR SUBDIVIDED. ONLY AGRICULTURE, OPEN SPACE, FORESTRY, NON-COMMERCIAL GREENHOUSES, AND NON-MOTORIZED RECREATIONAL USES ARE ALLOWED

PLAT
FERRO MINOR SUBDIVISION
SHERIDAN COUNTY, WYOMING

PREPARED FOR:
JOSEPH FERRO
188 EARLY CREEK ROAD
SHERIDAN, WY 82801

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

PROJECT NO. 2024-010				SURVEYED BY: WWC
NO.	REVISION	BY	DATE	DRAWN BY: CM
2	EDIT MADE	BNS	5/22/2025	CHECKED BY: DCC
3	EDIT MADE	WWC	9/27/2025	DATE: 5/20/2025
4	EDIT MADE	SAM	9/29/2025	DRAWING NO. 1

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