



Professional  
Consultants

Architecture  
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Engineering  
•  
Materials Testing  
•  
Surveying

237 North Main Street  
Sheridan, Wyoming 82801  
(307) 672-1711

DATE: 29 DEC 04

SCALE: As Shown

DRAWN BY: WEP

CHK'D:

APP'D:

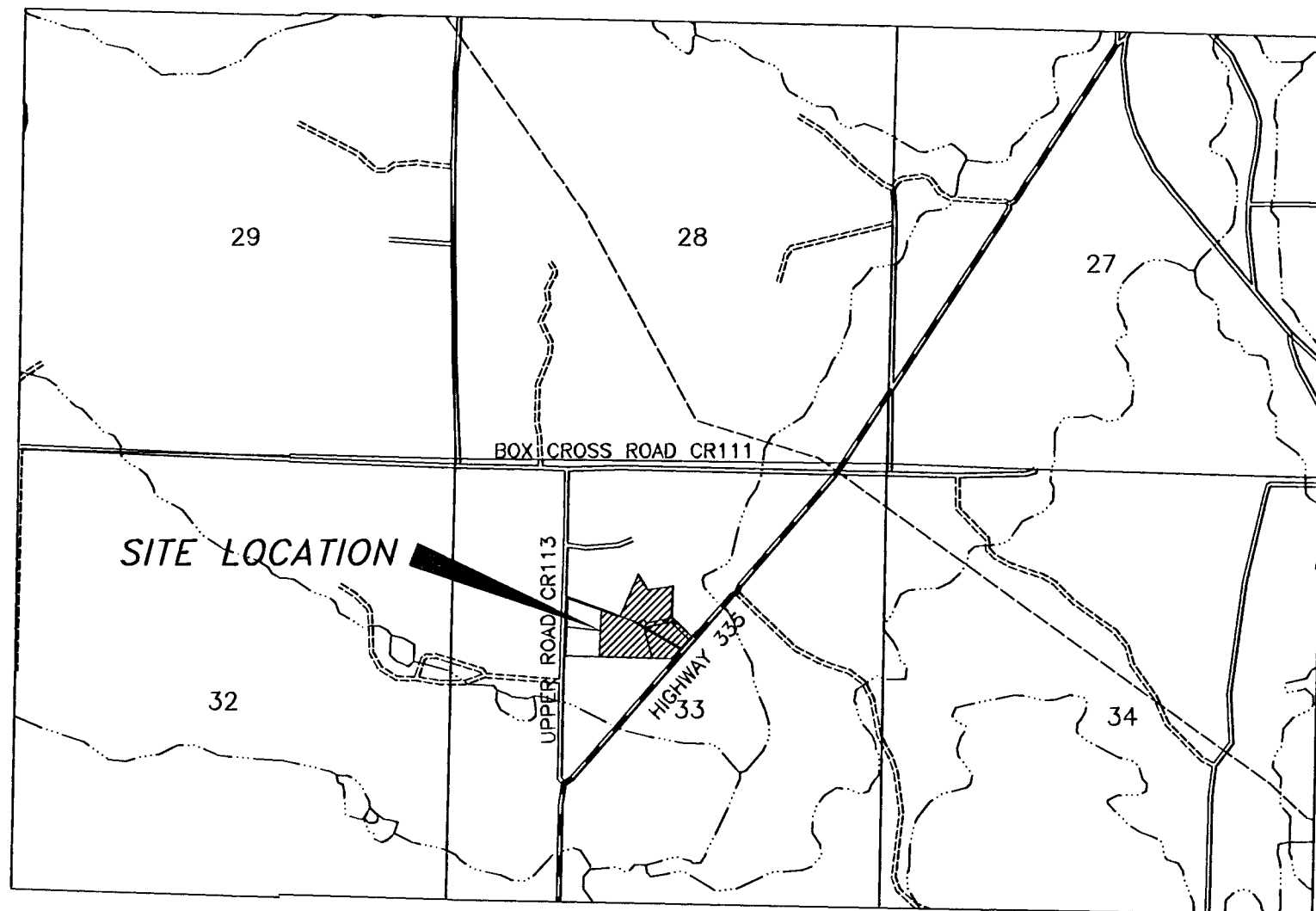
REVISIONS:

FINAL PLAT  
RESUBDIVISION OF LOTS 29, 33, 34 & 35  
MEADOWLARK MEADOWS SUBDIVISION  
SHERIDAN COUNTY, WYOMING

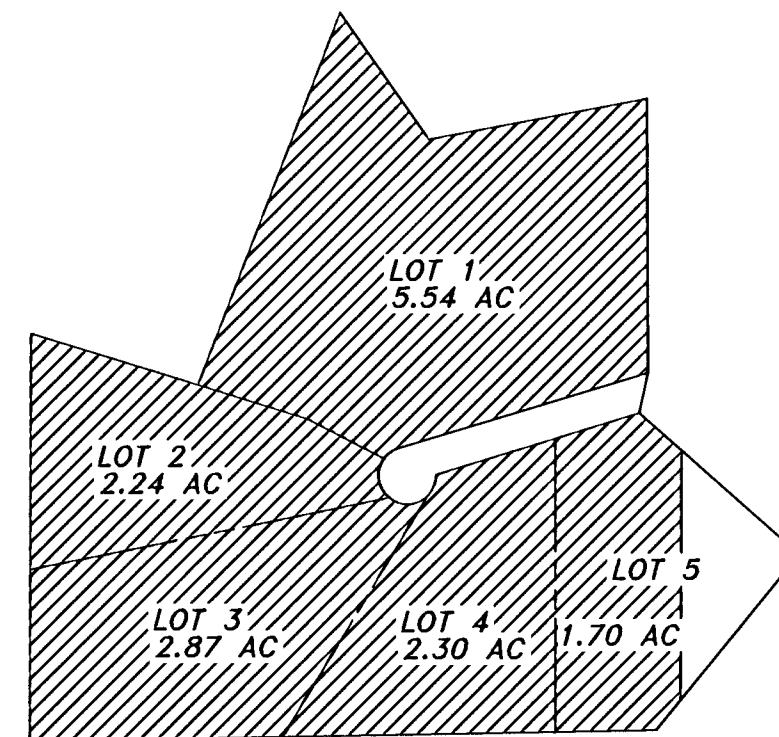
PROJECT NO.  
04021

SHEET NO.  
ONE

MEADOWLARK MEADOWS 2004  
FINAL PLAT  
RESUBDIVISION OF LOTS 29, 33, 34 & 35  
MEADOWLARK MEADOWS SUBDIVISION  
LOCATED IN THE SE1/4 NW1/4, & SW1/4 NE1/4 SECTION 33,  
TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH. P.M.  
SHERIDAN COUNTY, WYOMING



LOCATION MAP  
Scale 1"=2000'



EXISTING WATER RIGHTS FOR THE RE-SUBDIVISION OF LOTS 29, 33, 34 & 35

EXISTING WATER RIGHTS FOR THE RE-SUBDIVISION OF LOTS 29, 33, 34 & 35  
OF MEADOWLARK MEADOWS SUBDIVISION  
(SE1/4 NW1/4 & SW1/4 NE1/4 SEC 33, T55N, R84W)  
INFORMATION RECEIVED FROM THE WYOMING STATE ENGINEERS OFFICE IN OCTOBER, 2004

- ALL LANDS WITHIN THE SE1/4NW1/4 OF THE RE-SUBDIVISION HAVE SECONDARY SUPPLY UNDER THE J.W. FARMS, INC. APPROPRIATION, PERMIT NO. 1986E, JULY 10, 1908, ENLARGED COLORADO COLONY DITCH, DIVERTING FROM LITTLE GOOSE CREEK, STORING WATER IN THE BIG HORN RESERVOIR, PROOF NO. 20660.
- ALL LANDS WITHIN THE SE1/4NW1/4 OF THE RE-SUBDIVISION HAVE SUPPLEMENTAL SUPPLY UNDER THE J.W. DENIO APPROPRIATION, PERMIT NO. 5221, DECEMBER 9, 1902, LOST GULCH DITCH, DIVERTING FROM LOST GULCH, STORING WATER IN THE LOST GULCH RESERVOIR, PROOF NO. 12804.
- ALL LANDS WITHIN THE SE1/4NW1/4 OF THE RE-SUBDIVISION HAVE SUPPLEMENTAL SUPPLY UNDER THE J.W. DENIO APPROPRIATION, PERMIT NO. 4298E, NOVEMBER 7, 1921, ENLARGED PERALTA DITCH, DIVERTING FROM LITTLE GOOSE CREEK, PROOF NO. 18314.

LOT NUMBERS	SECONDARY SUPPLY PERMIT NO. 4186E	SECONDARY SUPPLY PERMIT NO. 5221	SUPPLEMENTAL SUPPLY PERMIT NO. 4298E
LOT 1	5.54	5.54	5.54
LOT 2	2.24	2.24	2.24
LOT 3	2.87	2.87	2.87
LOT 4	2.30	2.30	2.30
LOT 5	1.70	1.70	1.70

THERE ARE NO PROPOSED CHANGES IN THE WATER RIGHTS OF RECORD, all existing irrigation ditches have prescriptive easements established by long standing use. The location of ditches and laterals may move over time, but may not be blocked or the flow of water interrupted except for irrigation purposes.

NOTES

- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
- PROPOSED DOMESTIC WATER SOURCE "SAWSJPB".
- FIVE LOTS CONTAINING A TOTAL OF 15.26 ACRES.
- BASIS OF BEARING; NAD83, WYOMING STATE PLANE, EAST CENTRAL ZONE.
- OWNER OF RECORD: CLAYTON D. AND CAROLINE H. HAMILTON SHERIDAN, WYOMING
- ZONING: (RR) RURAL RESIDENT
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
- THE ABILITY TO SITE CONVENTIONAL SEPTIC SYSTEMS IN CERTAIN LOCATIONS ON INDIVIDUAL LOTS MAY NOT BE ALLOWABLE DUE TO SITE CONDITIONS. IN ADDITION TO THE REQUIRED PERCOLATION TESTS, TEST PITS OR BORINGS MUST BE USED TO CONFIRM THAT THE REQUIRED MINIMUM SEPARATION EXISTS BETWEEN PROPOSED LEACH FIELDS, GROUND WATER, AND SHALLOW IMPERMEABLE LAYERS. WHERE CONDITIONS PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS, THE USE OF ALTERNATIVE ON-SITE SEWAGE SYSTEMS MUST COMPLY WITH EXISTING COUNTY AND STATE REQUIREMENTS AND BE DESIGNED BY A WYOMING LICENSED PROFESSIONAL ENGINEER.
- AS PER WYOMING WATER QUALITY RULES AND REGULATIONS CHAPTER 11, PART D, SECTION 35(a), SEPTIC TANKS AND LEACH FIELDS MUST MAINTAIN A MINIMUM SETBACK DISTANCE OF 50 FEET FROM THE EDGE OF ALL SEASONAL AND INTERMITTENT STREAMS AND SURFACE WATER BODIES (INCLUDING IRRIGATION DITCHES).
- INSTALL LEACH FIELD DRAIN LINES PERPENDICULAR TO THE DIRECTION OF GROUND WATER FLOW TO ENHANCE LEACHATE DILUTION.
- EACH LOT OWNER IS RESPONSIBLE FOR LATERAL LINES PROVIDING IRRIGATION WATER TO THERE LOT AT NO COST TO THE DITCH COMPANY. ALL CONNECTIONS TO THE MAIN DITCH SHALL BE APPROVED BY THE DITCH COMPANY PRIOR TO ANY WORK ON THE MAIN DITCH.

CERTIFICATE OF APPROVAL BY THE  
BOARD OF COUNTY COMMISSIONERS

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County, Wyoming, this 12 day of May, 2005.

ATTEST:

C. Raymond Laurence A. Dumas  
County Clerk, Deputy Chairman

COUNTY RECORDATION

STATE OF WYOMING )  
SHERIDAN COUNTY ) ss

I hereby certify that this plat was filed for record in my office at 4:00 o'clock P.M. this 27 day of JULY, 2005 and recorded in Plat Book M on Page 63.

Rudolf Holtz  
County Clerk

CERTIFICATE OF APPROVAL BY THE  
PLANNING AND ZONING COMMISSION

Approved by the Sheridan County Planning and Zoning Commission this 15th day of May, 2005.

ATTEST:

Phil German Mike Cornett  
Clerk Chairman

LEGAL DESCRIPTION

The above or foregoing Re-subdivision of Lots 29, 33, 34 and 35, Meadowlark Meadows Subdivision, Sheridan County, Wyoming, located in the SE1/4NW1/4 & SW1/4NE1/4 Section 33, T55N, R84W, 6th PM, Sheridan County, Wyoming, and more particularly described as follows:

BEGINNING at a point at the intersection of Grouse Lane and State Highway 335, which lies S48°34'22"W for a distance of 3150.96 feet from the North East corner of Section 33, T55N, R84W; Thence along the right-of-way of said Highway 335 S39°17'10"W, 313.00 feet to a point;

Thence leaving said right-of-way S88°58'36"W, 869.98 feet to a point; Thence N00°12'45"E, 563.40 feet to a point; Thence S72°57'26"E, 241.80 feet to a point; Thence N20°56'52"E, 552.72 feet to a point; Thence S35°07'00"E, 214.06 feet to a point; Thence N79°32'17"E, 308.18 feet to a point; Thence S00°10'38"E, 379.59 feet to a point, said point being on the North right-of-way of Grouse Lane; Thence crossing said Grouse Lane S12°51'03"W, 57.24 feet to a point, said point being located on the South right-of-way of Grouse Lane; Thence along said right-of-way S48°31'24"E, 296.35 feet to the point of BEGINNING containing 15.74 acres, as appears on this plat is with free consent and in accordance with the desires of the undersigned owners and proprietors, have by these presence laid out and surveyed as Re-Subdivision of Lots 29, 33, 34 and 35, Meadowlark Meadows Subdivision, and do hereby dedicate and convey to and for the public use forever hereafter the streets as laid out and designated on this plat 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 24 day of April, 2005.

by Clayton D. Hamilton Caroline H. Hamilton  
Clayton D. Hamilton Caroline H. Hamilton

STATE OF WYOMING )  
SHERIDAN COUNTY ) ss

The foregoing instrument was acknowledged before me this 5th day of April, 2005, by Clayton D. Hamilton Caroline H. Hamilton witnesses my hand and official seal.

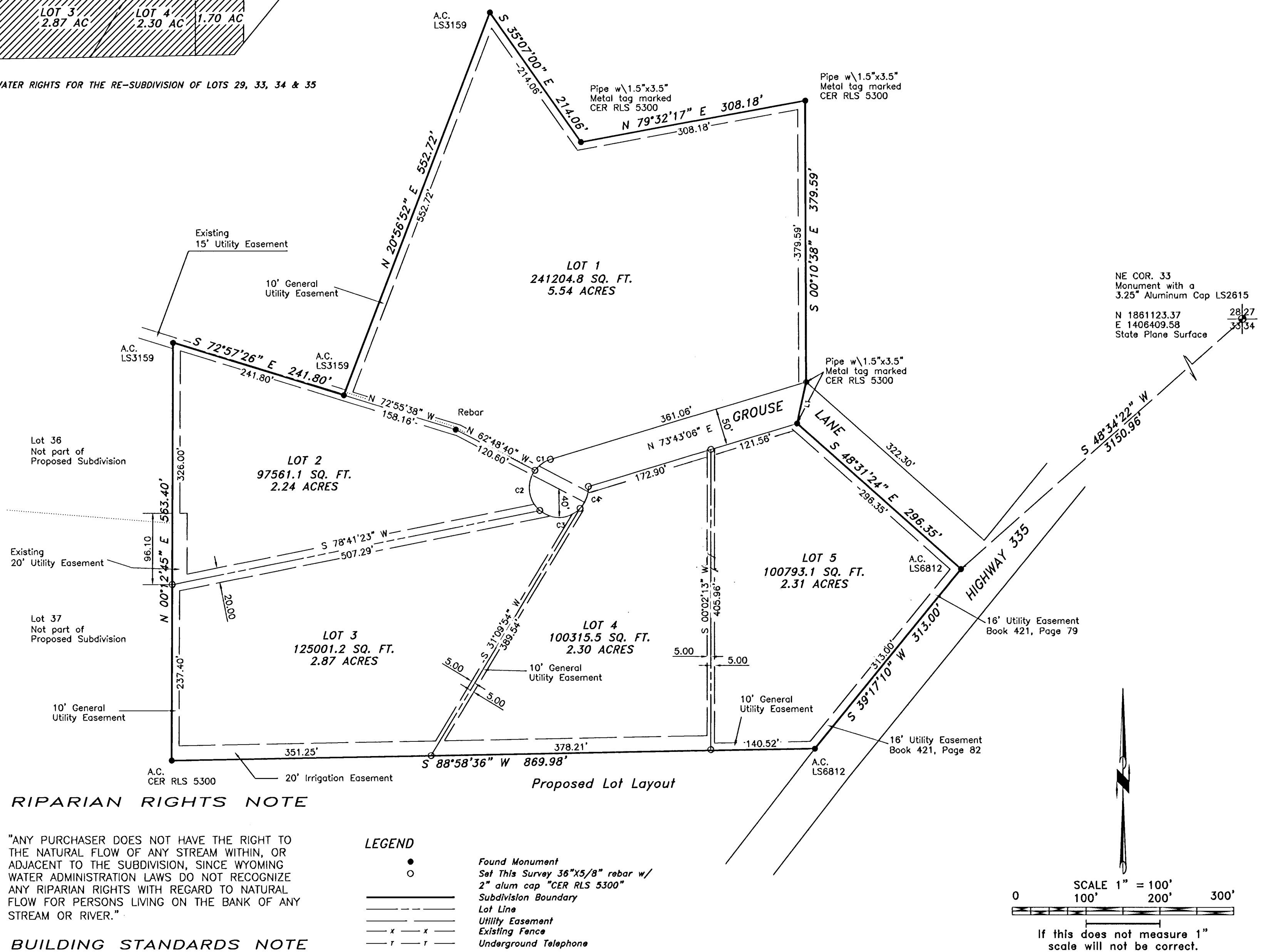
Shirley A. Murphy  
Notary Public

CERTIFICATE OF SURVEY

I, William E. Pugh, a duly licensed surveyor in the State of Wyoming do hereby certify that this plat of the Resubdivision of Lots 29, 33, 34 & 35 Meadowlark Meadows Subdivision, truly and correctly represents the results of a survey made by me or under my direct supervision.

W-63

STATE OF WYOMING  
SHERIDAN COUNTY  
COUNTY CLERK  
DATE: 12/29/04  
WYOMING



RIPARIAN RIGHTS NOTE

"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."

BUILDING STANDARDS NOTE

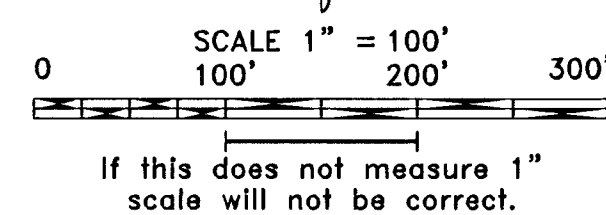
"All new construction, remodeling, additions or repairs to any public or private buildings within the subdivision shall be constructed in accordance with current building standards of the nearest incorporated city or town of the County that has adopted building standards. Building standards that have been adopted by the County shall supersede and govern."

LEGEND

- Found Monument  
Set This Survey 36"x5/8" rebar w/  
2" alum cap "CER RLS 5300"  
Subdivision Boundary  
Lot Line  
Utility Easement  
Existing Fence  
Underground Telephone

LINE	BEARING	DISTANCE
L1	S 12°51'03" W	57.24'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°08'41"	40.00'	25.93'	S 55°08'45" W	25.48'
C2	85°56'37"	40.00'	60.00'	S 06°23'54" E	54.53'
C3	85°56'37"	40.00'	60.00'	N 87°39'29" E	54.53'
C4	46°29'28"	40.00'	32.48'	N 21°26'28" E	31.57'



RESUBDIVISION OF LOTS 29, 33, 34 & 35  
RECORD OWNER: CLAYTON D. AND CAROLINE H. HAMILTON  
ORIGINALLY LOTS 29, 34, 35 AND 36 MEADOWLARK MEADOWS  
LOCATED IN THE SE1/4 NW1/4, & SW1/4 NE1/4  
SECTION 33, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH. P.M.  
SHERIDAN COUNTY, WYOMING