

P & P SUBDIVISION

A CONSERVATION SUBDIVISION, LOCATED IN SECTION 16, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING
CONTAINING A TOTAL AREA OF 275.34 ACRES
TOTAL LOTS 17 + 2 CONSERVATION LOTS
LOT AREA ± 19.26 ACRES (± 25.56%)
ROAD RIGHT-OF-WAY AREA ± 3.33 ACRES (± 4.42%)
CONSERVATION AREA ± 52.75 ACRES (± 10.02%)

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. Delineations, measurements, or representations may have occurred since the original plat was recorded.

CERTIFICATE OF DEDICATION

THE ABOVE FOREGOING P&P SUBDIVISION LOCATED IN SECTION 16, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING BEING A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED WITH A 2.5" ALUMINUM CAP PER LS 14250, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SUBJECT TRACT AND LYING N 44°28'28" E, 3688.93 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE N 02°58'15" E, 2404.1 FEET ALONG THE EAST LINE OF PARADISE PARK SUBDIVISION TO THE SOUTH RIGHT-OF-WAY LINE OF PARADISE PARK ROAD (AKA COUNTY ROAD 72); THENCE ALONG SAID RIGHT-OF-WAY LINE S 88°36'35" E, 368.07 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 1402.08 FEET, AN ARC LENGTH OF 697.00 FEET, A DELTA OF 26°50'24", A CHORD OF S 75°08'25" E AND A CHORD LENGTH OF 651.01 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S 81°43'01" E, 429.11 FEET; THENCE S 02°57'33" W, 1021.17 FEET ALONG THE WEST LINE OF A TRACT DESCRIBED IN BOOK 9, PAGE 873; THENCE S 85°04'59" E, 99.02 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 9, PAGE 873 TO THE NORTHWEST CORNER OF BROKEN ACRES MINOR SUBDIVISION; THENCE S 02°57'33" W, 1551.02 FEET ALONG THE WEST LINE OF BROKEN ACRES MINOR SUBDIVISION AND SHERMAN MINOR SUBDIVISION; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SHERMAN MINOR SUBDIVISION N 89°12'29" W, 215.58 FEET; THENCE CONTINUING ALONG THE WEST LINE OF SHERMAN MINOR SUBDIVISION S 00°58'40" W, 349.95 FEET TO THE SOUTHWEST CORNER OF SAID SHERMAN MINOR SUBDIVISION; THENCE N 89°13'22" W, 1255.14 FEET ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 587, PAGE 652 TO THE POINT OF BEGINNING.

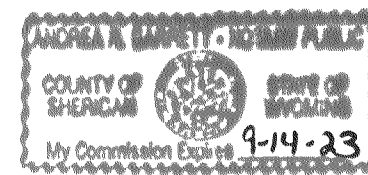
AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS; CONTAINING 75.34 ACRES, MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS P&P SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREFTER THE STREETS AS ARE 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 10 DAY OF June, 2021.

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Thomas J. Rich FOR TOPER, LLC, PILCH POND, LLC THIS 10th DAY OF June, 2021.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: Sept. 14, 2023

Undersigned
NOTARY PUBLIC



CERTIFICATE OF ACTION

SHERIDAN COUNTY PLANNING & ZONING COMMISSION
REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION
THIS 1st DAY OF May, 2021.

ATTEST: CLERK Mandy Kellieka CHAIRMAN

CERTIFICATE OF APPROVAL

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 1st DAY OF May, 2021.

ATTEST: COUNTY CLERK Kimberly Hein CHIEF DEPUTY Dee Duddle CHAIRMAN

CITY COUNCIL OF SHERIDAN

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 11th DAY OF May, 2021.

ATTEST: CITY CLERK Robert E. Endergen MAYOR

CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN AND CERTIFIED THIS 1st DAY OF June, 2021.

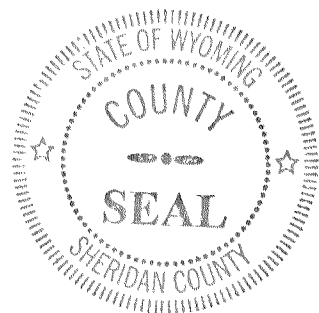
Eda Chanki Thompson
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER
AT 11:32 O'CLOCK A.M. THIS 1 DAY OF July, 2021 AND IS DULY RECORDED IN PLAT
BOOK 113 ON PAGE 123 (OR AS PLAT NO. P-123)

Eda Chanki Thompson 2021-720382
COUNTY CLERK STAMP RECEIVING NUMBER



Notes:

- 1) NO PROPOSED CENTRALIZED SEWAGE SYSTEM
- 2) DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH SAWS/JPB
- 3) NO PUBLIC MAINTENANCE OF STREETS, ROADS OR STORMWATER STRUCTURES. (SEE NOTE: 12)
- 4) 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.
- 5) THERE ARE SURFACE WATER RIGHTS ASSOCIATED WITH THIS SUBDIVISION. ALL WATER RIGHTS AND DISTRIBUTION SYSTEMS HAVE BEEN APPROVED BY THE WYOMING STATE ENGINEER'S OFFICE AND IS ON FILE AT THEIR OFFICE IN CHEYENNE, WYOMING. WATER RIGHTS AND DISTRIBUTION SYSTEM ARE DESCRIBED AND CONTROLLED BY THE P&P COVENANTS.
- 6) WHEN PUBLIC SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL CONNECT TO SAID SYSTEM.
- 7) P&P SUBDIVISION IS LOCATED IN CLOSE PROXIMITY TO THE SHERIDAN COUNTY AIRPORT AND NO OWNER OF ANY TRACT NOR HIS SUCCESSORS OR ASSIGNS SHALL HAVE A CAUSE OF ACTION AGAINST DECLARANT OR COUNTY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCE WHICH MAY RESULT FROM THE LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER SAID SUBDIVISION.
- 8) 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.
- 9) ALL ON-SITE SEPTIC SYSTEMS REQUIRE A WYOMING LICENSED PROFESSIONAL ENGINEER TO DESIGN AND PERMIT THE ON-SITE SEPTIC SYSTEMS THROUGH SHERIDAN COUNTY. THESE SYSTEMS MUST BE IN ACCORDANCE WITH NSF STANDARD 40 CLASS 1 - PRESSURIZED SYSTEMS, OR EQUIVALENT, MUST BE DESIGNED IN ACCORDANCE WITH WYOMING DEQ-WOD GUIDELINES.
- 10) THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- 11) THE OPEN SPACE ACREAGE SHALL REMAIN AGRICULTURAL USE AND THE USE SHALL BE APPROVED BY THE OWNERS OF THE LOTS. MOTORIZED RECREATIONAL USE IS PROHIBITED.
- 12) NO PUBLIC MAINTENANCE OF P&P DRIVE OR ITS ASSOCIATED STORM WATER STRUCTURES; ALL TRACTS WITHIN P&P SUBDIVISION ARE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, UPGRADING, REBUILDING AND SNOW-PLOWING OF P&P DRIVE.
- 13) ALL ROAD RIGHT-OF-WAYS ARE RESERVED FOR UTILITY EASEMENTS
- 14) FRONT SETBACK: 25' REAR SETBACK: 20' SIDE SETBACK: 5'
- 15) DESIGNATED CONSERVATION AREA SHALL NOT BE FURTHER DEVELOPED OR SUBDIVIDED AND SHALL BE LEFT IN A NATURAL STATE EXCEPT IN THE CASE OF RECREATIONAL FACILITIES, OR IN THE CASE OF AGRICULTURAL ACTIVITIES SUCH AS GRAZING OR RAISING OF CROPS

LEGEND

- ▲ SET 1.5 AC PER LS 14250
- ◆ FOUND AC PER PLS 6812 OR AS NOTED
- SET 2-1/2" AC PER PLS 14250
- CALCULATED CORNER NOTHING FOUND/SET
- AC ALUMINUM CAP
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJOINING LOT LINE
- EXTERIOR SECTION LINE
- INTERIOR SECTION LINE
- SEPTIC FIELD EASEMENT TO ADJOINING LOT OWNER (PART OF CONSERVATION EASEMENT)
- UTILITIES EASEMENT OR AS NOTED
- ACCESS AND UTILITIES EASEMENT WHEN ANNEXED TO THE CITY OF SHERIDAN

CERTIFICATE OF SURVEYOR

I, CLAYTON P. ROSENBLUND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF P&P SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

CLAYTON P. ROSENBLUND
REGISTERED LAND SURVEYOR
NO. 14250

