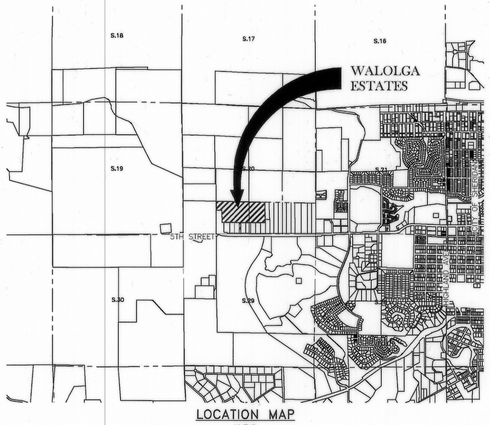
FINAL PLAT OF

WALOLGA ESTATES

LOCATED IN THE (SE¼SW¼) AND THE (SW¼SE¼), SECTION 20, T56N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±36.31 ACRES
ROW AREA: ±1.74 ACRES, OUTLOT AREA: ±3.82 ACRES, AREA FOR LOTS: ±30.75
NUMBER OF LOTS: 6



LOCATION MAP
N.T.S

DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION A TRACT OF LAND LOCATED IN SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼SW¼) AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼SW¼), SAID POINT BEING THE POINT OF BEGINNING; THENCE S 88°47'45" E, 1347.28 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼SW¼) TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼SW¼); THENCE S 88°45'56" E, 636.89 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW¼SE¼) TO THE POINT OF INTERSECTION OF THE EXTENSION OF THE WEST LINE OF THE SHARP MINOR SUBDIVISION AND SAID NORTH LINE; THENCE S 01°27'40" E, 822.91 FEET ALONG THE WEST LINE OF SAID SHARP MINOR SUBDIVISION TO THE SOUTHEAST CORNER OF VACATED WJP MINOR SUBDIVISION; THENCE N 89°37'58" W, 1000.65 FEET TO THE NORTHWEST CORNER OF LOT 5, PILCH SUBDIVISION; THENCE S 01°23'37" E, 435.53 FEET TO THE SOUTHWEST CORNER OF LOT 5, PILCH SUBIDVISION; THENCE N 89°29'54" W, 59.85 FEET TO THE SOUTHEAST CORNER OF LOT 6, PILCH SUBDIVISION; THENCE N 01°24'26" W, 435.86 FEET TO THE NORTHEAST CORNER OF LOT 6, PILCH SUBDIVISION; THENCE N 89°38'14" W, 699.72 FEET ALONG THE NORTH LINE OF PILCH SUBDIVISION AND WJP MINOR SUBDIVISION; THENCE N 02°36'16" W, 483.16 FEET ALONG THE EAST LINE OF THE ADJUSTED LOT 1, WJP MINOR SUBDIVISION; THENCE N 89°04'49" W, 219.74 FEET TO A POINT LYING ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼SW¼); THENCE N 00°25'42" W, 366.81 FEET ALONG SAID WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼SW¼) 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 36.31 ACRES, MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS WALOLGA ESTATES, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER 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 16 DAY OF December 2019.

THOMAS J. PILCH (MANAGING PARTNER)
(W.J. PILCH FAMILY LLC.)

STATE OF WYOMING)
:SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Thomas J Pilch FOR W.J. Pilch Family LLC THIS 16th DAY OF December, 2019.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-2-2021

NOTARY PUBLIC

CINDY L. PILCH - Notary Public
County of Sheridan State of Wyoming
My Commission Expires June 2, 2021

CERTIFICATE OF ACTION

SHERIDAN COUNTY PLANNING & ZONING COMMISSION
REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS 7th DAY OF November, 2019.

ATTEST: CLERK

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 3rd DAY OF December, 2019.

ATTEST: COUNTY CLERK

CHAIRMAN

CITY COUNCIL OF SHERIDAN

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 2nd DAY OF December 2019.

ATTEST: CITY CLERK

MAYOR

NOTES

1. NO PROPOSED CENTRALIZED SEWAGE SYSTEM
2. DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH CITY OF SHERIDAN
3. NO PUBLIC MAINTENANCE OF STREETS, ROADS OR STORMWATER STRUCTURES.
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 SYSTEM HAVE BEEN APPROVED BY THE WYOMING STATE ENGINEER'S OFFICE AND IS ON FILE AT THE WYOMING STATE ENGINEER'S OFFICE IN CHEYENNE WYOMING. WATER RIGHTS AND DISTRIBUTION PLAN IS CONTROLLED BY THE COVENANTS.
6. 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.
7. WHEN PUBLIC SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL CONNECT TO SAID SYSTEM.
8. WALOLGA 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 COUNTRY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCE WHICH MAY RESULT FROM LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER SAID SUBDIVISION.
9. ALL ON-SITE SEPTIC SYSTEMS REQUIRE A PERMIT THROUGH SHERIDAN COUNTY PUBLIC WORKS OFFICE.
10. NO PRIVATE WELLS CAN BE DRILLED AND PRODUCED FROM DEPTHS LESS THAN 250 FEET BELOW THE GROUND SURFACE. WELLS MUST BE USED FOR IRRIGATION PURPOSES ONLY.
11. ALL LOTS HAVE BUILDING RESTRICTIONS. SEE THIS PLAT AND WALOLGA SUBDIVISION COVENANTS FOR DETAILS.
12. NO PUBLIC MAINTENANCE OF WALOLGA DRIVE OR ITS ASSOCIATED STORMWATER STRUCTURES; ALL TRACTS WITHIN WALOLGA SUBDIVISION ARE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, UPGRADE, REBUILDING AND SNOW-PLOWING OF WALOLGA DRIVE.
13. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
14. BUILDING ENVELOPES: ALL BUILDINGS, OUTBUILDINGS, INTERIOR FENCES "YARD FENCES" CORRALS, AND/OR OTHER STRUCTURES CONSTRUCTED OR ERECTED WITHIN THE BUILDING ENVELOPE ARE RESTRICTED BY A PRIVATE COVENANT AND SHALL BE ENFORCED BY THE WALOLGA SUBDIVISION COVENANTS. SHERIDAN COUNTY WILL NOT BE LIABLE NOR RESPONSIBLE FOR ASSURING COMPLIANCE WITH ENFORCING THIS COVENANT. BUILDING WITHIN ALLIANCE LATERAL DITCH AND WALOLGA IRRIGATION EASEMENT MAY BE RESTRICTED.
15. LOT 6 HAS A 20' TEMPORARY ACCESS EASEMENT TO OUTLOT A. TEMPORARY ACCESS EASEMENT EXPIRES IF OUTLOT B (PUBLIC ROW - FUTURE WEST CORRIDOR) BECOMES A CITY STREET.

CERTIFICATE OF RECORDER

STATE OF WYOMING)
:SS
COUNTY OF SHERIDAN)

I HEREBY CERIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:36 O'CLOCK P M, THIS 23rd DAY OF January, 2020 AND IS DULY RECORDED IN PLAT BOOK W ON PAGE 77 (OR AS PLAT NO 2020-755349 2020

COUNTY CLERK

2020-755349
STAMP RECEIVING NUMBER

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 31 DAY OF DECEMBER, 2019.

DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF SURVEYOR

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

CLAYTON P. ROSENLUND
REGISTERED LAND SURVEYOR
NO. 14250

Professional Land Surveyor CLAYTON ROSENLUND 14250 Date 8/18/19 WYOMING

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

Cannon Consulting LLC
Making every shot count
201 E 5TH ST
SHERIDAN, WYOMING 82801

LEGEND

- FOUND HIGHWAY MONUMENT OR AS NOTED
- FOUND 3.25" BC–PLS 537
- FOUND 3.25" AC–PLS 2515
- FOUND 3.25" AC–PLS 6812
- FOUND 3.25" AC–PE&LS 3864
- SET 1.5" AC–LS 14250
- FOUND EXISTING MONUMENT (NOT ACCEPTED)
- CALCULATED CORNER

AC ALUMINUM CAP
BC BRASS CAP

- SUBDIVISION BOUNDARY LINE
- ADJOINING PROPERTY LINE
- LOT LINES
- EASEMENT LINE
- ROW CENTERLINE
- SECTION LINE
- INTERIOR SECTION LINE
- BUILDING ENVELOPE

N

SCALE: 1"=100'

BASIS OF BEARINGS IS US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE COORDINATES AND DISTANCES ARE GROUND (US SURVEY FEET) PAF:1.000235

RECORD OWNER:

PILCH, WJ FAMILY LLC,
PO BOX 6498
SHERIDAN, WYOMING 82801

Prepared by Cannon Consulting LLC/ (307)752-0109

DATE PREPARED AUGUST 8, 2019 ; REVIEWED 8/18/19

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