

Scale: 1" = 200'  
 2 LOTS  
 12.21± ACRES TOTAL  
 ZONING: RESIDENTIAL OR COMMERCIAL

- 1" Iron Pipe
- Set Aluminum Capped Rebar Stamped "PE & LS 2085"
- Existing Irrigation Ditch (c/ 30' Ditch Easement)

Centerline of Ditch Easement

NUMBER	DIRECTION	DISTANCE
L1	S 57°51'21" E	83.37'
L2	S 25°09'27" E	34.08'
L3	S 07°48'35" W	115.64'
L4	S 01°41'56" W	140.39'
L5	S 54°51'26" E	28.68'
L6	S 63°30'59" E	93.92'

**PLAT WARNINGS**

- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNER SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM WHICH MEETS STATE AND COUNTY STANDARDS (W.S. 18-5-306).
- NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNER SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELL WHICH MEETS STATE STANDARDS (W.S. 18-5-306). CONNECTING TO THE TOWN OF KAYCEE, WYOMING, PUBLIC WATER SYSTEM IS AN OPTION AND IS AVAILABLE.
- SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNER SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
- ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
- THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION. SHOULD LANDS ADJACENT TO THIS SUBDIVISION BE REMOVED FROM AGRICULTURAL USE, THE 25 FOOT RESIDENTIAL NON-BUILDING BUFFER WILL NO LONGER BE IN EFFECT AND NORMAL SETBACK STANDARDS SHALL BE APPLIED. THE EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.
- FROM WYOMING STATE ENGINEERS RECORDS, EXISTING WELLS IN THE AREA ARE 40' TO 100' DEEP WITH A YIELD OF 2 TO 4 GALLONS/MINUTE. QUALITY IS UNKNOWN.
- AS PER POWDER RIVER CONSERVATION DISTRICT REVIEW AND REPORT DATED FEBRUARY 18, 2003, SOILS ARE MODERATE TO SEVERE FOR DWELLINGS WITH BASEMENTS AND SEPTIC TANK ABSORPTION FIELDS.
- LOT OWNERS ARE PROHIBITED FROM USING WATER FROM THE EXISTING IRRIGATION DITCH WITHOUT FIRST OBTAINING A LEGAL WATER RIGHT FROM THE STATE ENGINEERS OFFICE.

**SANDVICK SUBDIVISION**

The above or foregoing subdivision of a tract of land located in the E½SE¼ of Section 1, T43N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at an existing iron pipe making the East ¼ corner of said Section 1, said existing iron pipe being the true point of beginning of said tract of land;

thence S00°00'54"E (Record S00°20'13"W) along the East line of said Section 1 a distance of 483.36 feet (Record 449.53') to a point, said point lying on the westerly right-of-way line of Wyoming State Highway 196 (Old Hwy. 87);

thence along said westerly right-of-way line of said Wyoming State Highway 196 (Old Hwy. 87), S24°43'05"W (Record S24°39'32"W) a distance of 1459.19 feet to a point;

thence N65°16'55"W (Record N65°20'28"W) a distance of 287.15 feet (Record 287.09 feet) to a point, said point lying on the easterly right-of-way line of Interstate Highway No. 25;

thence along said easterly right-of-way line of said Interstate Highway No. 25, N21°33'07"E (Record N21°29'01"E) a distance of 998.67 feet to a point;

thence continuing along said easterly right-of-way line of said Interstate Highway No. 25, N31°06'23"E (Record N31°04'21"E) a distance of 887.86 feet (Record 887.52 feet) to a point;

thence S89°40'35"E (Record S89°48'50"E) a distance of 45.33 feet (Record 64.38 feet) to the true point of beginning of said tract of land as appears on this Plat, and, with free consent and in accordance with the desires of the undersigned owner and proprietor, containing 12.21 acres, more or less, have by these presents laid out and surveyed as SANDVICK SUBDIVISION.

Witness our hands and seals this 13 day of March, 2003.

Larry Sandvick  
 Larry Sandvick

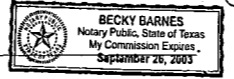
Lynn Sandvick  
 Lynn Sandvick

STATE OF Texas )  
 )ss  
 COUNTY OF Harris )

The foregoing instrument was acknowledged before me by Larry Sandvick and Lynn Sandvick this 13th day of March, 2003.

Witness my hand and official seal.

Becky Barnes  
 Notary Public



My Commission Expires:

**EASEMENTS:** Easements are as designated on this plat.

**BASIS OF BEARING:** N 31°06'23"E between Interstate Highway No. 25 existing median monuments at station 138+84.70 and station 182+06.39.

**APPROVALS**

Approved by the Johnson County Planning Commission this 18th day of March, 2003.

Linda Bandart  
 Attest: County Clerk

Paul R. Millhouse  
 Chairman of the Commission

Approved by the Johnson County Board of County Commissioners this 18th day of March, 2003.

Linda Bandart  
 Attest: County Clerk

Mark Comby  
 Chairman

Approved by the Town of Kaycee, Wyoming this 17th day of March, 2003.

Diana E. Couthwaite  
 Attest: Town Clerk

Joan Buckingham - vice  
 Mayor

STATE OF WYOMING )  
 )ss  
 COUNTY OF JOHNSON )

012364

This instrument was filed for record on this 19 day of March, 2003, at 1:00 PM, and was duly recorded in Plat Book No. #2, page 224.

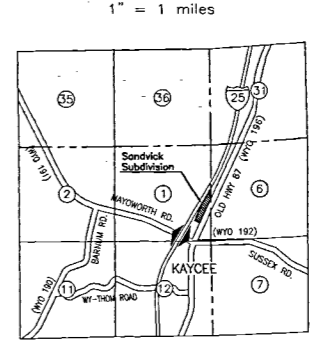
Linda Bandart  
 Register of Deeds

By: Deputy

Fee: \$ 50.00

Protective Covenants are recorded in Book 86855, page(s) 468-473 and a Disclosure Statement has been prepared as per Johnson County Subdivision Regulations and is attached to the Protective Covenants as Exhibit "B".

**VICINITY SKETCH**



**CERTIFICATE OF SURVEYOR**

I, Keith A. Neustel, a duly Registered Professional Land Surveyor in the State of Wyoming do hereby certify that this Plat of the SANDVICK SUBDIVISION is based on existing deeds of record, existing plats of record and on the results of a field survey conducted by Terry Janssen under my direction as a Registered Professional Land Surveyor.



**GRIZZLY ENGINEERING**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 P.O. BOX 1004  
 BUFFALO, WYOMING 82834

**FINAL PLAT**

**SANDVICK SUBDIVISION**

Prepared for:  
 Larry Sandvick  
 c/o Coldwell Banker  
 The Smith Brokerage  
 75 N. Main Street  
 BUFFALO, WY 82834

Date Drawn: 03/10/2003  
 Drawn By: PFJ  
 Project No. B02-162  
 Scale: SEE DRAWING  
 Checked By: KAN  
 File Name: CUNNING.DWG

No.	DATE	REVISION DESCRIPTION	BY