

FERRO MINOR SUBDIVISION

A CONSERVATION DESIGN SUBDIVISION
 WITHIN THE NE1/4NE1/4, S1/2NE1/4, PT N1/2SE1/4 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 NE1/4NE1/4, S1/2NE1/4, PT N1/2SE1/4 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 UNDERSIGNED OWNERS AND PROPRIETORS OF THE LANDS SHOWN ON THIS EXHIBIT HEREBY CERTIFY:

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
 STATE OF WYOMING)
) SS
 COUNTY OF SHERIDAN)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____
 BY _____
 WITNESS MY HAND AND OFFICIAL SEAL.
 _____ NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

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. 2024-731598, 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 _____ DAY OF _____, 20____
 BY _____
 WITNESS MY HAND AND OFFICIAL SEAL.
 _____ NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

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 _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, AND RECORDED IN PLAT BOOK _____ ON PAGE _____
 _____ COUNTY CLERK

CERTIFICATE OF SURVEYOR

I, DIRK THOMPSON, 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, 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.

REGISTERED LAND SURVEYOR NO. _____



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 _____ DAY OF _____, 20____
 ATTEST:

 COUNTY CLERK

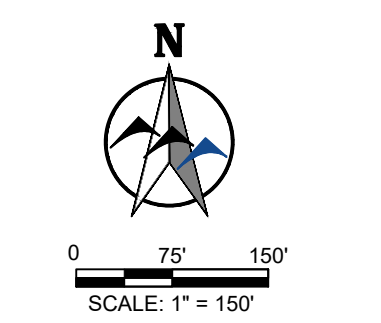
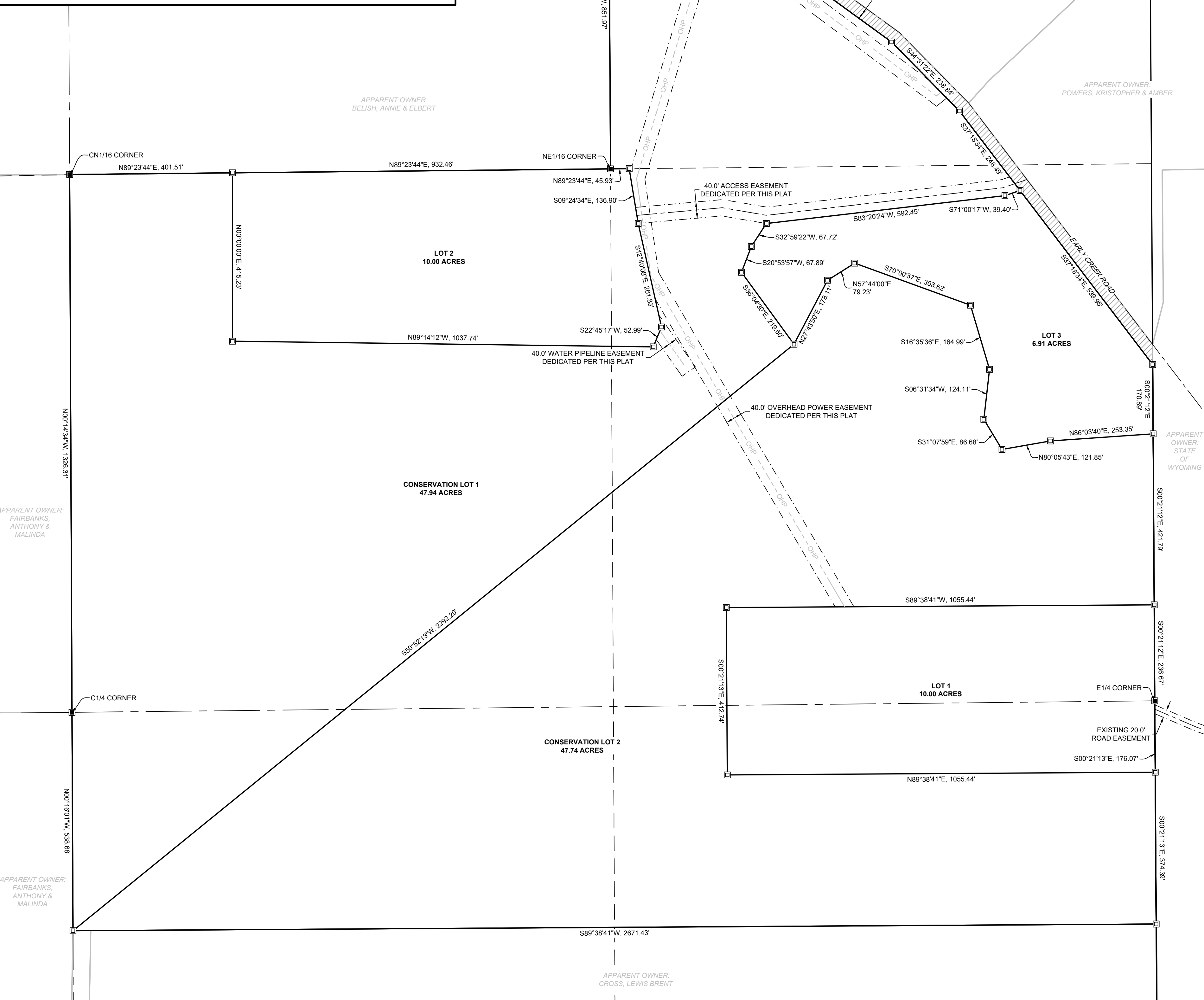
CERTIFICATE OF MORTGAGEE

THE UNDERSIGNED LORETTA TSCHIRGI, TRUSTEE OF THE LORETTA J. 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. 2022-793194 & 2022-789210, 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 _____ DAY OF _____, 20____
 BY _____
 WITNESS MY HAND AND OFFICIAL SEAL.
 _____ NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

REGULATORY NOTES:

- NO PROPOSED CENTRALIZED SEWAGE SYSTEM.
- NO PROPOSED CENTRAL WATER SUPPLY SYSTEM.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
- 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.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- 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.



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:

- TOTAL ACREAGE OF SUBDIVISION = 122.59 ACRES
 TOTAL NUMBER OF LOTS = 3 BUILDABLE LOTS & 2 CONSERVATION LOTS
 AREAS OF LOTS = 122.59 ACRES

- LEGEND:**
- SET ALUMINUM CAP
 - FOUND ALUMINUM CAP
 - PROPERTY BOUNDARY/LOT LINE
 - SHERIDAN COUNTY PARCEL
 - ROAD CENTERLINE
 - EASEMENT BOUNDARY
 - AREA TO BE DEEDED TO COUNTY
 - OVERHEAD POWER
 - WATER LINE
 - SECTION LINE
 - QUARTER LINE
 - SIXTEENTH LINE

DRAFT

PLAT			
FERRO MINOR SUBDIVISION			
SHERIDAN COUNTY, WYOMING			
PREPARED FOR:	JOSEPH FERRO 188 EARLY CREEK ROAD SHERIDAN, WY 82801		
PREPARED BY:	WWC ENGINEERING 1848 TERRA AVE. SHERIDAN, WY 82801 (307) 874-0781 www.wwcengineering.com		
PROJECT NO. 2024-510	SURVEYED BY: JWC	CHECKED BY: DCC	DRAWN BY: JWC
NO.	REVISION	BY	DATE
			8/2/2025
			DRAWING NO. 1