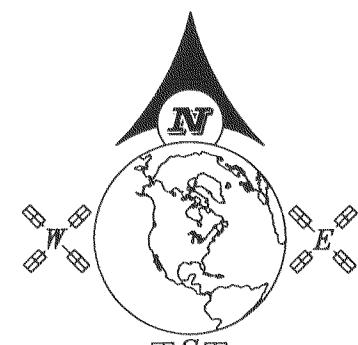


FINAL PLAT  
OF  
**VISTA WEST ESTATES**  
SHERIDAN COUNTY, WYOMING

SITUATED IN THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 31,  
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

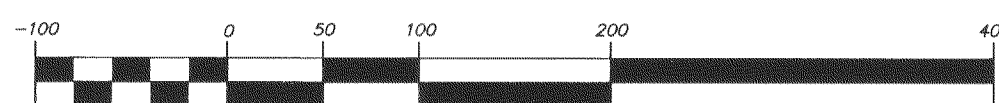
AREA OF 19 LOTS =  $\pm 105.12$  ACRES  
AREA OF OUTLOT "A" =  $\pm 2.60$  ACRES  
AREA OF ROADS =  $\pm 9.30$  ACRES  
TOTAL =  $\pm 117.02$  ACRES



SCALE: 1" = 100'

BEARINGS ARE BASED ON THE  
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE  
DISTANCES ARE SURFACE

GRAPHIC SCALE



(U.S. SURVEY FEET)  
1 inch = 100 feet

DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)  
DATUM ADJUSTMENT FACTOR (DAF): 1.000235  
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE  
THE WYOMING COORDINATE SYSTEM NAD 1983,  
EAST CENTRAL ZONE, COORDINATES

TOWNSHIP 56 NORTH RANGE 84 WEST

KENDRICK  
GOLF  
COURSE

31

WYOMING STATE HWY NO. 331  
(AKA BIG GOOSE ROAD)

LOCATION MAP:  
NO TRUE SCALE

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING **VISTA WEST ESTATES** BEING A SUBDIVISION SITUATED IN THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$  AND THE SE $\frac{1}{4}$ NW $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID SUBDIVISION BEING A TRACT OF LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 6812); THENCE N89°51'09"W, 1282.75 FEET ALONG THE NORTH LINE OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$  TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE NORTHEAST CORNER OF SAID NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; THENCE S03°51'02"E, 1367.56 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; THENCE N89°56'54"E, 614.89 FEET ALONG THE SOUTH LINE OF SAID NE $\frac{1}{4}$ SE $\frac{1}{4}$  TO A POINT, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO 331; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO 331 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 07°05'22", A RADIUS OF 1859.86 FEET, AN ARC LENGTH OF 230.13 FEET, A CHORD BEARING OF S55°41'12"W, AND A CHORD LENGTH OF 229.98 FEET TO A POINT; THENCE S59°07'15"W, 966.75 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO 331 TO A POINT; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO 331 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°44'46", A RADIUS OF 1859.86 FEET, AN ARC LENGTH OF 283.91 FEET, A CHORD BEARING OF S63°28'58"W, AND A CHORD LENGTH OF 283.63 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 490 OF DEEDS, PAGE 641; THENCE N31°38'20"W, 1277.09 FEET ALONG THE EASTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 490 OF DEEDS, PAGE 641 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 497 OF DEEDS, PAGE 448; THENCE N21°05'18"W, 298.83 FEET ALONG THE EASTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 497 OF DEEDS, PAGE 448 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 497 OF DEEDS, PAGE 451; THENCE N21°05'19"W, 2252.57 FEET ALONG THE EASTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 497 OF DEEDS, PAGE 451 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 497 OF DEEDS, PAGE 451; THENCE N89°38'50"E, 800.39 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 574 OF DEEDS, PAGE 25, TRACT 2; THENCE S42°55'52"E, 333.96 FEET ALONG THE SOUTHWESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 574 OF DEEDS, PAGE 25, TRACT 2 TO A POINT, SAID POINT LYING ON THE EAST LINE OF SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; THENCE S01°59'51"E, 671.26 FEET ALONG SAID EAST LINE OF SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$  TO A POINT, SAID POINT BEING THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 574 OF DEEDS, PAGE 25, TRACT 1; THENCE S40°04'16"W, 77.23 FEET ALONG THE NORTHWESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 574 OF DEEDS, PAGE 25, TRACT 1 TO A POINT; THENCE S13°42'04"E, 255.10 FEET ALONG THE SOUTHWESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 574 OF DEEDS, PAGE 25, TRACT 1 TO A POINT, SAID POINT LYING ON SAID EAST LINE OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; THENCE S01°59'51"E, 134.41 FEET ALONG SAID EAST LINE OF SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$  TO THE POINT OF BEGINNING OF SAID TRACT.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER(S) AND PROPRIETORS; CONTAINING 117.02 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS **VISTA WEST ESTATES**, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER ALL ROADS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS, 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 8 DAY OF May, 2019.

BY: Donald B. Roberts  
SYSTEM LAND, LLC  
DONALD B. ROBERTS - MANAGER

STATE OF WYOMING : ss

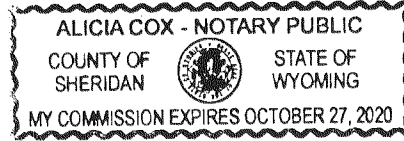
COUNTY OF SHERIDAN :

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DONALD B. ROBERTS BEFORE ME THIS

8 DAY OF May, 2019.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES October 27, 2020

Alicia Cox  
NOTARY PUBLIC



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.

FINAL PLAT

OF

**VISTA WEST ESTATES**

SHERIDAN COUNTY, WYOMING

SITUATED IN THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$  AND THE SE $\frac{1}{4}$ NW $\frac{1}{4}$  OF SECTION 31,  
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

RESTFELDT  
SURVEYING  
2340 WETLANDS DR., SUITE 100  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415

CLIENT: SYSTEM LAND, LLC  
ATTN: DONALD B. ROBERTS  
20 PINE LANE  
SHERIDAN, WY 82801

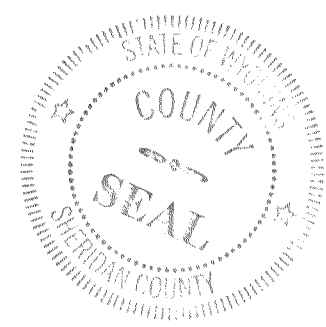
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DN:2018-005D  
TAB: 24x36 FINAL  
PF:12018-005  
APRIL 15, 2019  
SHEET 1 OF 2

LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" ALUMINUM CAP PER PLS 3864
- FOUND 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED: NOTHING FOUND/NOTHING SET
- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- EASEMENT LINE (TYPE AND SIZE AS NOTED)

NOTES:

1. NO PROPOSED CENTRALIZED SEWAGE SYSTEM
2. DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH SAWS/JPB
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS
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. 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.
6. WHEN PUBLIC SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL CONNECT TO SAID SYSTEM.
7. VISTA WEST ESTATES IS LOCATED IN CLOSE PROXIMITY TO THE SHERIDAN COUNTY AIRPORT AND NO OWNER OF ANY LOT, 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 LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER SAID SUBDIVISION.
8. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
9. OUTLOT "A" IS AN OPEN SPACE AND SHALL BE OWNED & MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE HOME OWNERS ASSOCIATION HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES AND LEGAL ADJUSTMENTS TO THE BOUNDARY.
10. SEPTIC SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SHERIDAN COUNTY AND WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS, WHICHEVER IS MOST STRINGENT. REQUIREMENTS APPLY FOR ABSORPTION SURFACE LOCATIONS WITH RESPECT TO MAXIMUM SLOPES DEPENDENT ON SOIL PERCOLATION RATES AND MINIMUM HORIZONTAL DISTANCES FROM THE TOP OF ANY BREAK IN SLOPE THAT EXCEEDS THE MAXIMUM SLOPE ALLOWED.
11. THIS SUBDIVISION CONTAINS AREAS WITH STEEP SLOPES (>20%) THAT CAN BE SUSCEPTIBLE TO SLUMPS AND LANDSLIDES. ALL STRUCTURES AND OTHER IMPROVEMENTS SHALL BE CONSTRUCTED AWAY FROM STEEP SLOPES AND BE WITHIN THE BUILDING ENVELOPES DEPICTED ON THE BUILDING AND LANDSCAPE ENVELOPES PLAN INCLUDED IN THE PROTECTIVE COVENANTS. ALL IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE HOMEOWNERS' ASSOCIATION PRIOR TO INSTALLATION.



CERTIFICATES OF ACTION

SHERIDAN COUNTY PLANNING & ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS 4th DAY OF April, 2019.

ATTEST:

Benji Weaver  
CLERK

Mandy Kretzschmar  
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 7th DAY OF May, 2019.

ATTEST:

Eda Schunk Thompson  
COUNTY CLERK

Jim Hugley  
CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING : ss  
COUNTY OF SHERIDAN :

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 9:48 O'CLOCK, THIS 24

DAY OF May, 2019, AND RECORDED IN PLAT BOOK Y, ON PAGE 20.

Eda Schunk Thompson  
COUNTY CLERK

STAMP RECEIVING NUMBER: 2019-750103

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST: VICE-CHAIRMAN

CHAIRMAN

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 21st DAY OF May, 2019, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Thomas D. Tucker  
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 15th DAY OF May, 2019.

Eda Schunk Thompson  
ATTEST: CITY CLERK

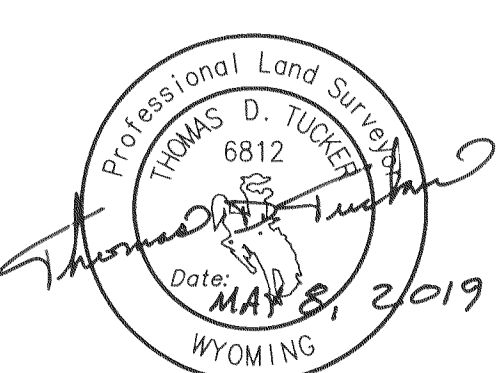
Don B. Roberts  
MAYOR

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss

COUNTY OF SHERIDAN :

I, THOMAS D. TUCKER, DO HEREBY STATE 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 **VISTA WEST ESTATES**, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, OUTLOT "A", EASEMENTS AND ROADS OF SAID SUBDIVISION.



"PLAT IS VALID ONLY IF PRINT HAS  
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"