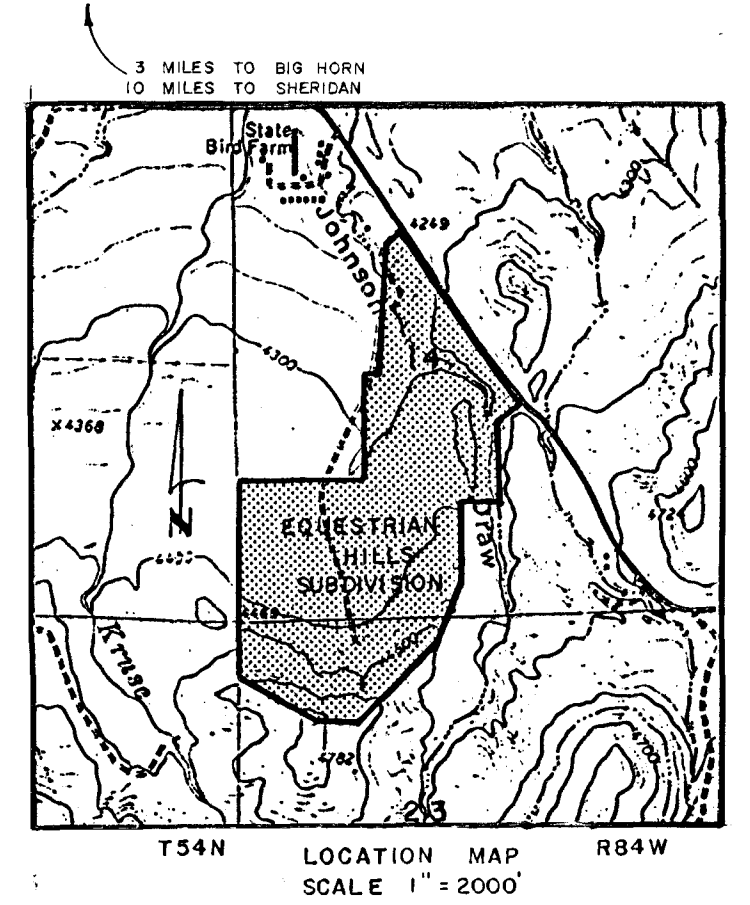


# EQUESTRIAN HILLS SUBDIVISION

PART OF SECTION 14 AND THE NORTH 1/2  
NW 1/4 SECTION 23, T 54 N, R 84 W, 6th  
P.M., SHERIDAN COUNTY, WYOMING.

TOTAL ACREAGE = 191.82 ACRES  
TOTAL LOTS = 26



## LEGAL DESCRIPTION

A tract of land lying in Section 14 and the N 1/2 NW 1/4 of Section 23, T54N R84W of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Southwest corner of said Section 14, thence N0°43'30"W, 1559.33 feet along the West line of said Section 14 to a point, thence N89°30'16"E, 1319.42 feet to a point, thence N0°28'42"W, 1079.22 feet to a point, thence N89°23'40"E, 155.53 feet to a point, thence N4°00'45"E, 188.75 feet to a point, thence N35°46'25"E, 50.51 feet to a point, thence N63°49'03"E, 250.39 feet to a point, thence N56°28'00"E, 40.00 feet to a point on the center line of the Lower Paynes Ranch County Road A.K.A. the Bird Farm County Road, thence S33°31'59"E, 1405.04 feet along said center line to a point, thence S37°14'16"E, 531.13 feet along said center line to a point, thence S40°23'58"E, 194.77 feet along said center line to a point, thence S33°52'44"W, 40.00 feet to a point on the North line of a tract described in Book 150 of Deeds, Page 255, thence S66°26'20"W, 169.91 feet along said North line to a point, thence S6°08'22"E, 819.13 feet along the West line of said tract to a point, thence S89°43'57"W, 420.30 feet along said West line to a point, thence S4°08'32"W, 885.00 feet along said West line to a point, thence S26°30'57"W, 539.71 feet to a point, thence S36°11'33"W, 476.93 feet to a point, thence S45°52'06"W, 719.39 feet to a point, thence S80°11'46"W, 604.42 feet to a point, thence N65°25'00"W, 900.12 feet to a point on the West line of said N 1/2 NW 1/4 of Section 23, thence N0°11'16"W, 629.11 feet along the West line of said Section 23 to the point of beginning.

The above described tract contains 191.82 acres more or less.

## DEDICATION

The above or foregoing EQUESTRIAN HILLS SUBDIVISION, lying in part of Section 14 and the North 1/2 NW 1/4 Section 23, T 54 N, R 84 W, 6th P.M. Sheridan County Wyoming as appears on this plat, is with free consent, and in accordance with the desires of the undersigned owners and proprietors, containing 191.82 Acres more or less, have by these presents laid out, and surveyed as EQUESTRIAN HILLS SUBDIVISION, and do hereby dedicate and convey to the Home Owners Association of Equestrian Hills Subdivision 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.

## IN TESTIMONY WHEREOF:

The undersigned have these presents to be executed this 17th day of September 1986. Burns Industries Inc., a Wyoming Corporation.

JOHN J. NASH, PRESIDENT  
D. BRUCE BURNS, SECRETARY

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS

The foregoing instrument was acknowledged before me this 17th day of September, 1986, by John J. Nash as president and D. Bruce Burns as secretary of Burns Industries, Inc., a Wyoming Corporation.

Witness my hand and official seal. My commission expires May 26, 1990.

Charlotte McKinney  
NOTARY PUBLIC

## PLANNING COMMISSION APPROVAL

Approved by the Sheridan County Planning Commission this 2nd day of Sept., 1986.

ATTEST:  
Dean G. Fox  
CLERK

## COUNTY COMMISSIONER'S APPROVAL

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County this 2nd day of September, 1986.

ATTEST:  
Margaret Lewis  
CLERK OF THE BOARD

ATTEST:  
Ronald W. Prestfeldt  
CHAIRMAN

## RECORDER'S CERTIFICATE

STATE OF WYOMING }  
COUNTY OF SHERIDAN } ss.

I hereby certify that the above plat was filed for record in my office at 3:50 P.M. o'clock this 15 day of October 1986 and filed in drawer E, plat number 8.

Instrument No. 967442 Fee 50.00

Margaret Lewis  
COUNTY CLERK

ATTEST:  
Ronald W. Prestfeldt  
DEPUTY COUNTY CLERK

## SURVEYOR'S CERTIFICATE

I, Ronald W. Prestfeldt, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat of EQUESTRIAN HILLS SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision.

Ronald W. Prestfeldt  
RONALD W. PRESTFELDT WY L.S. 2615

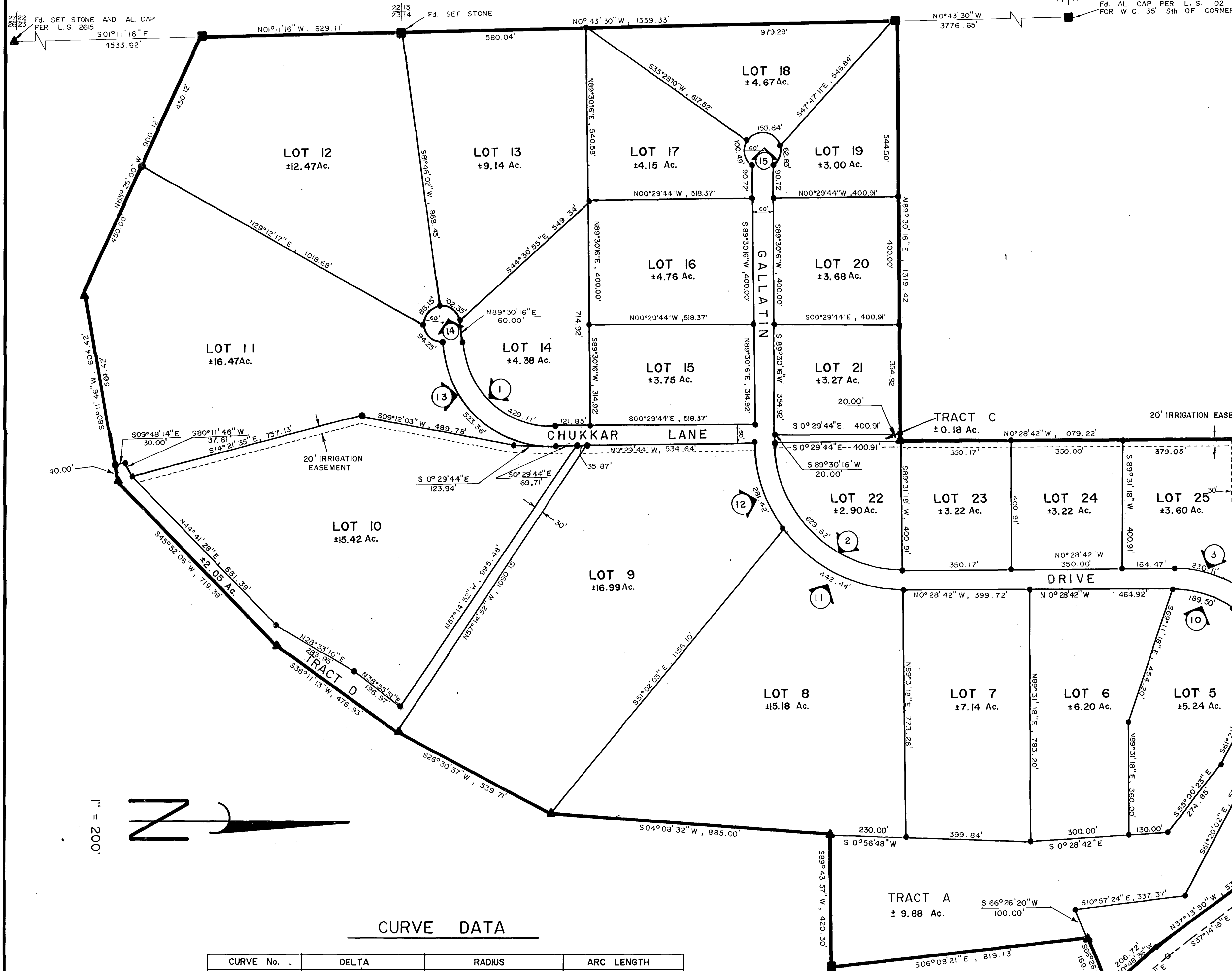
REVISED 18 AUG 86

JULY 1986

PREPARED BY: PRESTFELDT SURVEYING

P.O. BOX 3082

SHERIDAN, WYOMING



## CURVE DATA

CURVE No.	DELTA	RADIUS	ARC LENGTH
1	90° 00' 00"	273.18'	429.11'
2	89° 58' 58"	400.91'	629.62'
3	38° 46' 38"	340.00'	230.11'
4	16° 16' 27"	449.16'	127.58'
5	08° 33' 28"	449.16'	67.03'
6	43° 00' 00"	320.00'	240.16'
7	43° 00' 00"	260.00'	195.13'
8	12° 16' 22"	509.16'	109.06'
9	12° 33' 33"	509.16'	111.61'
10	38° 46' 38"	280.00'	189.50'
11	54° 59' 59"	460.91'	442.44'
12	34° 58' 59"	460.91'	281.42'
13	90° 00' 00"	333.18'	523.36'
14	270° 00' 00"	60.00'	282.75'
15	300° 00' 00"	60.00'	314.16'

NOTE: ALL CURVE DATA IS TO LOT LINES AND PLOTTED DISTANCES ALONG THE CURVES ARE ARC LENGTHS.

## LEGEND

- SET 3" BRASS CAP PER L.S. 2615
- ▲ SET 3 1/2" AL CAP PER L.S. 2615
- SET 1 1/2" AL CAP PER L.S. 2615

--- CENTERLINE OF EXISTING ROAD BED

BASIS OF BEARING IS WYOMING STATE PLANE: EAST CENTRAL ZONE

## GENERAL NOTES

- FOR BUILDINGS TO BE CONSTRUCTED NEAR EMBANKMENTS IN LOTS 5 THROUGH 12, A SOILS INVESTIGATION IS RECOMMENDED BY A SOILS ENGINEER LICENSED IN THE STATE OF WYOMING.
- NO PROPOSED DOMESTIC WATER SYSTEM INDIVIDUAL WELLS SHOULD ONLY BE USED FOR POTABLE AND NECESSARY HOUSEHOLD PURPOSES TO MINIMIZE DEPLETION OF AQUIFERS.
- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS ALL ROADS ARE TO BE CONSTRUCTED AND MAINTAINED AS PRIVATE ROADS. EXCEPTING LOWER PAYNES RANCH COUNTY ROAD A.K.A. BIRD FARM COUNTY ROAD No. 28.
- ALL DEDICATED ROADWAYS, STREETS, PUBLIC GROUNDS, AND ALLEYS INCLUDING EASEMENT AND RIGHT OF WAY FIFTEEN (15) FEET ON EACH SIDE OF THE PROPERTY LINES OF THE EQUESTRIAN HILLS SUBDIVISION ARE HEREBY RESERVED FOR POLES, WIRES, PIPES, AND CONDUITS FOR HEATING, LIGHTING, ELECTRICITY, GAS, TELEPHONES, SEWER, WATER, CATV, OR OTHER PUBLIC OR QUASI-PUBLIC UTILITY SERVICE PURPOSES, TOGETHER WITH THE RIGHT OF ENTRY AT ANY TIME FOR LAW ENFORCEMENT OR OTHER EMERGENCY VEHICLES OR THE PURPOSE OF FURTHER CONSTRUCTION AND REPAIR BENEFITING THIS SUBDIVISION.
- THE USE OF COMMON AREAS A,B,C, AND D ARE RESERVED EXCLUSIVELY FOR ALL LOTS FOR ACCESS, RECREATION, AND UTILITIES MAINTENANCE
- FIRE PROTECTION WILL BE PROVIDED BY A 5000 GALLON STORAGE TANK AND SPIGOT LOCATED IN TRACT C ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF GALLATIN DRIVE
- 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.