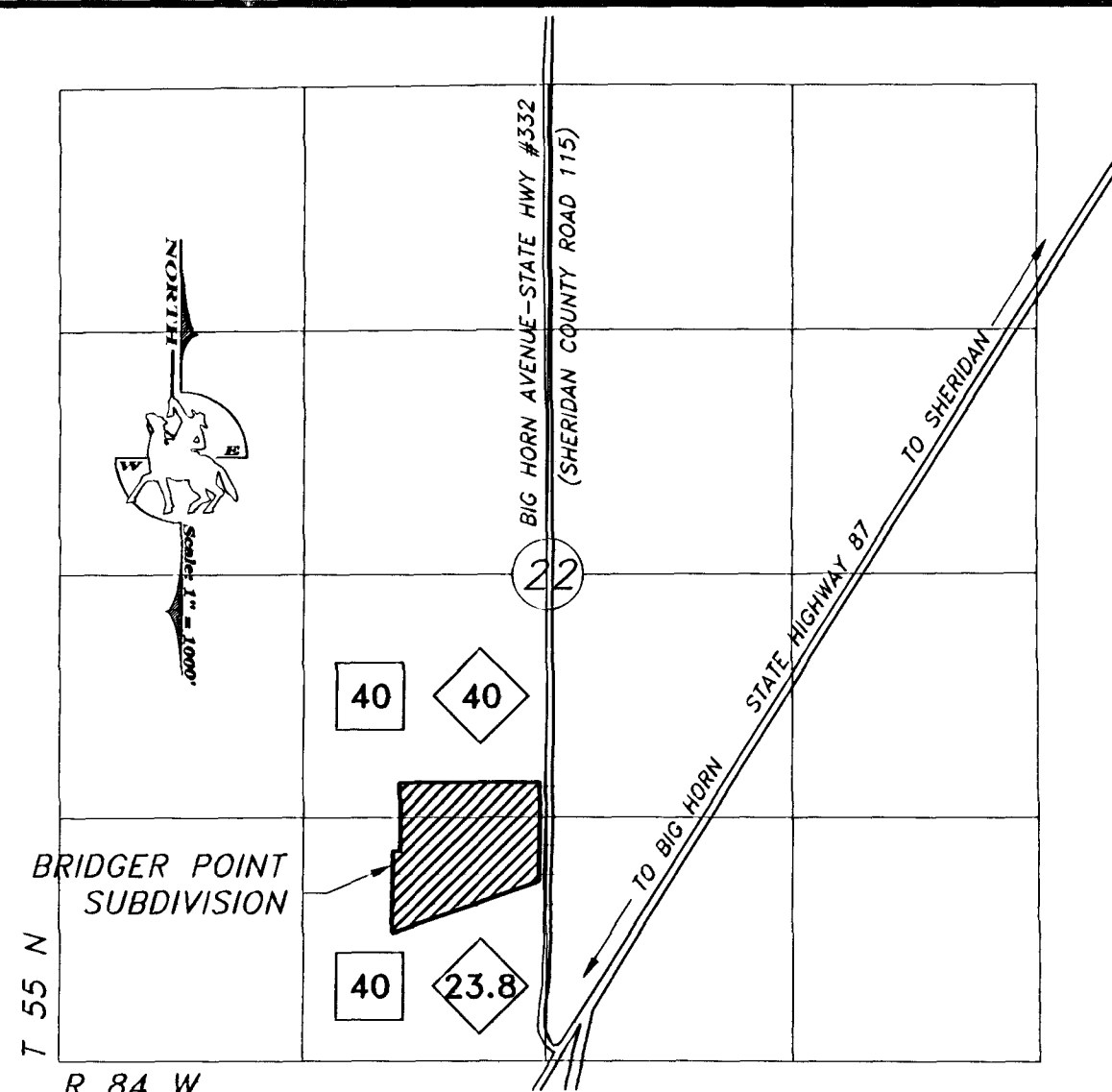


BRIDGER POINT SUBDIVISION

FINAL PLAT OF
BEING A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE
E1/2 SW1/4 SECTION 22, T 55 N, R 84 W
OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING
AREA = 11.98 ACRES
AREA OF LOTS = 10.92 ACRES
AREA OF ROAD = 1.06 ACRES
TOTAL NO. OF LOTS = 5



LOCATION MAP
SCALE: 1" = 1000'

LAND UNDER BIG HORN RESERVOIR, CLASS A STOCK W.S. METZ APPROPRIATION PERMIT No. 1352 RES, THROUGH THE ENLARGEMENT OF THE COLORADO COLONY DITCH, JULY 10, 1908, 1040 ACRES TOTAL, 10.92 ACRES WITHIN SUBDIVISION, TO BE DISTRIBUTED AMONG LOTS.

LAND UNDER COLORADO COLONY DITCH, TERRITORIAL PROOF No. 736, PRIORITY DATE OF JULY 4, 1883, COLORADO COLONY DITCH COMPANY APPROPRIATION, FROM LITTLE GOOSE CREEK AND SUPPLEMENTAL SUPPLY UNDER PERMIT No. 445E, ENLARGEMENT COLORADO COLONY DITCH COLORADO COLONY DITCH COMPANY APPROPRIATION, JUNE 15, 1899 FROM CROSS CREEK AND SECONDARY SUPPLY UNDER PERMIT No. 4186E, FEBRUARY 8, 1921 ENLARGEMENT OF COLORADO COLONY DITCH, FROM WATER STORED IN BIG HORN RESERVOIR, PERMIT No. 1352R, JULY 10, 1908 CONVEYED THROUGH THE ENLARGEMENT OF MOUNTAIN SUPPLY DITCH No. 4185E, FEBRUARY 8, 1921 FROM CROSS CREEK, 6320 ACRES TOTAL, 10.92 ACRES WITHIN SUBDIVISION, TO BE DISTRIBUTED AMONG LOTS.

NOTES:

- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
- SAWS WATER IS AVAILABLE FOR DOMESTIC USE.
- 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.
- ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE DIVIDED LAND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS THAT HAVE BEEN ADOPTED BY SHERIDAN COUNTY. A PERMIT TO CONSTRUCT MUST BE OBTAINED FROM SHERIDAN COUNTY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- BASIS OF BEARING:
WYOMING STATE PLANE (EAST CENTRAL ZONE)
- EXISTING ZONING: RR
- ALL SEPTIC SYSTEMS IN THIS SUBDIVISION MUST BE DESIGNED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF WYOMING.

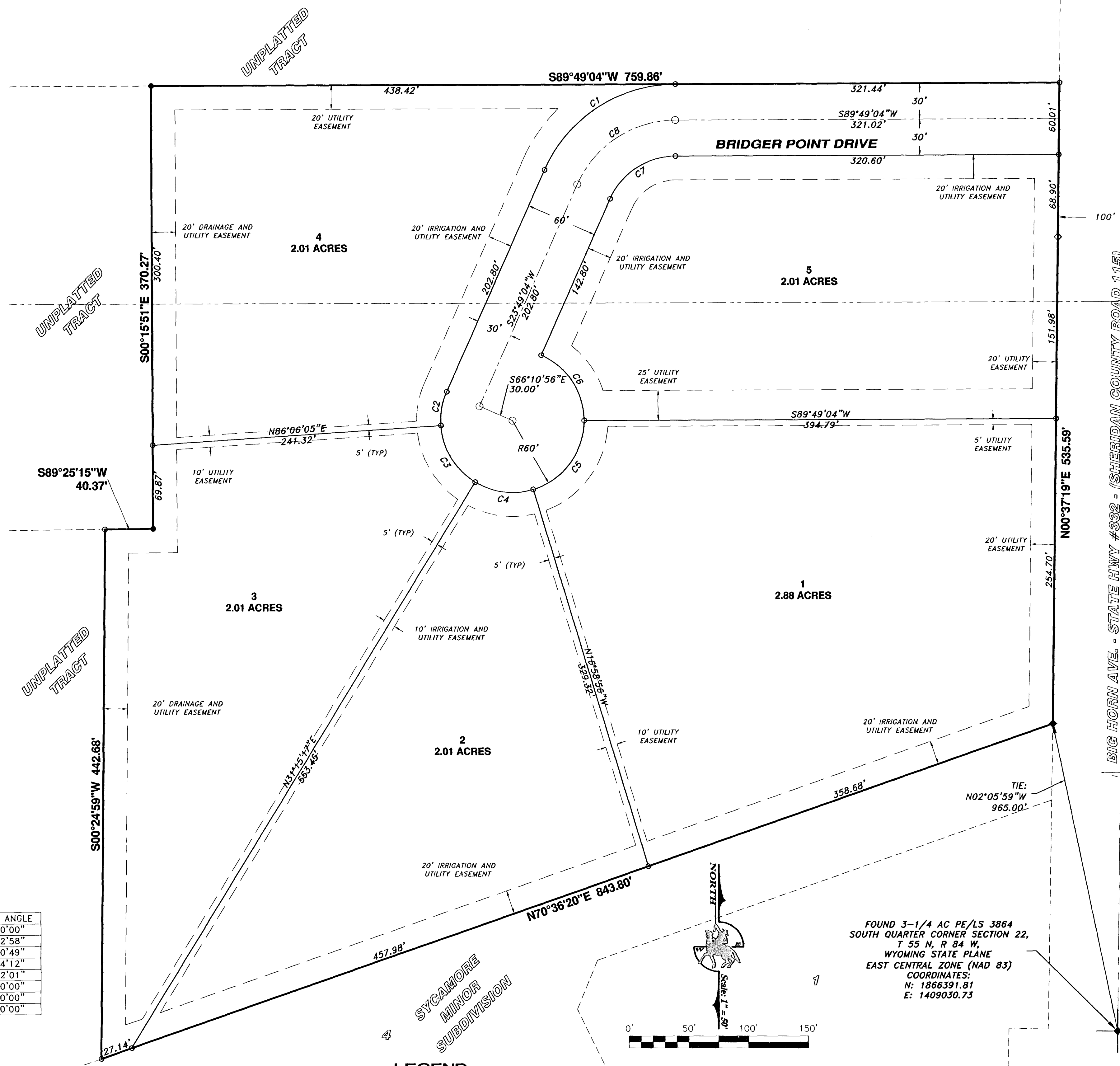
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	120.00'	138.23'	130.71'	S56°49'04"W	66°00'00"
C2	60.00'	29.02'	28.74'	S09°57'34"W	27°42'58"
C3	60.00'	57.44'	55.27'	S31°19'19"E	54°50'49"
C4	60.00'	50.51'	49.03'	S82°51'50"E	48°14'12"
C5	60.00'	76.66'	71.55'	N36°25'04"E	73°12'01"
C6	60.00'	69.12'	65.36'	N33°10'56"W	66°00'00"
C7	60.00'	69.12'	65.36'	N56°49'04"E	66°00'00"
C8	90.00'	103.67'	98.04'	S56°49'04"W	66°00'00"

MENTOCK ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS

1030 NORTH MAIN STREET
No. 2 TAYLOR PLACE
SHERIDAN, WYOMING 82801

PHONE: (307) 674-1224

FAX: (307) 672-9492



- LEGEND
- SET REBAR AND 2" ALUMINUM CAP - PE/LS 3864
 - FOUND REBAR AND SET 2" ALUMINUM CAP - PE/LS 3864
 - ◇ WYDOT RIGHT-OF-WAY MONUMENT
 - ◆ FOUND ALUMINUM CAP - PE/LS 3864
 - CENTERLINE REFERENCE POINT - NOTHING SET

- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- EASEMENT (UTILITY, IRRIGATION, DRAINAGE) AS NOTED
- ADJACENT PROPERTY LINE

FOUND 3-1/4 AC PE/LS 3864
SOUTH QUARTER CORNER SECTION 22,
T 55 N, R 84 W,
WYOMING STATE PLANE
EAST CENTRAL ZONE (NAD 83)
COORDINATES:
N: 1866391.81
E: 1409030.73

PREPARED FOR:
ARLYN HAALAND
6946 BIG HORN AVE.
SHERIDAN, WYOMING 82801

PREPARED BY:
MENTOCK ENGINEERING
1030 NORTH MAIN ST.
No. 2 TAYLOR PLACE
SHERIDAN, WYOMING 82801

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

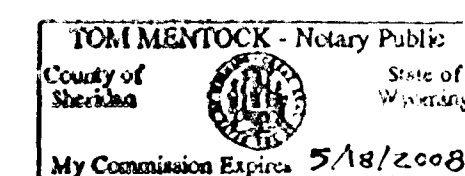
BEGINNING AT A POINT LOCATED N02°05'59"W, 965.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE N00°37'19"E, 535.59 FEET; THENCE S89°49'04"W, 759.86 FEET; THENCE S00°15'51"E, 370.27 FEET; THENCE S89°25'15"W, 40.37 FEET; THENCE S00°24'59"W, 442.68 FEET; THENCE N70°36'20"E, 843.80 FEET TO THE POINT OF BEGINNING;

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 11.98 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS BRIDGER POINT SUBDIVISION, 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 WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 5th DAY OF MAY, 2006.

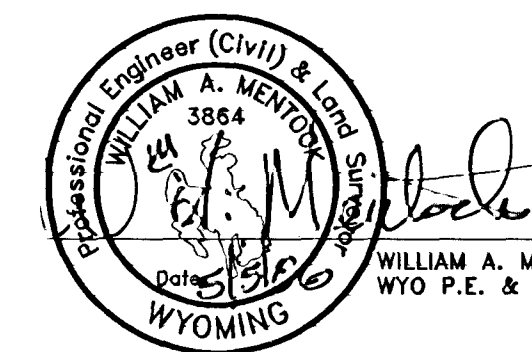
BY: Arlyn Haaland
ARLYN HAALAND (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF MAY, 2006, BY ARLYN HAALAND.
MY COMMISSION EXPIRES: MAY 10, 2008



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN }
I, WILLIAM A. MENTOCK, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF BRIDGER POINT SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



BY: FIRST FEDERAL SAVINGS BANK (MORTGAGEE) (SIGNED BY AFFIDAVIT)

SHERIDAN COUNTY PLANNING COMMISSION

CERTIFICATE OF APPROVAL

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION, THIS 8th DAY OF February/December, 2006.

ATTEST: CLERK Billy L. Smith VICE CHAIRMAN Phil Jensen

BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY

CERTIFICATE OF APPROVAL

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 1st DAY OF February, 2006.

ATTEST: CLERK OF THE BOARD Andy Kallisa CHAIRMAN Jim Liem

CERTIFICATE OF COUNTY CLERK AND RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 4:00 O'CLOCK THIS 2 DAY OF JUNE, 2006, AND FILED IN DRAWER B, PLAT NUMBER 49.
INSTRUMENT No. 542253 FEE 50.00

ATTEST: COUNTY CLERK Andy Kallisa DEPUTY COUNTY CLERK Dale R. Kautzinger

