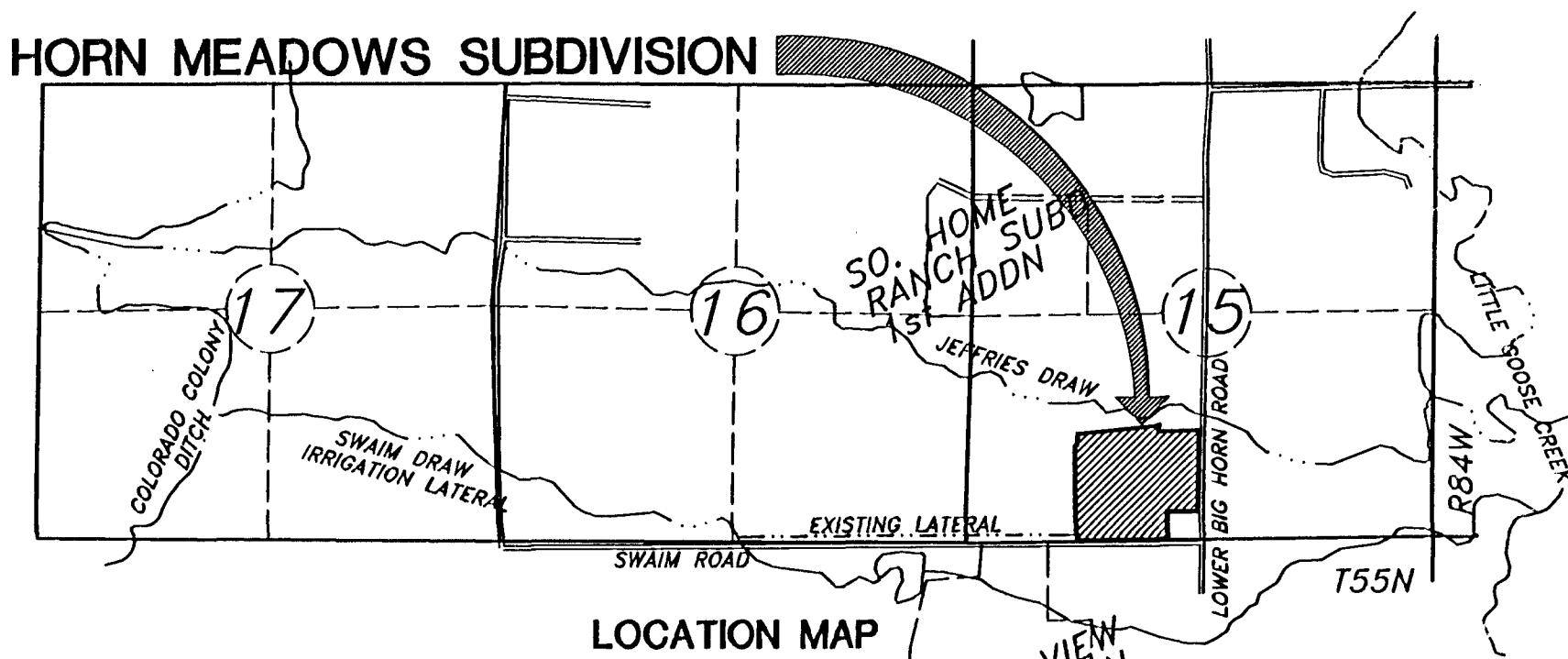


BIG HORN MEADOWS SUBDIVISION

FINAL PLAT
LOCATED IN
THE S1/2SW1/4 OF SECTION 15, T55N, R84W OF THE 6TH P.M.
SHERIDAN COUNTY, WYOMING
10 LOTS, 37.43 ACRES

BIG HORN MEADOWS SUBDIVISION



LOCATION MAP
SCALE: 1" = 2000'

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER(S1/2SW1/4) OF SECTION 15, TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point which bears N65°56'04"W, 71.90 feet thence S89°24'22"W, 353.49 feet from the S1/4 Corner of said Section 15, said point being on the Northern right-of-way line of the Swain Road (Co. Rd. #56); Thence following the said right-of-way line S89°24'22"W, 1035.17 feet to a point; Thence leaving said right-of-way line N00°57'17"W, 312.50 feet to a point on the Western boundary line of said tract; Thence continuing along said Western boundary line N65°27'13"E, 25.42 feet to a point; Thence N05°29'14"E, 129.85 feet to a point on the Northern boundary line of said tract; Thence following the said Northern boundary line N84°18'55"E, 922.42 feet to a point; Thence continuing along said Northern line S00°05'41"W, 71.07 feet to a point; Thence N82°21'12"E, 483.61 feet to a point on the Western right-of-way line of the Big Horn - Sheridan Lower Road (Wyoming Highway #332); Thence following the said Western line S00°57'17"W, 922.89 feet to a point; Thence leaving said Western line S90°00'00"W, 350.02 feet to a point; Thence S00°57'17"W, 312.50 feet to the POINT OF BEGINNING. Sald tract containing 37.43 ACRES more or less.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 37.43 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS THE BIG HORN MEADOWS SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS 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 12th DAY OF MARCH, 2001.

BY: *David L. Redd*
DAVID L. REDD (OWNER)

BY: *Sandra Redd*
SANDRA REDD (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

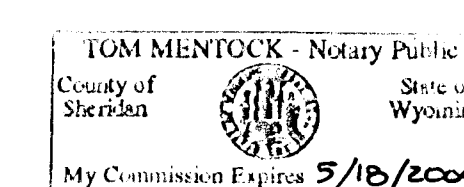
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF March, 2001, BY DAVID L. REDD AND SANDRA REDD.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 18, 2004

Tom Mentock
NOTARY PUBLIC

BY: METWEST MORTGAGE SERVICES, INC. (MORTGAGOR) (SIGNED BY AFFIDAVIT)



SHERIDAN PLANNING COMMISSION

CERTIFICATE OF REVIEWAL

REVIEWED BY THE SHERIDAN PLANNING COMMISSION THIS 15th DAY OF March, 2001.

ATTEST: *Shirley Drake* VICE-CHAIRMAN
Greg Hall CHAIRMAN

CITY COUNCIL OF SHERIDAN

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 15th DAY OF March, 2001.

ATTEST: *Tom Mentock* MAYOR

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 17th DAY OF February, 2001.

ATTEST: *Paul Wallop* CHAIRMAN
Shirley Drake CLERK

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 20th DAY OF March, 2001.

ATTEST: *Robert Bissel* COUNTY CLERK
Paul Wallop CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 4:00 O'CLOCK THIS 21st DAY OF March, 2001, PLAT NUMBER 8-36, INSTRUMENT NUMBER 173703, FEE \$0.20.

David R. Rawlings COUNTY CLERK
Paul Wallop DEPUTY COUNTY CLERK

SUBDIVISION WATER RIGHTS TABULATION

NOTES -

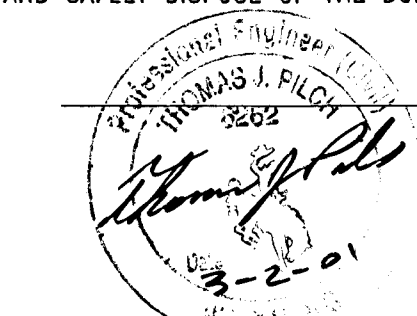
1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
2. NO PUBLIC MAINTENANCE OF STREETS OR ROADS
3. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
4. 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 OF THE NEAREST INCORPORATED CITY OR TOWN OF THE COUNTY THAT HAS ADOPTED BUILDING STANDARDS. BUILDING STANDARDS THAT HAVE BEEN ADOPTED BY THE COUNTY SHALL SUPERSEDE AND GOVERN.

5. AVIGATION EASEMENT - SE1/4SW1/4 S.15 - BK. 402 - PG. 677
6. BASIS OF BEARING: WYOMING STATE PLANE, NAD-83
7. EASEMENTS ARE RESERVED FOR UTILITIES, IRRIGATION PIPES & DITCHES, AND DRAINAGE
8. ALL EXISTING IRRIGATION DITCHES HAVE PRESCRIPTIVE EASEMENTS ESTABLISHED BY LONG STANDING USE
9. THE LOCATION OF DITCHES AND LATERALS MAY MOVE OVER TIME, BUT MAY NOT BE BLOCKED OR THE FLOW OF WATER INTERRUPTED EXCEPT FOR IRRIGATION PURPOSES
10. EXISTING ZONING - URBAN RESIDENTIAL UR
11. THE ABILITY TO SITE CONVENTIONAL SEPTIC SYSTEMS IN CERTAIN LOCATIONS ON INDIVIDUAL LOTS MAY NOT BE ALLOWABLE DUE TO SITE CONDITIONS. IN ADDITION TO THE REQUIRED PERCOLATION TESTS, TEST PITS OR BORINGS MUST BE USED TO CONFIRM THAT THE REQUIRED MINIMUM SEPERATION EXISTS BETWEEN PROPOSED LEACH FIELDS, GROUND WATER, AND SHALLOW IMPERMEABLE LAYERS. WHERE CONDITIONS PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS, THE USE OF ALTERNATIVE ON-SITE SEWAGE SYSTEMS MUST COMPLY WITH EXISTING COUNTY AND STATE REQUIREMENTS AND BE DESIGNED BY A WYOMING LICENSED PROFESSIONAL ENGINEER.
12. AS PER WYOMING WATER QUALITY RULES AND REGULATIONS CHAPTER 11, PART D, SECTION 35(c), SEPTIC TANKS AND LEACH FIELDS MUST MAINTAIN A MINIMUM SETBACK DISTANCE OF 50 FEET FROM THE EDGE OF ALL SEASONAL AND INTERMITTENT STREAMS AND SURFACE WATER BODIES (INCLUDING IRRIGATION DITCHES).
13. INSTALL LEACH FIELD DRAIN LINES PERPENDICULAR TO THE DIRECTION OF GROUND WATER FLOW TO ENHANCE LEACHATE DILUTION. IN THE AREA OF THE SUBDIVISION, REGIONAL GROUND WATER FLOW CAN BE GENERALLY DESCRIBED AS NORTH-NORTHEASTERLY.

CERTIFICATE OF ENGINEER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

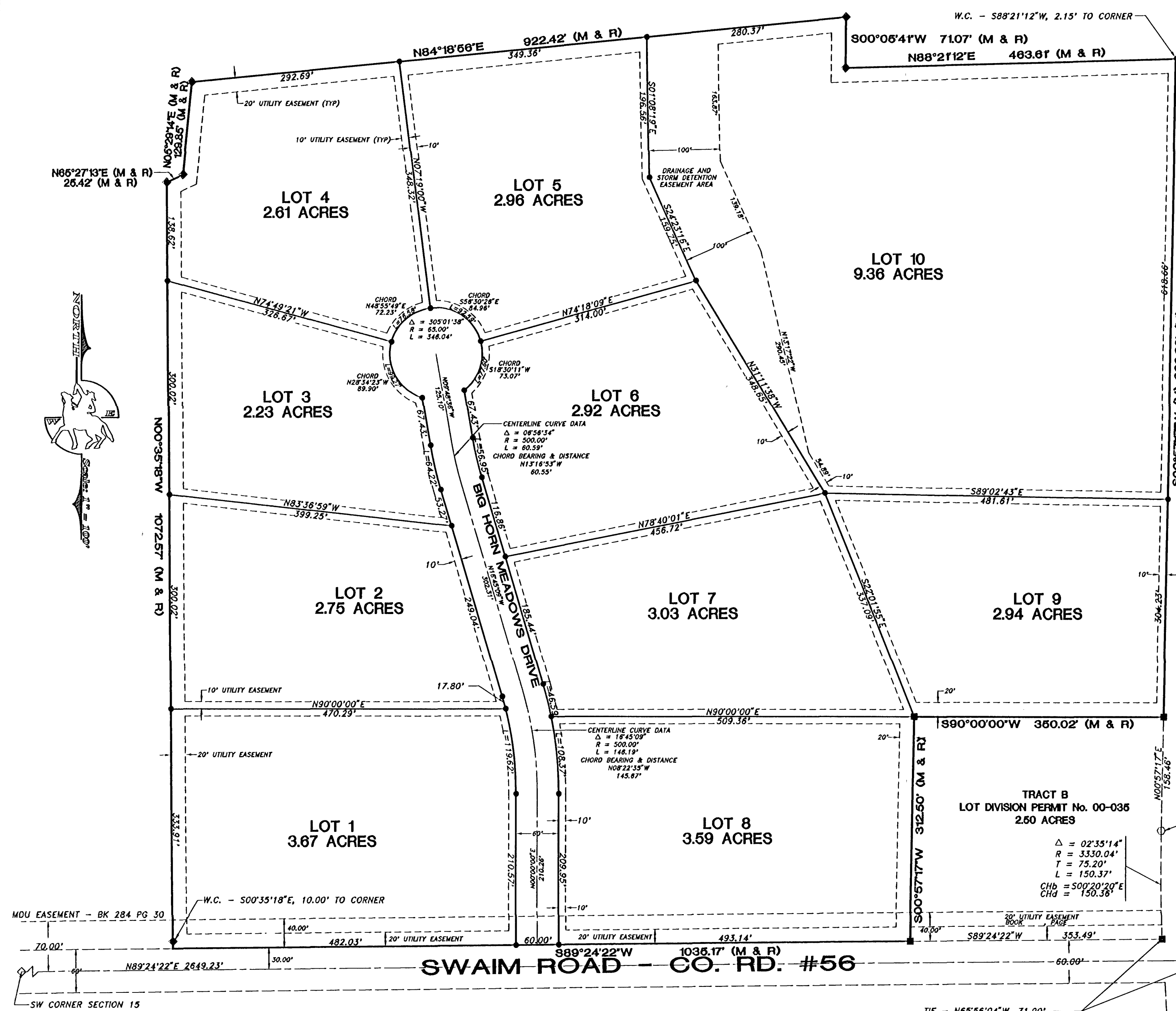
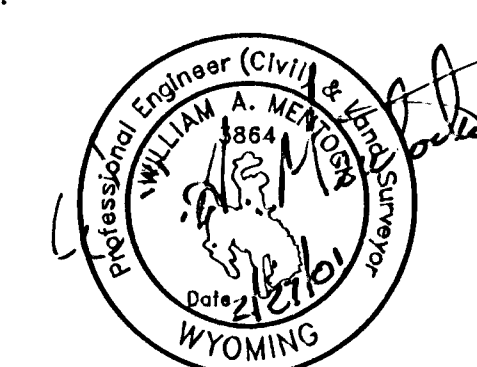
I, THOMAS J. PILCH, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WYOMING, HEREBY CERTIFY THAT PRIVATE SEWAGE SYSTEMS CAN BE DESIGNED IN ACCORDANCE WITH THE SHERIDAN COUNTY REGULATIONS FOR A PERMIT TO CONSTRUCT, INSTALL, OR MODIFY SMALL WASTEWATER FACILITIES RESOLUTION DATED DECEMBER, 1984, FOR EACH LOT IN THE BIG HORN MEADOWS SUBDIVISION, AND THAT THE PRIVATE SEWAGE DISPOSAL SYSTEMS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SAID RESOLUTION WILL ADEQUATELY AND SAFELY DISPOSE OF THE DOMESTIC SEWAGE WASTE.



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

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 BIG HORN MEADOWS SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



LEGEND

- FOUND REBAR AND 2" ALUMINUM CAP LS 6594
- ◆ FOUND 2" ALUMINUM CAP LS 5300
- ◇ FOUND 3-1/4" ALUMINUM CAP LS 2615
- FOUND 3-1/4" ALUMINUM CAP LS 6812
- SET 2-1/2" ALUMINUM CAP PLS 3864
- (R) RECORD BEARING OR DISTANCE
- (M) MEASURED BEARING OR DISTANCE
- SECTION LINE
- 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT (UTILITY, IRRIGATION, DRAINAGE)
- EXISTING RIGHT-OF-WAY LINE

PREPARED FOR:
DAVID L. & SANDRA REDD
5650 BIG HORN AVENUE
SHERIDAN, WYOMING 82801

PREPARED BY:
JIM WILLEY, P.E.
MENTOCK-WILLEY CONSULTANTS
1030 NORTH MAIN STREET
SHERIDAN, WYOMING 82801

MENTOCK-WILLEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS

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

PHONE: (307) 674-4224

FAX: (307) 672-9492