

CORRECTED PLAT OF LOTS 4-6 OF SADDLECREST SUBDIVISION

LOCATED WITHIN THE SOUTH HALF (S1/2) OF SECTION 29,
TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING
BEING ±15.15 ACRES

2 AC PER
PLS 6812
CSK: S.29
NORTHING: 1894136.96
EASTING: 1398109.62
(NAD 83, WYOMING EAST CENTRAL
ZONE, GROUND COORDINATES)

LIST OF CORRECTIONS

1. AREAS LABELED FOR LOTS 4-6 WERE DETERMINED TO BE IN ERROR ON THE ORIGINAL SADDLECREST SUBDIVISION FINAL PLAT AS RECORDED IN PLAT BOOK S ON PAGE 157. THIS PLAT IS TO CORRECT THOSE AREAS.

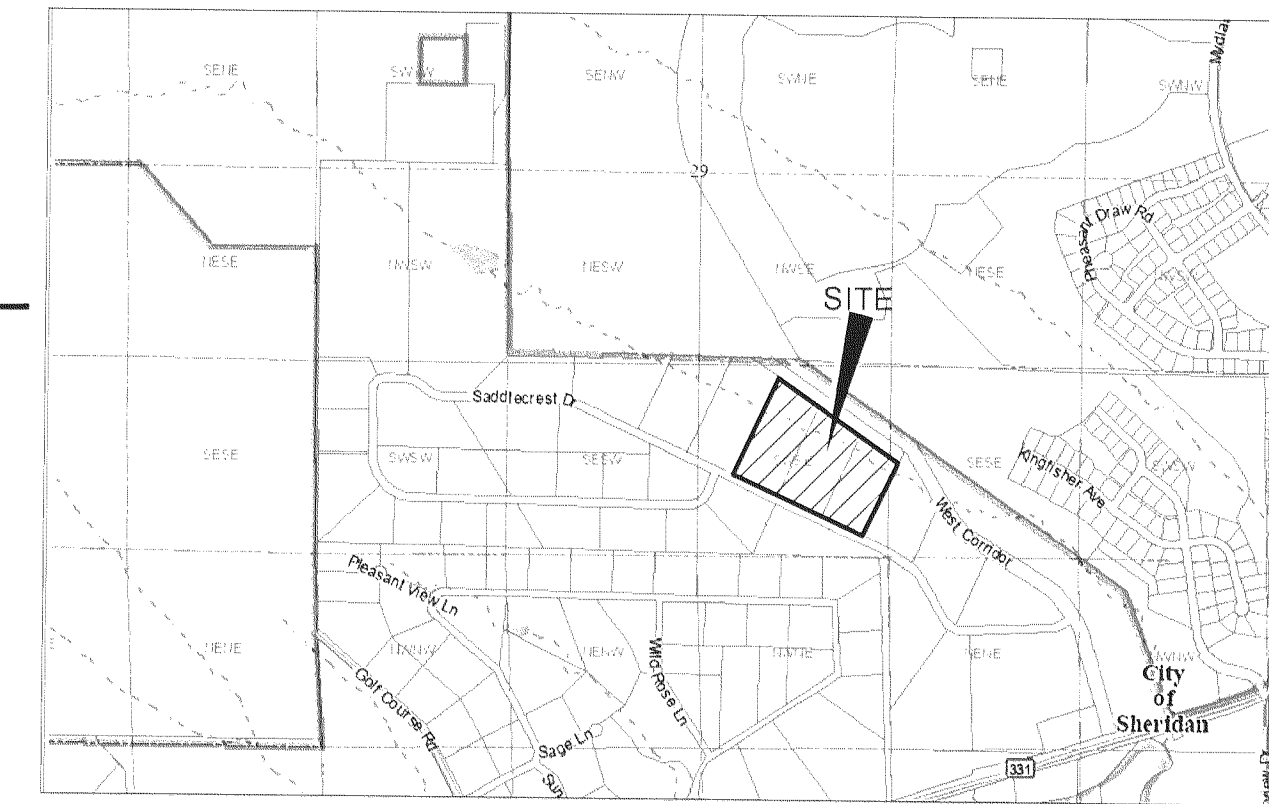
NOTICE
This plat is an image, or reproduction of the original as is recorded in the **Sheridan County Clerk's Office**. It is not a certified, complete, or authoritative depiction of current property lines, easements, or rights-of-way. Delineations, measurements, or representations may have occurred since the original plat was recorded.

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION CORRECTED PLAT OF LOTS 4-6 OF THE SADDLECREST SUBDIVISION LOCATED WITHIN THE SOUTH HALF (S1/2) OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER SOUTH SIXTEENTH (CSK) CORNER OF SAID SECTION 29; THENCE, S 79°12'07" E, 594.06 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SADDLECREST SUBDIVISION AND THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE S 55°39'19" E, 1027.61 FEET ALONG THE SOUTH LINE OF OUTLOT B OF SAID SUBDIVISION TO THE WEST LINE OF LOT 3 OF SAID SUBDIVISION; THENCE S 24°19'26" W, 562.83 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SADDLECREST DRIVE RIGHT-OF-WAY; THENCE N 65°40'34" W, 1011.93 FEET ALONG NORTH LINE OF SAID RIGHT-OF-WAY TO THE EAST LINE OF LOT 7 OF SAID SUBDIVISION; THENCE N 24°19'26" E, 741.64 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING CONTAINING AN AREA OF ±15.15 ACRES MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS; CONTAINING 15.15 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS CORRECTED PLAT OF LOTS 4-7, SADDLECREST SUBDIVISION AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREINAFTER 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.



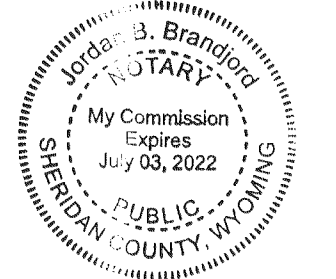
LOCATION MAP
(NO TRUE SCALE)

EXECUTED THIS 2nd DAY OF May, 2022.
Jim Spell
SADDLECREST, LLC
JIM SPELL (MEMBER)

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
2nd DAY OF May, 2022.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: July 03, 2022
John B. Boyle
NOTARY PUBLIC



EXECUTED THIS 19 DAY OF May, 2022.
Sarah Houghton
SADDLECREST, LLC
SARAH HOUGHTON (MEMBER)

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
19 DAY OF May, 2022.

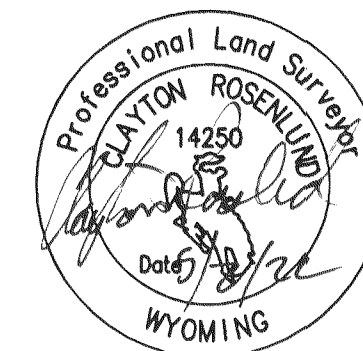
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-18-23
Jhando



- NO PROPOSED CENTRALIZED SEWAGE SYSTEM
- DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH SAWS/JPB
- NO PUBLIC MAINTENANCE OF STREETS, ROADS OR STORMWATER STRUCTURES. (SEE NOTE: 13)
- 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.
- THERE ARE NO SURFACE WATER RIGHTS ASSOCIATED WITH THIS SUBDIVISION. ALL WATER RIGHTS HAVE BEEN ELIMINATED IN ACCORDANCE WITH THE WYOMING STATE ENGINEERS OFFICE.
- 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.
- WHEN PUBLIC SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL CONNECT TO SAID SYSTEM.
- SADDLECREST SUBDIVISION IS LOCATED IN CLOSE PROXIMITY TO THE SHERIDAN COUNTY AIRPORT AND NO OWNER OF ANY TRACT NOR HIS SUCCESSORS OR ASSIGNS SHALL HAVE A CAUSE OF ACTION AGAINST DECLARANT OR COUNTRY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCE WHICH MAY RESULT FROM LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER SAID SUBDIVISION.
- ALL ON-SITE SEPTIC SYSTEMS REQUIRE A WYOMING LICENSED PROFESSIONAL ENGINEER DESIGN AND PERMIT THE ON-SITE SEPTIC SYSTEMS THROUGH SHERIDAN COUNTY. THESE SYSTEMS MUST BE IN ACCORDANCE WITH NSF STANDARD 40 CLASS I.
- NO PRIVATE WELLS CAN BE DRILLED AND PRODUCED FROM DEPTHS LESS THAN 250 FEET BELOW THE GROUND SURFACE. WELLS MUST BE USED FOR IRRIGATION PURPOSES ONLY.
- LOTS HAVE BUILDING AND DRAINAGE RESTRICTIONS AS PRESENTED ON THIS PLAT. ALSO SEE SADDLECREST SUBDIVISION COVENANTS FOR DETAILS.
- THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY SHERIDAN COUNTY SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEE, SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED AS AN EASEMENT TO SHERIDAN COUNTY FOR DRAINAGE AND FLOODWAY PURPOSES. THE OWNERS SHALL NOT OBSTRUCT THE NATURAL FLOW OR POTENTIAL STORM RUN-OFF BY THE CONSTRUCTION OR PLACEMENT OF ANY TYPE OF "FENCE WHICH WOULD INHIBIT DRAINAGE", BUILDING OR OTHER STRUCTURE (BARBED WIRE, POLE FENCES AND IRRIGATION PUMPS ARE EXEMPT); NOR STORAGE PLACEMENT OR PARKING OF VEHICLES, TRAILERS, BUILDING MATERIALS, YARD WASTE, SCRAP OR OTHER SALVAGE ITEMS WITHIN SAID EASEMENT. THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. IN NO EVENT SHALL THE COUNTY BE OBLIGATED TO CONSTRUCT ANY STRUCTURE, OR TO MAINTAIN THE PROPERTY ENCUMBERED BY SAID EASEMENT. THE COUNTY SHALL NOT BE HELD LIABLE FOR DAMAGES OR INJURIES RESULTING FROM THE OCCURRENCE OF A FLOODING EVENT.
- NO PUBLIC MAINTENANCE OF SADDLECREST DRIVE OR ITS ASSOCIATED STORMWATER STRUCTURES; ALL TRACTS WITHIN SADDLE CREST SUBDIVISION ARE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, UPGRADE, REBUILDING AND SNOW-PLOWING OF SADDLE CREST DRIVE AND THAT PORTION OF THE WEST CORRIDOR BETWEEN SADDLECREST DRIVE AND HIGHWAY 331.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- BUILDING ENVELOPES: ALL BUILDINGS, OUTBUILDINGS, INTERIOR FENCES "YARD FENCES" CORPALS, AND/OR OTHER STRUCTURES CONSTRUCTED OR ERECTED WITH THE BUILDING ENVELOPE ARE RESTRICTED BY A PRIVATE COVENANT AND SHALL BE ENFORCED BY THE SADDLECREST SUBDIVISION COVENANTS. SHERIDAN COUNTY WILL NOT BE LIABLE NOR RESPONSIBLE FOR ASSURING COMPLIANCE WITH ENFORCING THIS COVENANT.
- ALL ROAD ROW ARE RESERVED FOR UTILITY EASEMENTS
- FRONT SETBACK: 25' REAR SETBACK: 20' SIDE SETBACK: 5'

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENBLUND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS CORRECTED PLAT OF LOTS 4-6 OF SADDLECREST SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



Clayton Rosenlund
REGISTERED LAND SURVEYOR
NO. 14250

LEGEND

- FOUND AC PER PLS 2615 OR AS NOTED
- SET 1-1/2" AC PER PLS 14250 DURING PRIOR SURVEY
- ALUMINUM CAP
- BRASS CAP
- EASEMENT AS NOTED
- NO BUILD AREA / DRAINAGE EASEMENT

DATUM:

BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND
PFA-1.000235



Prepared by Cannon Consulting LLC/ (307)752-0109

CERTIFICATE OF APPROVAL

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 18th DAY OF January, 2022.

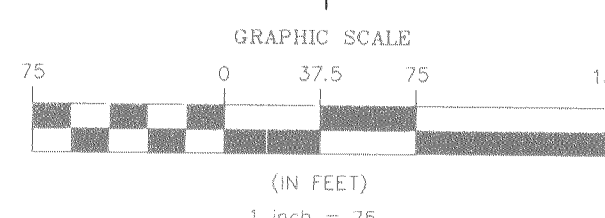
ATTEST:
Eda Schunk Thompson
COUNTY CLERK
Forney J. Lutz
CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9:08 O'CLOCK THIS 30 DAY OF July, 2022, AND IS DULY RECORDED IN PLAT BOOK S ON PAGE 169 AS

Eda Schunk Thompson
COUNTY CLERK
NUMBER 2022-780236
STAMP RECEIVING NUMBER



S-1169