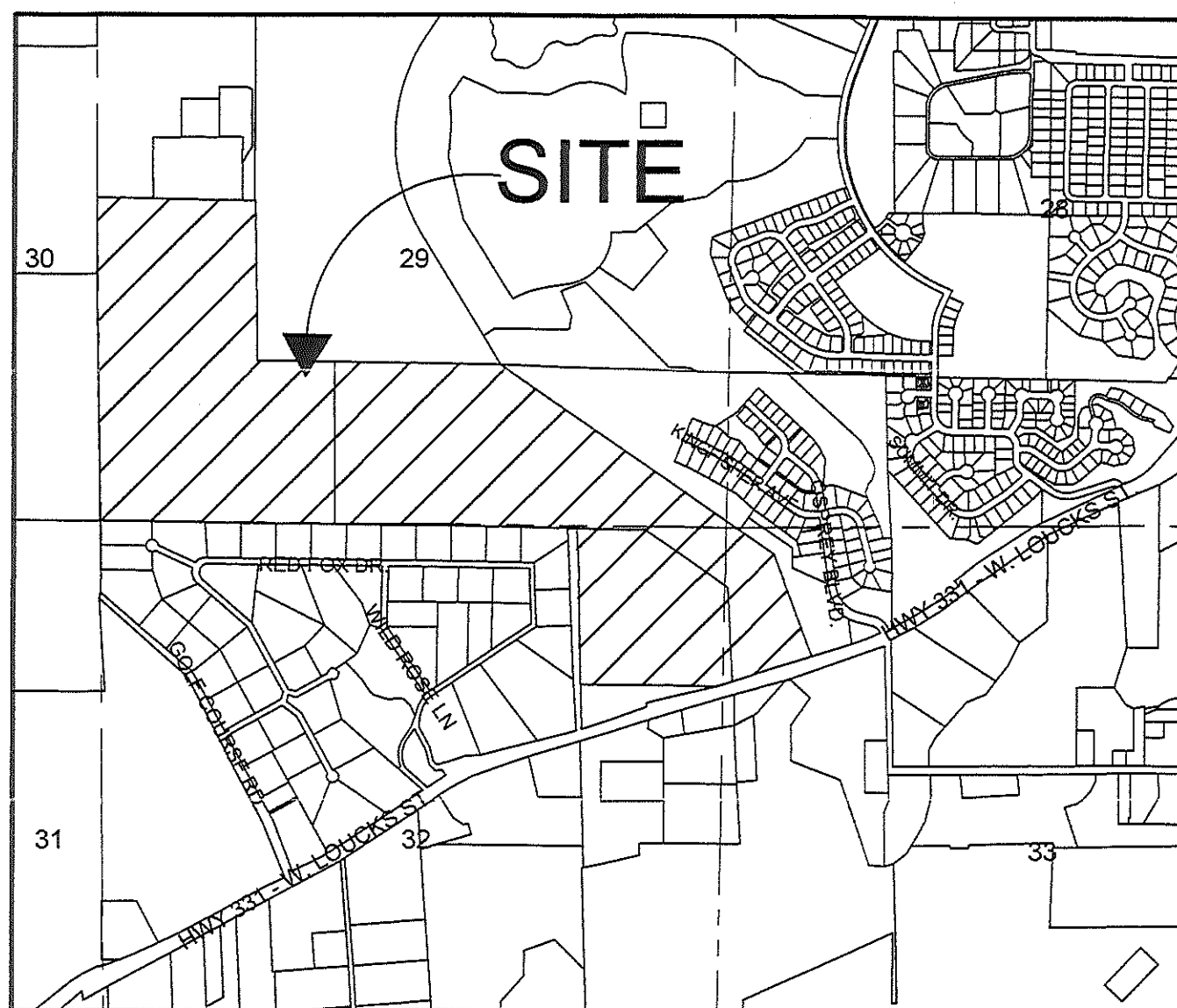


SADDLECREST SUBDIVISION

LOCATED WITHIN THE (SW $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION 28, AND WITHIN THE (S1/2) OF SECTION 29, AND WITHIN THE (NE $\frac{1}{4}$ NE $\frac{1}{4}$) OF SECTION 32, AND WITHIN (NW $\frac{1}{4}$ NW $\frac{1}{4}$) OF SECTION 33,
TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING
ROW AREA: 20.26 ACRES (WEST CORRIDOR ROW: 8.26 AC INTERNAL ROW: 12.00 AC) OPEN SPACE: 19.03 ACRES
NUMBER OF LOTS: 36 AREA FOR TRACTS: 189.91 ACRES
TOTAL AREA: 229.2 ACRES



LOCATION MAP OF PORTIONS OF
SECTIONS 28, 29, 32 & 33, T56N, R84W
(NO TRUE SCALE)

LEGEND

- 1.5" AC-SET L514250
- 2" AC-PELS3984 UNLESS NOTED OTHERWISE
- 3.25" AC-PELS2615
- 2" AC-L5580
- CALCULATED CORNER
- ALUMINUM CAP
- BRASS CAP
- WITNESS CORNER
- SECTION LINE
- INTERIOR SECTION LINE
- EASEMENT LINE
- EASEMENT
- TRACT / PROPERTY LINE
- DEEDED BOUNDARY LINE
- CL ROAD AND 60' RIGHT OF WAY
- NO BUILD AREA / DRAINAGE EASEMENT

SADDLECREST DRIVE		
LINE	BEARING	DISTANCE
SL1	S 83°44'52" W	38.38'
SL2	S 87°31'16" W	569.77'
SL3	S 87°31'16" W	40.14'
SL4	N 31°22'32" W	329.29'
SL5	N 58°23'00" W	131.26'
SL6	N 58°23'00" W	53.92'
SL7	N 65°40'34" W	814.99'
SL8	N 65°40'34" W	440.91'
SL9	S 22°17'07" W	126.90'
SL10	N 89°10'11" W	145.37'
SL11	N 89°10'11" W	463.59'
SL12	N 89°10'11" W	568.99'
SL13	N 89°10'11" W	203.19'
SL14	N 89°10'11" W	324.45'
SL15	N 89°10'11" W	194.32'
SL16	N 00°24'08" W	20.00'
SL17	N 00°24'08" W	289.15'
SL18	N 00°24'08" W	141.99'
SL19	S 89°10'11" E	158.17'
SL20	S 55°13'10" E	113.11'
SL21	S 89°10'11" E	192.32'
SL22	S 89°10'11" E	647.35'
SL23	S 89°10'11" E	2.70'
SL24	S 65°40'34" E	507.08'
SL25	S 65°40'34" E	382.39'
SL26	S 65°40'34" E	360.24'
SL27	S 65°40'34" E	460.89'
SL28	S 65°40'34" E	341.88'
SL29	S 65°40'34" E	328.16'
SL30	S 65°40'34" E	150.17'
SL31	S 58°23'00" E	185.25'
SL32	S 31°22'32" E	328.29'
SL33	N 87°31'16" E	609.91'
SL34	N 53°44'52" E	39.41'
SL35	S 22°17'07" W	132.04'
SL36	N 89°10'11" W	276.78'
SL37	N 89°10'11" W	322.00'
SL38	N 89°10'11" W	322.00'
SL39	N 89°10'11" W	316.49'
SL40	N 89°10'11" W	622.55'
SL41	N 89°10'11" W	160.07'
SL42	N 00°24'08" W	50.62'
SL43	N 00°24'08" W	400.32'
SL44	S 89°10'11" E	158.17'
SL45	S 55°13'10" E	113.11'
SL46	S 89°10'11" E	73.67'
SL47	S 89°10'11" E	740.56'
SL48	S 89°10'11" E	182.29'
SL49	S 65°40'34" E	622.33'
SL50	S 65°40'34" E	476.24'

FUTURE WEST CORRIDOR		
LINE	BEARING	DISTANCE
L1	N 16°13'34" W	683.11'
L2	N 36°15'08" W	101.61'
L3	N 58°23'09" W	460.19'
L4	N 58°23'09" W	193.25'
L5	N 31°25'22" W	134.63'
L6	N 31°25'22" W	411.49'
L7	N 55°39'19" W	1061.62'
L8	S 89°10'11" E	182.29'
L9	S 55°39'19" E	909.21'
L10	S 31°25'22" E	546.12'
L11	S 58°23'09" E	653.43'
L12	S 36°15'08" E	131.22'
L13	S 16°13'34" E	681.19'

SADDLECREST DRIVE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
SC1	106.10'	180.00'	33°46'24"	S 70°38'04" W	104.57'
SC2	119.06'	180.00'	37°53'48"	N 73°01'50" W	116.90'
SC3	72.91'	180.00'	23°12'23"	N 42°58'44" W	72.41'
SC4	127.27'	270.00'	27°00'28"	N 44°52'46" W	126.10'
SC5	15.27'	120.00'	7°17'34"	N 62°01'47" W	15.26'
SC6	77.09'	180.00'	24°32'19"	S 34°33'17" W	76.50'
SC7	138.25'	180.00'	44°00'23"	S 68°49'37" W	134.86'
SC8	141.99'	330.00'	24°39'11"	N 76°50'36" W	140.90'
SC9	126.50'	330.00'	21°57'51"	N 53°32'05" W	125.73'
SC10	242.77'	330.00'	42°09'02"	N 21°28'39" W	237.33'
SC11	118.44'	105.00'	64°37'48"	N 31°54'46" E	112.26'
SC12	48.75'	105.00'	28°36'09"	N 77°31'44" E	48.31'
SC13	5.89'	180.00'	1°52'31"	S 88°13'56" E	5.89'
SC14	100.77'	180.00'	32°04'30"	S 71°15'25" E	99.48'
SC15	71.11'	120.00'	33°57'01"	S 72°11'41" E	70.07'
SC16	73.81'	180.00'	23°29'37"	S 77°23'23" E	73.29'
SC17	22.91'	180.00'	7°17'34"	S 62°01'47" E	22.90'
SC18	24.25'	330.00'	4°12'39"	S 56°16'41" E	24.25'
SC19	131.30'	330.00'	22°47'49"	S 42°46'27" E	130.44'
SC20	67.57'	120.00'	32°15'46"	S 47°30'25" E	66.68'
SC21	60.40'	120.00'	28°50'26"	S 78°03'31" E	59.77'
SC22	78.73'	120.00'	33°48'24"	N 70°38'04" E	69.72'
SC23	143.56'	120.00'	66°32'41"	S 56°33'28" W	135.15'
SC24	418.31'	270.00'	88°46'04"	N 44°47'10" W	377.71'
SC25	71.65'	45.00'	91°13'56"	N 45°12'50" E	64.32'
SC26	71.11'	120.00'	33°57'01"	S 72°11'41" E	70.07'
SC27	106.66'	180.00'	33°57'01"	S 72°11'41" E	105.10'
SC28	49.20'	120.00'	23°29'37"	S 77°23'23" E	48.86'

FUTURE WEST CORRIDOR					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	126.87'	450.00'	16°09'12"	N 24°18'10" W	126.45'
C2	135.23'	350.00'	22°08'17"	N 47°19'16" W	134.39'
C3	164.69'	350.00'	26°57'38"	N 44°54'11" W	163.18'
C4	46.42'	250.00'	10°38'20"	N 38°44'52" W	46.35'
C5	56.31'	250.00'	13°35'57"	S 49°51'21" W	56.17'
C6	148.03'	350.00'	24°13'57"	S 43°32'21" E	148.93'
C7	117.64'	250.00'	26°57'38"	S 44°54'11" E	116.56'
C8	173.87'	450.00'	22°08'17"	S 47°19'16" E	172.79'
C9	192.24'	550.00'	20°01'34"	S 26°14'21" E	191.28'

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION, A TRACT OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION 28, AND WITHIN THE SOUTH HALF (S $\frac{1}{2}$) OF SECTION 29, AND WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ NE $\frac{1}{4}$) OF SECTION 32, AND WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ NW $\frac{1}{4}$) OF SECTION 33, ALL IN TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE ALONG THE WEST LINE OF SAID SECTION 29, N00°24'08"W, 2860.19 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE S89°29'18"E, 1332.13 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW $\frac{1}{4}$ SW $\frac{1}{4}$) OF SAID SECTION 29 TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW $\frac{1}{4}$ SW $\frac{1}{4}$); THENCE S00°05'57"E, 1334.36 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW $\frac{1}{4}$ SW $\frac{1}{4}$); THENCE S89°17'47"E, 665.94 FEET ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$) TO A POINT LYING ON THE WEST LINE OF A TRACT OF LAND AS DESCRIBED IN BOOK 458 PAGE 619 OF SHERIDAN COUNTY RECORDS; THENCE ALONG SAID WEST LINE N00°10'59"E, 38.14 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 458 PAGE 619; THENCE S88°33'27"E, 1387.52 FEET TO A POINT ON THE WESTERLY LINE OF A TRACT OF LAND DEPICTED IN SHERIDAN COUNTY LOT DIVISION PERMIT NO.01-041; THENCE ALONG SAID WESTERLY LINE S55°39'19"E, 2808.41 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE S20°53'14"E, 914.76 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF WYOMING STATE HIGHWAY NO.336; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY S 72°39'40" W, 922.02 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY, N89°23'37"W, 1088.37 FEET TO A POINT IN A FENCE LINE; THENCE ALONG SAID FENCE LINE N01°20'18"W, 1325.47 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 29; THENCE ALONG SAID SOUTH LINE N89°09'51"W, 1376.99 FEET; THENCE ALONG SAID SOUTH LINE N89°09'53"W, 658.77 FEET; THENCE ALONG SAID SOUTH LINE N89°10'11"W, 1977.54 FEET TO THE POINT OF BEGINNING. SUBJECT TRACT CONTAINS 229.22 ACRES MORE OR LESS. SUBJECT TO ANY PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS AND CONVEYANCES.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS; CONTAINING 229.22 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS SADDLECREST 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 AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 7th DAY OF NOVEMBER, 2018.

Jim Spell
SADDLECREST, LLC
JIM SPELL (MEMBER)

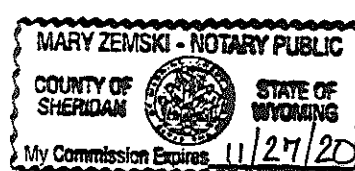
Jaynie Spell
SADDLECREST, LLC
JAYNIE SPELL (MEMBER)

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
7th DAY OF NOVEMBER, 2018.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 11/27/20

Mary Zemski
NOTARY PUBLIC



CERTIFICATE OF ACTION

SHERIDAN COUNTY PLANNING AND ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION THIS 4th DAY OF October, 2018.
ATTEST:

Brian Wean
CLERK

Mark Petricka
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 November, 2018.
ATTEST:

Eda Edmund Thompson
COUNTY CLERK

Mike Tisdell
CHAIRMAN

CITY OF SHERIDAN COUNCIL

APPROVED BY THE CITY OF SHERIDAN COUNCIL OF SHERIDAN THIS 5th DAY OF November, 2018.
ATTEST:

Carl Lal
CITY CLERK

Ben White
MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:43 O'CLOCK THIS 19 DAY OF November, 2018 AND IS DULY RECORDED IN PLAT BOOK 5 ON PAGE 156 157

Kimberly Hain
COUNTY CLERK



2018-746606
STAMP RECEIVING NUMBER

NOTES

- 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 BE 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 LOCATED ON LOTS 13-24 AND 31-36 REQUIRE THAT 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 STANDARDS, AND THE LEACHFIELD CANNOT BE PLACED DEEPER THAN 3 FEET BELOW THE GROUND SURFACE.
- 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 1-12 AND LOTS 25-27 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, GRANTEES, 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 (SEE NOTE 11).
- 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" CORRALS, 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'
- LOTS 1-3 HAVE A 100 FOOT TEMPORARY CONSTRUCTION EASEMENT ALONG THE FUTURE WEST CORRIDOR ROW. IN LOTS 4-7, OUTLOT B IS INCLUDED WITHIN THE 100' TEMPORARY CONSTRUCTION EASEMENT. LOT 27 HAS A 150 FOOT TEMPORARY CONSTRUCTION EASEMENT ALONG THE FUTURE WEST CORRIDOR ROW.

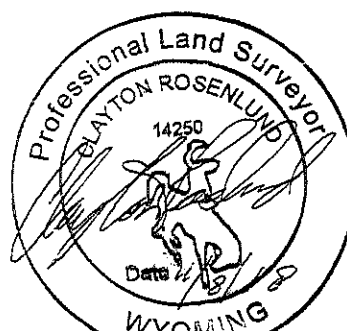
CERTIFICATE OF SURVEYOR

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

CANNON CONSULTING
REGISTERED LAND SURVEYOR
NO. 14250

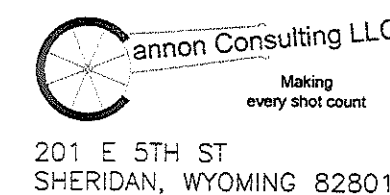
DATUM:

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



NOTICE
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Sheridan County Clerk's Office. It is not a certified, complete or rights-of-
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
SADDLECREST SUBDIVISION
SHERIDAN COUNTY, WYOMING



RECORD OWNER: DATE OF PREPARATION: SEPTEMBER 4, 2018
SADDLECREST LLC
2048 SUMMIT DRIVE
SHERIDAN, WYOMING 82801

COVER PAGE