

CERTIFICATE OF DEDICATION
CROSS CREEK ESTATES

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER SOUTHEAST QUARTER(SW1/4SE1/4) AND THE EAST HALF SOUTHEAST QUARTER(E1/2SE1/4) OF SECTION 28, TOWNSHIP 55 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID SUBDIVISION BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE N88° 23'04"E, 1035.75 FEET ALONG THE SOUTH LINE OF SAID SECTION 28 TO THE POINT OF BEGINNING OF SAID TRACT; THENCE N01° 36'56"W, 396.04 FEET TO A POINT; THENCE S88° 23'04"W, 81.16 FEET TO A POINT; THENCE ALONG AN ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 61.45 FEET, A CHORD BEARING OF S73° 42'53"W, 60.78 FEET TO A POINT; THENCE S59° 02'42"W, 102.51 FEET TO A POINT; THENCE ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 92.17 FEET, A CHORD BEARING OF S73° 42'53"W, 91.17 FEET TO A POINT; THENCE S88° 23'04"W, 171.16 FEET TO A POINT; THENCE N01° 36'57"W, 60.00 FEET TO A POINT; THENCE S88° 23'04"W, 69.43 FEET TO A POINT; THENCE ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 188.50 FEET, A CHORD BEARING OF N46° 36'56"W, 169.71 FEET TO A POINT; THENCE N01° 36'56"W, 413.03 FEET TO A POINT; THENCE S38° 02'15"E, 256.26 FEET TO A POINT; THENCE N88° 23'04"E, 161.59 FEET TO A POINT; THENCE N76° 39'52"E, 186.77 FEET TO A POINT; THENCE N01° 36'56"W, 126.42 FEET TO A POINT; THENCE N88° 23'04"E, 756.91 FEET TO A POINT; THENCE S50° 30'37"E, 121.40 FEET TO A POINT LYING ON THE CENTERLINE OF THE GERDEL DITCH; THENCE N12° 25'19"E, 50.29 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N13° 11'00"E, 27.70 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N61° 13'38"E, 21.80 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N15° 25'27"E, 45.94 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N09° 10'28"E, 21.50 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N26° 33'45"E, 53.82 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N31° 45'44"E, 60.22 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N22° 21'38"E, 64.87 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N39° 06'37"E, 19.80 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N24° 51'34"E, 71.60 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N36° 15'03"E, 47.59 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N30° 27'59"E, 101.65 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N37° 55'36"E, 32.61 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N22° 20'07"E, 35.88 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N11° 54'46"W, 26.11 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N11° 02'32"E, 39.25 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N11° 02'32"E, 31.58 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N10° 19'51"E, 83.08 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N01° 56'58"E, 28.44 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N19° 27'02"E, 38.96 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N14° 33'23"E, 250.87 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N28° 26'04"E, 55.92 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N03° 23'05"W, 40.57 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N12° 18'40"W, 66.33 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N03° 34'41"E, 41.92 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N02° 50'08"W, 83.56 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N07° 40'50"E, 62.13 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N26° 16'43"E, 65.58 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N38° 19'20"E, 65.95 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N47° 44'24"E, 47.85 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N61° 36'52"E, 101.19 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N27° 32'54"E, 56.52 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, LEAVING SAID CENTERLINE N89° 50'18"E, 276.52 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 28; THENCE S00° 09'42"E, 1319.81 FEET ALONG SAID EAST LINE OF SECTION 28 TO A POINT LYING ON WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 335; THENCE S37° 57'22"W, 1130.44 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT; THENCE ALONG AN ARC OF A CURVE WITH A RADIUS OF 3881.23 FEET TO THE RIGHT, AN ARC LENGTH OF 165.51 FEET, A CHORD BEARING OF S33° 10'40"W, 165.50 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF SAID E1/2SE1/4; THENCE S88° 23'04"W, 862.25 FEET ALONG THE SOUTH LINE OF SAID SECTION 28 TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 49.58 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERS

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 49.58 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS CROSS CREEK ESTATES, 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, BLAKE STREET, CROSS CREEK COURT, AND JOSHUA LANE; 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 22nd DAY OF September, 2005

BY: Larry G. Warren

BY: June E. Warren

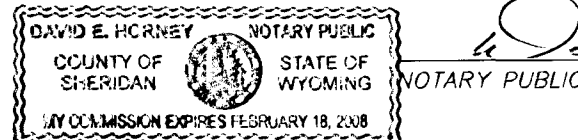
EXECUTED THIS 22nd DAY OF September, 2005

BY: June E. Warren

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF September, 2005, BY JUNE E. WARREN, OPERATING MANAGER OF VESTA, LLC, AND LARRY G. WARREN AND JUNE E. WARREN, WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: Feb 13 2003



FINAL PLAT OF
CROSS CREEK ESTATES SUBDIVISION

LOCATED IN THE SW 1/4 SE 1/4 AND THE EAST 1/2 SE 1/4 OF SECTION 28,
TOWNSHIP 55 NORTH, RANGE 84 WEST, 6th PRINCIPAL MERIDIAN,

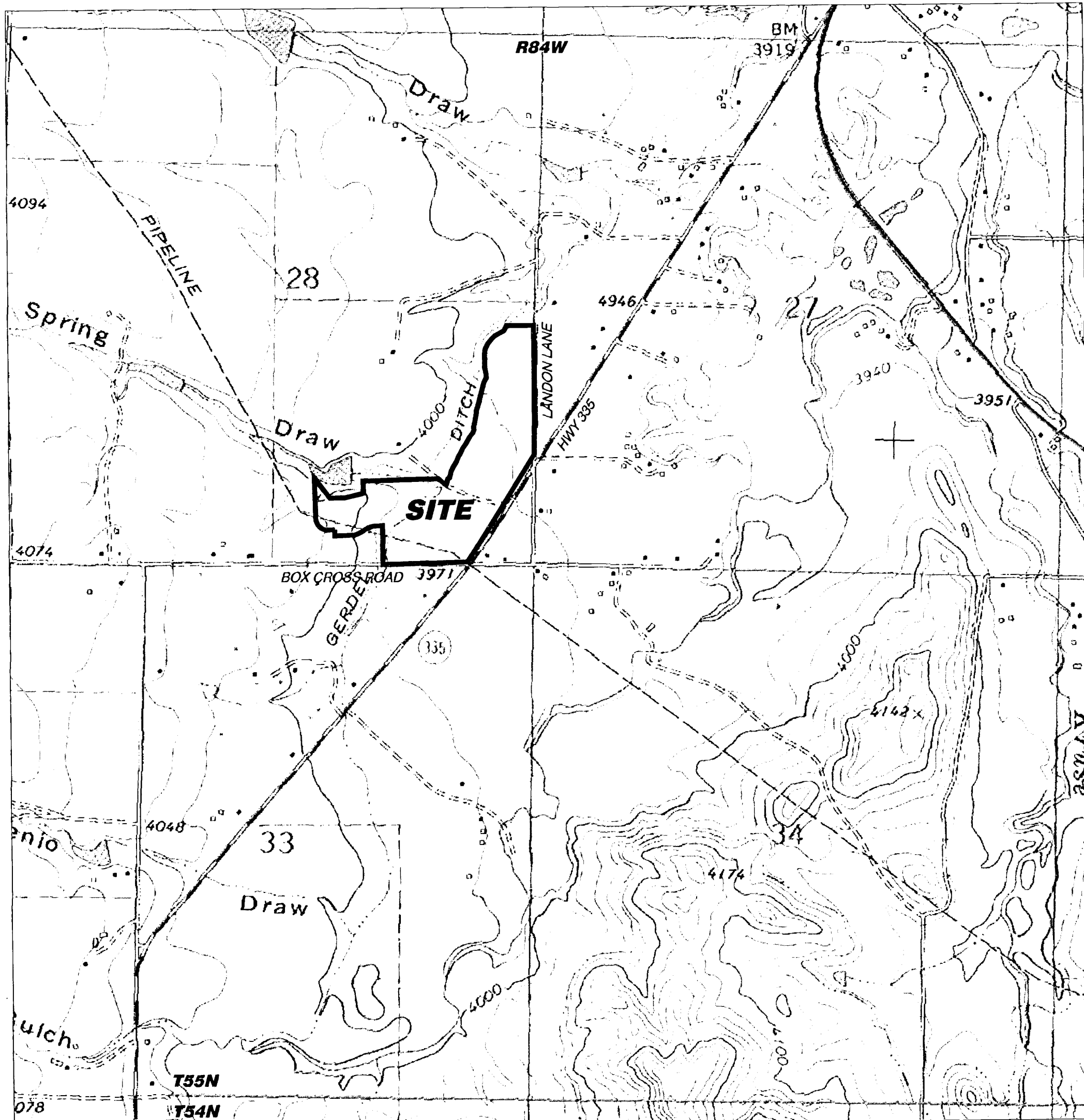
SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 49.58

TOTAL ACREAGE OF ROADS = 4.55

TOTAL LOTS = 21

ZONED RR



LOCATION MAP

SCALE: 1"=1000'

NOTES

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSEM.

2. MOUNDED SEPTIC SYSTEMS ARE REQUIRED EAST OF THE GERDEL DITCH AND SHALL BE DESIGNED BY A LICENSED ENGINEER. ALL OTHER LOTS MUST HAVE TEST PITS IDENTIFYING DEPTH TO SEASONAL GROUND WATER AND MUST HAVE PERCOLATION TESTS TO DETERMINE TYPE OF SEPTIC SYSTEM REQUIRED. CONVENTIONAL SEPTIC SYSTEMS CONSTRUCTED IN THE SOIL TYPES FOUND IN THIS SUBDIVISION ARE A POTENTIAL HAZARD TO GROUNDWATER QUALITY AND DOWN GRADIENT DOMESTIC WELLS.

3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

4. LOTS 8, 12-17, AND 19 ARE LOCATED WITHIN THE COUNTY OF SHERIDAN DURING AN ACTUAL SURVEY MADE ON OCTOBER 1, 2004, UNDER MY DIRECTION BY RONALD W. PRESTFELDT, LS NO. 2615 OF PRESTFELDT SURVEYING, FOR WHOSE WORK I STAND PERSONALLY RESPONSIBLE; AND THAT IT CORRECTLY REPRESENTS THE LOCATION AND AREA OF THE LANDS PROPOSED TO BE IRRIGATED IN THE SUBDIVISION.

CERTIFICATE OF ENGINEER

5. 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.

6. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION 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.

7. BUILDING PERMITS AND INSPECTION SHALL BE REQUIRED FOR ALL HOMES AND STRUCTURES PLACED ON EACH LOT PRIOR TO CONSTRUCTION OF ANY STRUCTURE.

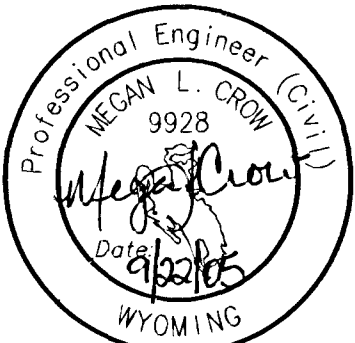
8. PROPOSED PUBLIC WATER - SAWS.
OUTSIDE USE OF PUBLIC WATER FOR LAWN AND GARDEN USE IS NOT ALLOWED.

9. LOTS SHALL NOT BE PERMITTED TO HAVE DIRECT ACCESS TO STATE HIGHWAY NO. 335 OR BOX CROSS ROAD.

CERTIFICATE OF ENGINEER

STATE OF WYOMING :SS
COUNTY OF SHERIDAN

I, MEGAN L. CROW, HEREBY CERTIFY THAT THIS MAP WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE ON OCTOBER 1, 2004, UNDER MY DIRECTION BY RONALD W. PRESTFELDT, LS NO. 2615 OF PRESTFELDT SURVEYING, FOR WHOSE WORK I STAND PERSONALLY RESPONSIBLE; AND THAT IT CORRECTLY REPRESENTS THE LOCATION AND AREA OF THE LANDS PROPOSED TO BE IRRIGATED IN THE SUBDIVISION.

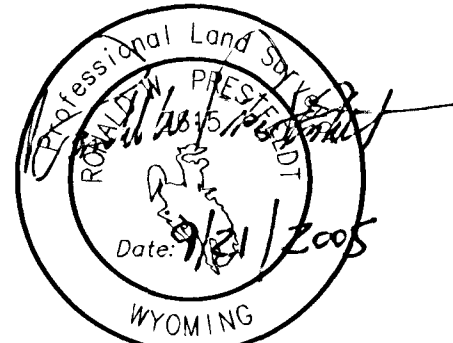


"CERTIFICATE IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF ENGINEER SIGNED AND DATED"

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :SS
COUNTY OF SHERIDAN

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



"SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR SIGNED AND DATED"

WATER RIGHTS

PREPARED BY MEGAN CROW, P.E. 9928
ALL WATER RIGHTS WILL BE TRANSFERRED EQUALLY BETWEEN THE TWENTY-ONE LOTS OF CROSS CREEK ESTATES.

SURFACE WATER RIGHTS:
ORIGINAL SUPPLY
IRRIGATED FROM COLORADO COLONY DITCH - LITTLE GOOSE CREEK
TERRITORIAL PROOF NO. 736
ORDER REC. - BK 1 / PG 240
FACILITY NAME- COLORADO COLONY DITCH
PRIORITY DATE- 7/04/1883
USE- IRRIGATION, 45.04 ACRES

SUPPLEMENTAL SUPPLY
IRRIGATED FROM COLORADO COLONY DITCH - GROSS CREEK
PERMIT NO. 445E, PROOF NO. 3460
ORDER REC. - BK 2 / PG 495
FACILITY NAME- COLORADO COLONY DITCH
PRIORITY DATE- 8/15/1899
USE- IRRIGATION, 45.04 ACRES

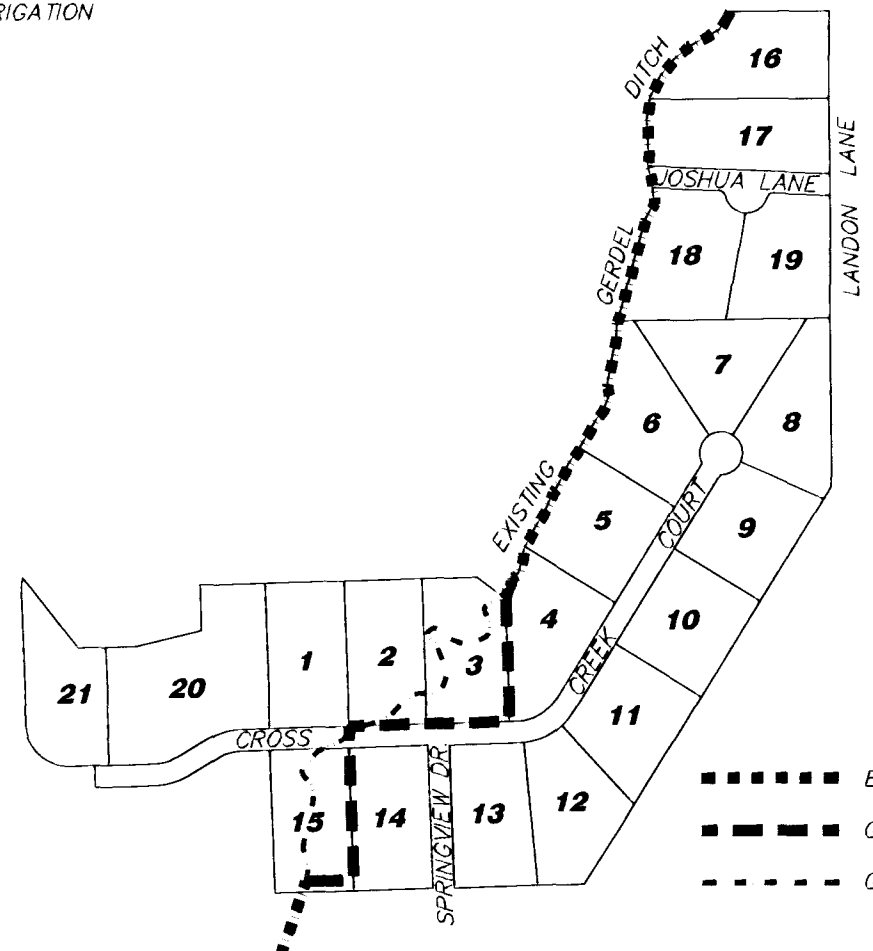
STORED SUPPLY
SPRING DRAW #1 RESERVOIR
STORED FROM SPRING DRAW,
LITTLE GOOSE CREEK
PERMIT NO. 10457R
PRIORITY DATE- 1/27/1997
USE- STOCK, IRRIGATION

SECONDARY SUPPLY
IRRIGATED FROM FOURTH ENLARGEMENT COLORADO COLONY DITCH - CROSS CREEK
PERMIT NO. 4186E, PROOF NO. 20660
ORDER REC. - BK 2 / PG 711
FACILITY NAME- BIG HORN RESERVOIR/STORED
UNDER PERMIT NO. 1352 RES.
PRIORITY DATE- 2/08/1921
USE- IRRIGATION, 45.04 ACRES

SECONDARY SUPPLY
IRRIGATED FROM THE ENLARGED DENIO NO. 1 DITCH - SPRING OR WHMER DRAW
PERMIT NO. 5359E, PROOF NO. 27265
ORDER REC. - BK 16 / PG 57
FACILITY NAME- DENNIS RESERVOIR/STORED
UNDER PERMIT NO. 5518 RES.
PRIORITY DATE- 12/22/1943
USE- IRRIGATION, 45.04 ACRES

LOT ADDRESSING

LOT NO.	ADDRESS	STREET
1	1127	CROSS CREEK COURT
2	1129	CROSS CREEK COURT
3	1131	CROSS CREEK COURT
4	1133	CROSS CREEK COURT
5	1135	CROSS CREEK COURT
6	1137	CROSS CREEK COURT
7	1139	CROSS CREEK COURT
8	1140	CROSS CREEK COURT
9	1138	CROSS CREEK COURT
10	1136	CROSS CREEK COURT
11	1134	CROSS CREEK COURT
12	1132	CROSS CREEK COURT
13	1130	CROSS CREEK COURT
14	1128	CROSS CREEK COURT
15	1126	CROSS CREEK COURT
16	44	LANDON LANE
17	40	LANDON LANE
18	230	JOSHUA LANE
19	220	JOSHUA LANE
20	1125	CROSS CREEK COURT
21	1123	CROSS CREEK COURT



EXISTING GERDEL DITCH
GERDEL DITCH PIPELINE
GERDEL DITCH TO BE REMOVED

CERTIFICATES OF APPROVAL

SHERIDAN COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 9th, DAY OF June, 2005.

ATTEST: Billie Little, Clerk; Mike Connell, Chairman

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 5th, DAY OF July, 2005.

ATTEST: Carla J. Raymond, County Clerk, Special Deputy; Lawrence A. Durante, Chairman

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:00 O'CLOCK P.M., THIS 1st DAY OF Nov., 2005, AND IS DULY RECORDED IN DRAWER C, PLAT NO. 58.
FEE \$ 50.00

Clerk's Office Stamp: 524238

SHEET 1 OF 2

PRESTFELDT
SURVEYING
PO BOX 3082 SHERIDAN, WY 82801
307-672-7415 FAX 674-5000

ENGINEERING, P.C.

1101 Sugarview Dr., Ste. 201
Sheridan, Wyoming 82801
Office: 307.673.7350
mc2eng@msn.com

REVISION DATE: SEPT. 21, 2005
ISSUE DATE: 02/27/05
PROJECT NUMBER: 25003
FILE NAME: 2005003D