FUTURE WEST CORRIDOR

SADDLECREST DRIVE

SADDLECRES | DRIVE LINE BEARING | DISTANCE \$1.1 | \$ \$3"44"52" W | 38.36" \$1.2 | \$ 87"31"16" W | 599.77" \$1.3 | \$ \$7"31"16" W | 40.14" \$1.4 | N | 31"22"32" W | 329.29" \$1.5 | N | 58"23"20" W | 131.26" \$1.6 | N | 58"23"20" W | 33.98"

S.114 N. 8671011 W. 322-459
S.114 N. 8671011 W. 194-327
S.115 N. 8671011 W. 194-327
S.115 N. 8671011 W. 194-327
S.117 N. 072-108 W. 194-327
S.118 N. 072-108 W. 141-99
S.118 N. 072-108 W. 141-99
S.119 S. 8671011 E. 158.17
S.120 S. 5571310 E. 113,111
S.121 S. 8671011 E. 158.17
S.122 S. 8671011 E. 647-33
S.222 S. 86710111 E. 647-33
S.223 S. 86710111 E. 647-33

SADDLECREST SUBDIVISION

LOCATED WITHIN THE (SW/4SW/4) OF SECTION 28, AND WITHIN THE (S1/2) OF SECTION 29, AND WITHIN THE (NE/4NE/4) OF SECTION 32, AND WITHIN (NW/4NW/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 LS14250 2° AC-PELS3864 UNLESS NOTED OTHERWISE 3.25" AC-PELS2615 2" AC-LS580

CALCULATED CORNER C ALUMINIUM CAP

BC BRASS CAP WC WITNESS CORNER

INTERIOR SECTION LINE ---- EASEMENT LINE

EASEMENT TRACT / PROPERTY LINE DEEDED BOUNDARY LINE CL ROAD AND 60' RIGHT OF WAY -0-0-0-0-0-0-0 BUILD AREA / DRAINAGE EASEMENT

SADDLECREST DRIVE

CURVE	ARC LENGTH		DELTA ANGLE		CHORD LENGTH
SC1	108.10"	180.00	33"46"24"	S 70"38"04" W	104.57
SC2	119.06	180.001	37"53"48"	N 73'31'50" 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	717'34"	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 58"49"37" W	134.88
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	112.25
SC12	48.75	105.00	26'36'09"	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	99.46
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"25"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"	120.001	28"50"26"	S 78"03"31" E	59.77
SC22	70.73	120.00"	33'46'24"	N 70'38'04" E	69.72
SC23	143.56	120.00"	68"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	120.001	23"29"37"	S 77"25"23" F	48.86

L1	N 16"13'34" W	683.11							
L2	N 36"15"06" W	101.61			1 1751 155				
L3	N 58"23"09" W	460.19	FUTURE WEST CORRIDOR						
L4	N 58"23"09" W	193.25	CURVE	ARC LENGTH		DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
L5	N 31"25'22" W	134.63	C1	126.87"	450.00"	16'09'12"	N 24'18'10" W	126.45	
L6	N 31"25'22" W	411.49"	C2	135.23'	350.00"	22'08'17"	N 47'19'16" W	134,39"	
L7	N 55'39'19" W	1061.62	C3	164.69"	350.00"	26"57"38"	N 44'54'11" W	163,18"	
LB	S 88"57"27" E	182.29"	C4	48.42"	250.00"	10'38'20"	N 36'44'32" W	46,35"	
L9	S 55'39'19" E	909.21	C5	59.31	250.00"	13'35'37"	N 48'51'31" W	59,17	
L10	S 31"25"22" E	546.12"	C6	148.03"	350.00"	24"13"57"	S 43'32'21" E	146,93"	
L11	S 58"23"09" E	653.43"	C7		250.00"	26"57"38"	S 44'54'11" E	116.56	
L12	S 36"15'08" E	131.22'	C8	173.87'	450.00	22'08'17"	S 47"19"16" E	172.79	
L13	S 16"13"34" E	681.19"	C9	192.24	550.00"	20'01'34"	S 26'14'21" E	191.26	

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION, A TRACT OF LIAND LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SWISWIM) OF SECTION 28, AND WITHIN THE SOUTH HALF (SW) OF SECTION 29, AND WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF

COMMENCING AT THE SOUTHWEST CORRER OF AS DESCRIBED AS POINT BEIND THE FUEL POINT OF BEGINNING OF SUBJECT TRACT; THENCE ADMON THE WEST UNLESS COMMENTED AS THE SOUTHWEST CORRER OF AS DESCRIBED A

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCOURDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS; CONTAINING 229.22 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAD OUT, AND DISN'RED AS ASOLDCERSES SUBMISSION, NO DO HEREOF DEGLAGE AND CONNEY TO AND FOR THE PUBLIC USE PORTVER HERAFITER THE STREETS AS ARE LAD OUT AND DESIGNATED ON THIS PLAT, AND OUT ARE DESIGNATED ON THIS FOR THE INSTITUTION AND MARKINGHED OF THIS AND TO'R REPRESENT AND TO THE PUBLIC WAS THE AND TO'R REPRESENT AND TO THE PUBLIC WAS THE AND THE PUBLIC WAS THE PUBLIC WAS THE PUBLIC WAS THE AND THE PUBLIC WAS T

EXECUTED THIS 7th DAY OF NOVEMBEL Im Sell JIM SPELL (MEMBER)

Payrie Spell SADDLECRES, LLC JAYNIE SPELL (MEMBER)

STATE OF WYOMING) :ss

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





CERTIFICATE OF ACTION

SHERIDAN COUNTY PLANNING AND ZONING COMMISSION



CERTIFICATE OF APPROVAL

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS DAY DAY

CITY OF SHERIDAN COUNCIL

APPROVED BY THE CITY OF SHERIDAN COUNCIL OF SHERIDAN THIS 5th DAY OF NOVEMBER 2018.

CERTIFICATE OF RECORDER

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:45 OCLOCK THIS 9 DAY OF NOYEMBER 2018 AND IS DULY RECORDED IN PLAT BOOK 5 ON PAGE 157 2018



2018-746606

NOTES

- NO PROPOSED CENTRALIZED SEWAGE SYSTEM
- 2. DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH SAWS/JPB
- 3. NO PUBLIC MAINTENANCE OF STREETS, ROADS OR STORMWATER STRUCTURES. (SEE NOTE: 13)

4. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING MATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR ZERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.

5. THERE ARE NO SURFACE WATER RIGHTS ASSOCIATED WITH THIS SUBDIVISION. ALL WATER RIGHTS HAVE BE ELIMINATED IN ACCORDANCE WITH THE WYOMING STATE ENGINEERS

6. 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.

- 7. WHEN PUBLIC SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL CONNECT TO SAID SYSTEM.
- 8. 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 SAD SUBDIVISION.

9. 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 STANDARD 40 CLASS I STANDARDS, AND THE LEACHFIELD CANNOT BE PLACED DEEPER THAN 3 FEET BEGON THE ORDING SURFACE.

10. 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.

- 11. LOTS 1-12 AND LOTS 25-27 HAVE BUILDING AND DRAINAGE RESTRICTIONS AS PRESENTED ON THIS PLAT. ALSO SEE SADDLECREST SUBDIMISION COVENANTS FOR DETAILS.
- 12. THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY SHERDAN COUNTY SUBJECT TO THE POLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS.
 THEN HERES, SHATTERS, SUCCESSORS AND ASSISTANT. THE OWNERS AND THE SHERT SHOWN HEREON IS HEREBY EDICATED AS AN EASEMENT TO SHERDAN COUNTY FOR DRAINAGE AND
 WHICH WOULD INHEIT DRAINAGE, THE OWNERS AND THE SHATTER SH
- 13. NO PUBLIC MANTENANCE OF SADDLECREST DRIVE OR ITS ASSOCIATED STORMWATER STRUCTURES; ALL TRACTS WITHIN SADDLE CREST SUBDIMISION 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
- 14. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- 15. 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 COVEMANT AND SHALL BE ENFORCED BY THE SADDLECREST SUBDIVISION COVEMANTS. SHERDAN COUNTY MILL NOT BE LIABLE NOR RESPONSIBLE FOR ASSURING COUNTYMENT SHERDAN COUNTY MILL NOT BE LIABLE NOR RESPONSIBLE FOR ASSURING COUNTAINS WITH THE PROPERTY OF THE PROPERT
- 16. ALL ROAD ROW ARE RESERVED FOR UTILITY EASEMENTS
- 17. FRONT SETBACK: 25' REAR SETBACK: 20' SIDE SETBACK: 5'
- 18. LOTS 1-3 HAVE A 100 FOOT TEMPORARY CONSTRUCTION EASEMENT ALONG THE FUTURE WEST CORRIDOR ROW. IN LOTS 4-7, QUILDT 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 ROSENLUND. A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WORMING DO HEREBY CERTIFY THAT THIS PLAT OF SADDLECREST SUBBINISION 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:

FINAL PLAT OF SADDLECREST SUBDIVISION

annon Consulting LLC 201 E 5TH ST SHERIDAN, WYOMING 82801

RECORD OWNER: DATE OF PREPRATION: SEPTEMBER 4, 2018

SHERIDAN COUNTY, WYOMING

SADDLECREST LLC
2048 SUMMIT DRIVE
SHERIDAN, WYOMING 82801 COVER PAGE