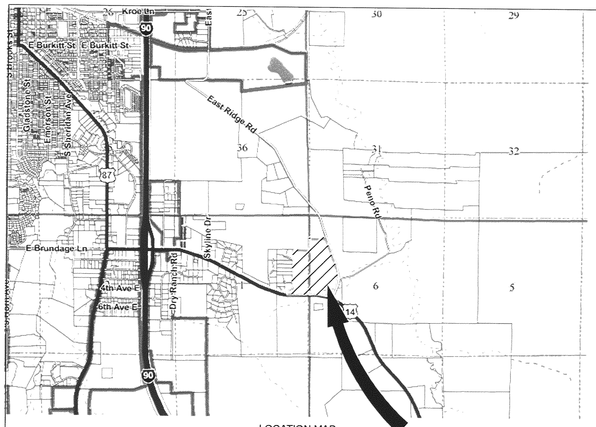
FINAL PLAT OF

FREEDOM RANCH SUBDIVISION

A CONSERVATION SUBDIVISION OF A PORTION OF LOTS 4, 5, & 6 OF SECTION 6, TOWNSHIP 55 NORTH, RANGE 83 WEST;
AND A PORTION THE SE¼NE AND THE NE¼SE¼ OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 84 WEST,
6TH P.M., SHERIDAN COUNTY, WYOMING
CONTAINING A TOTAL AREA: ±72.94 ACRES
TOTAL LOTS: 20 + 2 CONSERVATION LOTS
LOT AREA: ±17.92 ACRES (±24.56%)
ROAD RIGHT-OF-WAY AREA: ±3.96 ACRES (±5.43%)
CONSERVATION AREA: ±51.07 ACRES (±70.01%)



LOCATION MAP
NOT TO SCALE

SITE

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION BEING THAT PORTION OF A TRACT OF LAND DESCRIBED IN BOOK 519, PAGE 792 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼NE¼) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼) OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 84 WEST AND OF LOT 4, LOT 5 AND LOT 6 OF SECTION 6, TOWNSHIP 55 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING LYING NORTH OF THE U.S. HIGHWAY NO. 14 AND WEST OF THE COUNTY ROAD NO. 139 (AKA EAST RIDGE ROAD); SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, THENCE S 00°05'30" W, A DISTANCE OF 900.04 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 543, PAGE 68 SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 89°30'50" E, A DISTANCE OF 649.82 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 543, PAGE 68 TO THE WEST LINE OF SAID COUNTY ROAD NO. 139; THENCE S 20°36'21" E, A DISTANCE OF 1185.17 FEET ALONG SAID WEST LINE; THENCE ALONG SAID WEST LINE THROUGH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 447.12 FEET, A RADIUS OF 1070.00 FEET, A DELTA ANGLE OF 23°56'32", A CHORD BEARING OF S 09°02'38" E AND A CHORD LENGTH OF 443.88 FEET; THENCE ALONG SAID WEST LINE THROUGH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 62.99 FEET, A RADIUS OF 1070.00 FEET, A DELTA ANGLE OF 03°22'23", A CHORD BEARING OF S 05°05'50" W, AND A CHORD LENGTH OF 62.98 FEET; THENCE ALONG SAID WEST LINE THROUGH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 356.51 FEET, A RADIUS OF 1070.00 FEET, A DELTA ANGLE OF 19°05'25", A CHORD BEARING OF S 16°15'36" W AND A CHORD LENGTH OF 354.86 FEET; THENCE S 25°48'21" W, A DISTANCE OF 358.76 FEET ALONG SAID WEST LINE TO THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 14; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 36.56 FEET, A RADIUS OF 1687.02 FEET, A DELTA ANGLE OF 01°14'32", A CHORD BEARING OF N 68°34'11" W AND A CHORD LENGTH OF 36.58 FEET; THENCE N 20°36'09" E, A DISTANCE OF 29.86 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 209.67 FEET, A RADIUS OF 1717.02 FEET, A DELTA ANGLE OF 06°59'48", A CHORD BEARING OF N 72°42'11" W AND A CHORD LENGTH OF 209.54 FEET; THENCE S 13°52'13" W, A DISTANCE OF 29.86 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 98.36 FEET, A RADIUS OF 1687.02 FEET, A DELTA ANGLE OF 03°20'28", A CHORD BEARING OF N 78°09'50" W AND A CHORD LENGTH OF 98.35 FEET; THENCE N 79°37'44" W, A DISTANCE OF 90.01 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 348.65 FEET, A RADIUS OF 1687.02 FEET, A DELTA ANGLE OF 11°50'28", A CHORD BEARING OF N 85°29'16" W AND A CHORD LENGTH OF 348.03 FEET; THENCE S 88°34'35" W, A DISTANCE OF 76.47 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N 01°20'37" W, A DISTANCE OF 29.94 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE S 88°38'29" W, A DISTANCE OF 149.89 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE S 01°15'43" E, A DISTANCE OF 30.01 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE S 88°35'27" W, A DISTANCE OF 584.25 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 131.24 FEET, A RADIUS OF 1587.02 FEET, A DELTA ANGLE OF 04°44'17", A CHORD BEARING OF N 89°04'51" W AND A CHORD LENGTH OF 131.20 FEET; THENCE N 03°18'28" E, A DISTANCE OF 65.48 FEET ALONG THE WEST LINE OF PARCEL 3 AS SHOWN ON RECORD OF SURVEY #491 IN SHERIDAN COUNTY RECORDS; THENCE N 85°53'35" W, A DISTANCE OF 36.30 FEET ALONG THE SOUTH LINE OF SAID PARCEL 3 TO THE EAST LINE OF ROCKY HILLS 3RD SUBDIVISION; THENCE N 47°47'51" E, A DISTANCE OF 185.74 FEET ALONG SAID EAST LINE; THENCE N 77°15'16" E, A DISTANCE OF 144.65 FEET ALONG SAID EAST LINE TO THE WEST LINE OF THE VACATED PORTION OF COUNTY ROAD NO. 139 (AKA PSNO ROAD) AS SHOWN ON SAID RECORD OF SURVEY #491; THENCE N 00°26'09" W, A DISTANCE OF 27.35 FEET ALONG SAID WEST LINE OF SAID VACATED PORTION OF COUNTY ROAD TO THE SOUTH LINE OF SAID PARCEL 3; THENCE S 78°16'23" W, A DISTANCE OF 20.52 FEET ALONG SAID SOUTH LINE OF SAID PARCEL 3 TO THE EAST LINE OF SAID ROCKY HILLS 3RD SUBDIVISION; THENCE N 00°25'37" W, A DISTANCE OF 1478.27 FEET ALONG THE EAST LINES OF ROCKY HILLS 3RD SUBDIVISION AND ROCKY HILLS 2ND SUBDIVISION TO THE NORTHEAST CORNER OF SAID ROCKY HILLS 2ND SUBDIVISION; THENCE S 87°34'59" E, A DISTANCE OF 620.48 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼NE¼) OF SECTION 1 TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼NE¼); THENCE N 00°05'30" E, A DISTANCE OF 449.01 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE POINT OF BEGINNING; CONTAINING AN AREA OF ±72.94 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; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS FREEDOM RANCH 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

EXECUTED THIS 8th DAY OF March, 2022.

TODD GREIG (MANAGING MEMBER)
(FREEDOM RANCH, LLC)

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TODD GREIG FOR FREEDOM RANCH LLC THIS 8th DAY OF MARCH 2022.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10/29/2023
Theresa Rice
NOTARY PUBLIC

THERESA RICE — NOTARY PUBLIC — COUNTY OF SHERIDAN — STATE OF WYOMING — MY COMMISSION EXPIRES: OCTOBER 29, 2023

THE UNDERSIGNED FIRST NORTHERN BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS DOCUMENT # 2021-704944 MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

(FIRST NORTHERN BANK OF WYOMING)

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHRIS HERBST FOR FIRST NORTHERN BANK OF WY THIS 8th DAY OF MARCH 2022.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10/29/2023
Theresa Rice
NOTARY PUBLIC

THERESA RICE — NOTARY PUBLIC — COUNTY OF SHERIDAN — STATE OF WYOMING — MY COMMISSION EXPIRES: OCTOBER 29, 2023

CERTIFICATE OF ACTION

SHERIDAN COUNTY PLANNING & ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS 2nd DAY OF November 2022.

ATTEST: CLERK — 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 15th DAY OF March 2022.

Kimberly Hein chief deputy — ATTEST: COUNTY CLERK
Rick Siddle — CHAIRMAN

CITY COUNCIL OF SHERIDAN

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 17th DAY OF January 2022.

ATTEST: CITY CLERK — MAYOR

CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN AND CERTIFIED THIS 21 DAY OF March, 2022.

Hans Mueller
Acting DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:34 O'CLOCK P.M. THIS 23 DAY OF March, 2022 AND IS DULY RECORDED IN PLAT BOOK F ON PAGE 31 (OR AS PLAT NO. F-31)

Kimberly Hein COUNTY CLERK — chief deputy — 2022-777308 STAMP RECEIVING NUMBER

COUNTY CLERK SEAL

Notes:

1) 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 10)

4) THERE ARE NO SURFACE WATER RIGHTS ASSOCIATED WITH THIS SUBDIVISION.

5) WHEN PUBLIC SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL CONNECT TO SAID SYSTEM.

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) ALL ON-SITE SEPTIC SYSTEMS REQUIRE A WYOMING LICENSED PROFESSIONAL ENGINEER TO DESIGN AND PERMIT THE ON-SITE SEPTIC SYSTEMS THROUGH SHERIDAN COUNTY. THESE SYSTEMS MUST BE IN ACCORDANCE WITH NSF STANDARD 40 CLASS I. PRESBY SYSTEMS, OR EQUIVALENT, MUST BE DESIGNED IN ACCORDANCE WITH WYOMING DEQ-WQD GUIDELINES.

8) THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

9) THE CONSERVATION SPACE ACREAGE SHALL REMAIN AGRICULTURAL USE AND THE USE SHALL BE APPROVED BY THE OWNERS OF THE CONSERVATION LOTS. MOTORIZED RECREATIONAL USE IS PROHIBITED.

10) NO PUBLIC MAINTENANCE OF FREEDOM LANE, AND FREEDOM CIRCLE OR ITS ASSOCIATED STORM WATER STRUCTURES; ALL TRACTS WITHIN FREEDOM RANCH SUBDIVISION ARE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, UPGRADING, REBUILDING AND SNOW-PLOWING OF FREEDOM LANE, AND FREEDOM CIRCLE.

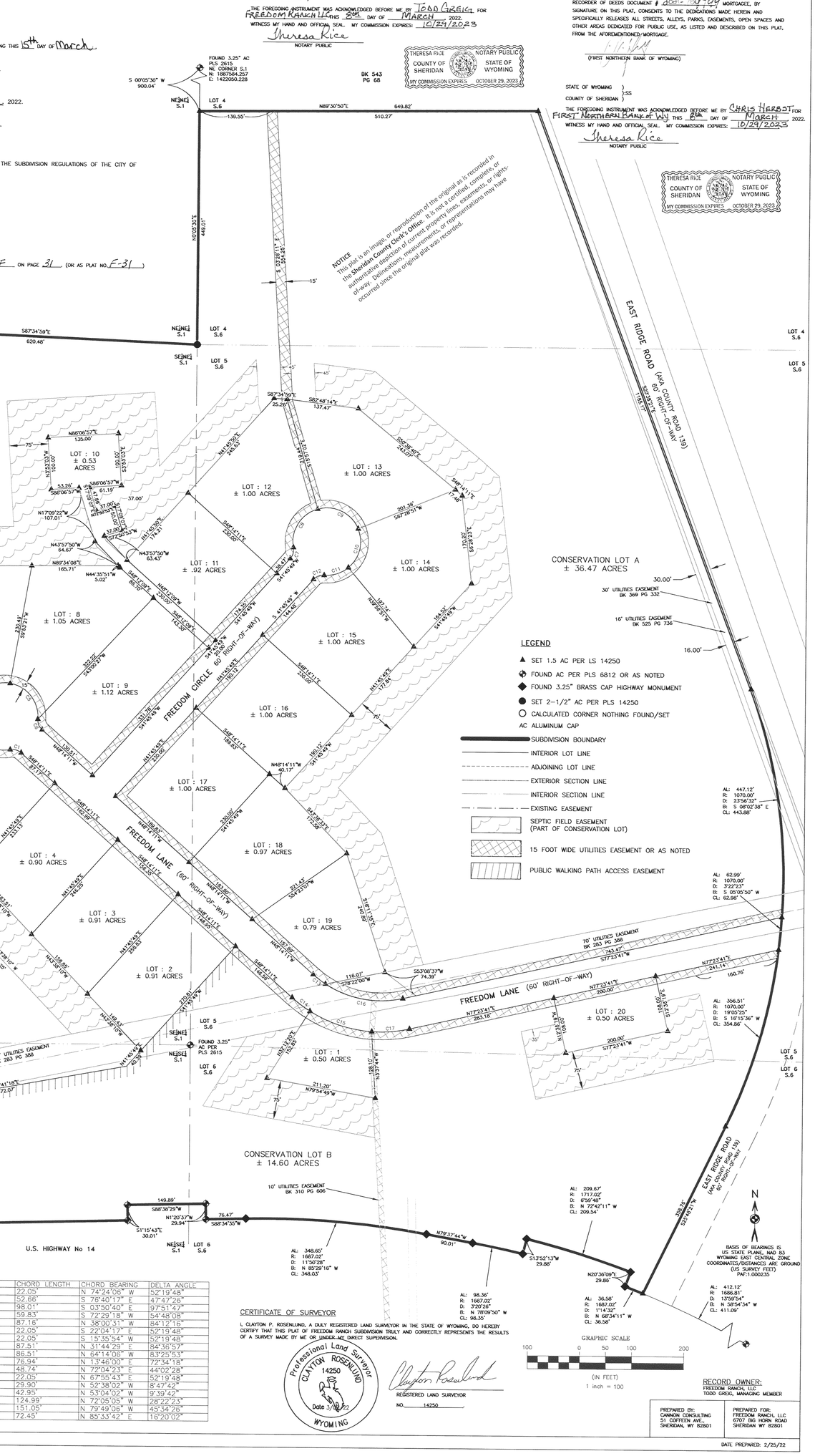
11) ALL ROAD RIGHT-OF-WAYS ARE RESERVED FOR UTILITY EASEMENTS

12) FRONT SETBACK: 25' REAR SETBACK: 20' SIDE SETBACK: 5'

13) DESIGNATED CONSERVATION AREA SHALL NOT BE FURTHER DEVELOPED OR SUBDIVIDED AND SHALL BE LEFT IN A NATURAL STATE EXCEPT IN THE CASE OF RECREATIONAL FACILITIES, OR IN THE CASE OF AGRICULTURAL ACTIVITES SUCH AS GRAZING OR RAISING OF CROPS

14) 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.

15) 30 FOOT WIDE EASEMENT BETWEEN LOTS 5 AND 6 TO BE KEPT CLEAR OF STRUCTURES, FENCES, TREES, ETC.



LEGEND

- ▲ SET 1.5 AC PER LS 14250
- FOUND AC PER PLS 6812 OR AS NOTED
- ◆ FOUND 3.25" BRASS CAP HIGHWAY MONUMENT
- ● SET 2-1/2" AC PER PLS 14250
- ○ CALCULATED CORNER NOTHING FOUND/SET AC ALUMINUM CAP
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJOINING LOT LINE
- EXTERIOR SECTION LINE
- INTERIOR SECTION LINE
- EXISTING EASEMENT
- SEPTIC FIELD EASEMENT (PART OF CONSERVATION LOT)
- 15 FOOT WIDE UTILITIES EASEMENT OR AS NOTED
- PUBLIC WALKING PATH ACCESS EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	22.83'	22.05'	N 74°24'06" W	52°19'48"
C2	65.00'	54.22'	52.66'	S 76°40'17" E	47°47'26"
C3	65.00'	111.02'	98.01'	S 03°50'40" E	97°51'47"
C4	65.00'	62.17'	59.83'	S 72°29'18" W	54°48'08"
C5	65.00'	95.53'	87.16'	N 38°00'31" W	84°12'16"
C6	25.00'	22.83'	22.05'	S 22°04'17" E	52°19'48"
C7	25.00'	22.83'	22.05'	S 15°35'54" W	52°19'48"
C8	65.00'	95.99'	87.51'	N 31°44'29" E	84°36'57"
C9	65.00'	94.65'	86.51'	N 64°14'08" W	83°25'53"
C10	65.00'	82.33'	76.94'	N 13°46'00" E	72°34'18"
C11	65.00'	49.96'	48.74'	N 72°04'23" E	44°02'28"
C12	25.00'	22.83'	22.05'	N 67°55'43" E	52°19'48"
C13	195.00'	29.93'	29.90'	N 52°38'02" W	8°47'42"
C14	255.00'	43.00'	42.95'	N 53°04'02" W	9°39'42"
C15	255.00'	126.28'	124.99'	N 72°05'05" W	28°22'23"
C16	195.00'	155.11'	151.05'	N 79°49'06" W	45°34'26"
C17	255.00'	72.70'	72.45'	N 85°33'42" E	16°20'02"

CERTIFICATE OF SURVEYOR

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

Professional Land Surveyor 14250 CLAYTON ROSENLUND Date 3/18/22 WYOMING

Clayton Rosenlund
REGISTERED LAND SURVEYOR
NO. 14250

RECORD OWNER:
FREEDOM RANCH, LLC
TODD GREIG, MANAGING MEMBER

PREPARED BY:
CANNON CONSULTING
51 COFFEEN AVE.,
SHERIDAN, WY 82801

PREPARED FOR:
FREEDOM RANCH, LLC
6707 BIG HORN ROAD
SHERIDAN WY 82801

DATE PREPARED: 2/25/22

F-31

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