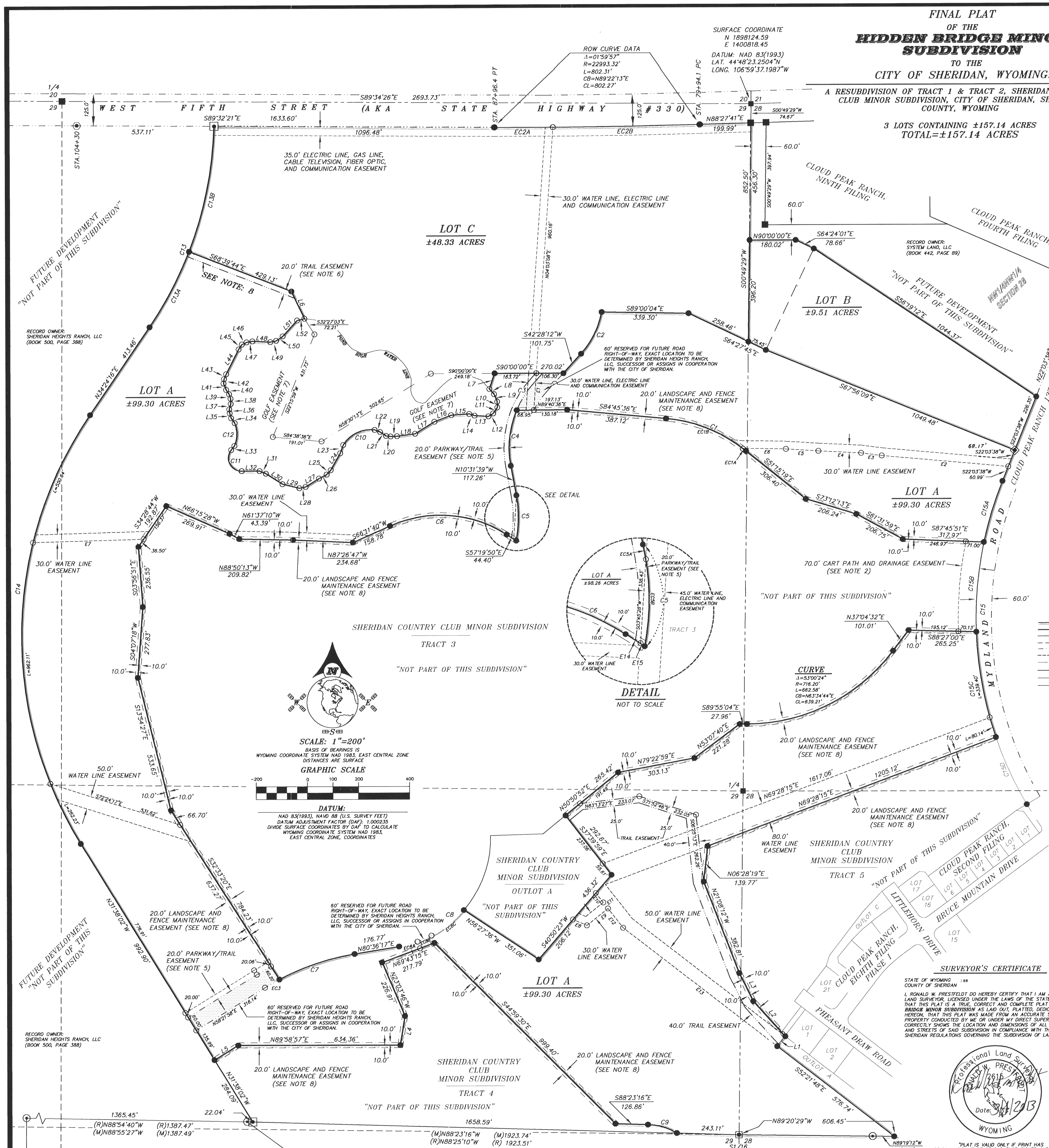
# FINAL PLAT OF THE HIDDEN BRIDGE MINOR SUBDIVISION TO THE CITY OF SHERIDAN, WYOMING.

A RESUBDIVISION OF TRACT 1 & TRACT 2, SHERIDAN COUNTRY CLUB MINOR SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

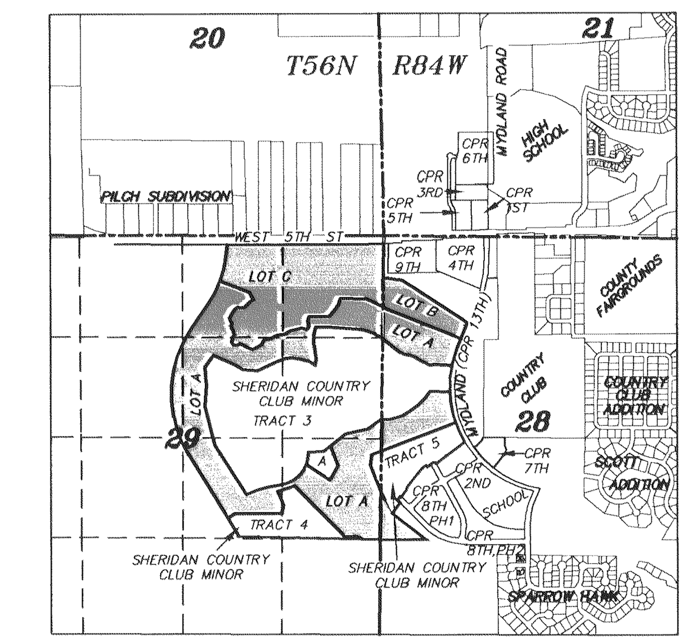
3 LOTS CONTAINING ±157.14 ACRES
TOTAL=±157.14 ACRES




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S37°38'12"W | 50.00' |
| L2 | N42°14'37"W | 183.57' |
| L3 | S26°18'50"E | 122.78' |
| L4 | N09°13'46"E | 114.94' |
| L5 | N58°21'58"E | 108.84' |
| L6 | N25°26'14"W | 118.25' |
| L7 | S18°26'06"W | 63.96' |
| L8 | S42°09'23"E | 27.19' |
| L9 | S23°13'40"E | 32.18' |
| L10 | S00°39'20"E | 22.38' |
| L11 | S35°34'17"W | 28.76' |
| L12 | S57°59'56"W | 21.57' |
| L13 | N86°44'15"W | 54.65' |
| L14 | N72°07'50"W | 21.92' |
| L15 | S86°22'09"W | 70.93' |
| L16 | S68°50'29"W | 70.40' |
| L17 | S58°25'59"W | 88.76' |
| L18 | S82°36'28"W | 71.60' |
| L19 | S87°30'24"W | 24.78' |
| L20 | N82°52'19"W | 18.10' |
| L21 | N56°34'02"W | 27.91' |
| L22 | N68°40'27"W | 22.91' |
| L23 | S19°58'00"W | 34.56' |
| L24 | S29°19'06"W | 76.10' |
| L25 | S42°46'42"W | 23.44' |
| L26 | S63°10'56"W | 34.07' |
| L27 | S58°07'29"W | 61.28' |
| L28 | S78°49'28"W | 24.85' |
| L29 | N76°41'47"W | 67.70' |
| L30 | N57°39'54"W | 76.96' |
| L31 | N67°23'29"W | 26.53' |
| L32 | S90°00'00"W | 70.01' |
| L33 | N38°44'00"E | 20.63' |
| L34 | N35°39'09"W | 23.85' |
| L35 | N16°05'53"W | 20.12' |
| L36 | N05°38'12"W | 15.28' |
| L37 | N15°28'18"E | 22.08' |
| L38 | N02°30'03"W | 20.44' |
| L39 | N17°48'37"W | 18.54' |
| L40 | N34°37'51"W | 20.19' |
| L41 | N22°02'21"W | 26.86' |
| L42 | N06°30'09"E | 17.18' |
| L43 | N23°57'27"E | 20.90' |
| L44 | N27°01'42"E | 108.00' |
| L45 | N33°33'28"E | 22.83' |
| L46 | N65°34'13"E | 20.17' |
| L47 | N80°29'43"E | 23.14' |
| L48 | S87°32'36"E | 70.08' |
| L49 | N77°48'32"E | 22.91' |
| L50 | N56°19'21"E | 31.30' |
| L51 | N42°35'40"E | 83.63' |
| L52 | N76°56'02"E | 29.47' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 572.96' | 33°30'17" | 335.05' | N68°00'27"W | 330.29' |
| C2 | 330.00' | 31°52'35" | 183.59' | N26°31'54"E | 181.24' |
| C3 | 380.00' | 19°32'38" | 129.62' | S32°41'53"W | 128.99' |
| C4 | 380.00' | 33°27'13" | 221.87' | S06°11'57"W | 218.74' |
| C5 | 470.00' | 21°43'50" | 178.26' | N00°20'16"E | 177.19' |
| C6 | 484.19' | 56°28'37" | 477.27' | N85°34'08"W | 458.18' |
| C7 | 970.00' | 18°24'19" | 311.60' | S71°24'08"W | 310.26' |
| C8 | 430.00' | 39°31'25" | 296.62' | N60°50'35"E | 290.78' |
| C9 | 230.00' | 29°35'31" | 118.79' | N73°35'30"W | 117.47' |
| C10 | 125.39' | 65°48'30" | 144.02' | S64°41'38"W | 136.23' |
| C11 | 51.42' | 128°52'19" | 115.66' | S26°10'13"E | 92.78' |
| C12 | 111.79' | 46°52'01" | 91.44' | N00°49'36"E | 88.91' |
| C13 | 1460.00' | 32°43'08" | 833.73' | N18°02'43"E | 822.45' |
| C13A | 1460.00' | 13°04'02" | 332.97' | N27°52'16"E | 332.25' |
| C13B | 1460.00' | 19°39'06" | 500.76' | N11°30'42"E | 498.32' |
| C14 | 1540.00' | 66°02'18" | 1774.98' | N01°23'07"E | 1678.35' |
| C15 | 1430.00' | 40°54'12" | 1020.87' | S01°36'32"E | 999.33' |
| C15A | 1430.00' | 09°58'16" | 248.86' | S17°04'30"W | 248.55' |
| C15B | 1430.00' | 14°07'20" | 352.47' | S05°01'42"W | 351.58' |
| C15C | 1430.00' | 16°48'36" | 419.54' | S10°26'16"E | 418.04' |
| C15D | 1430.00' | 11°35'03" | 289.12' | S24°38'05"E | 288.63' |

| EASEMENT CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| EC1A | 572.96' | 00°58'37" | 9.77' | N51°44'37"W | 9.77' |
| EC1B | 572.96' | 32°31'40" | 325.28' | N68°29'46"W | 320.93' |
| EC2A | 22993.32' | 00°34'17" | 229.29' | S89°54'57"E | 229.29' |
| EC2B | 22993.32' | 01°59'57" | 802.31' | N89°22'13"E | 802.27' |
| EC3 | 970.00' | 03°50'00" | 64.90' | S60°16'58"W | 64.88' |
| EC5A | 470.00' | 00°15'59" | 2.19' | N10°23'40"W | 2.19' |
| EC5B | 470.00' | 21°27'51" | 176.07' | N00°28'15"E | 175.04' |
| EC8A | 430.00' | 09°57'55" | 74.79' | N75°37'20"E | 74.69' |
| EC8B | 430.00' | 08°00'46" | 60.14' | N66°37'59"E | 60.09' |
| EC8C | 430.00' | 21°32'44" | 161.70' | N51°51'14"E | 160.75' |




LOCATION MAP
NOT TO SCALE

| EASEMENT LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| E1 | N04°03'08"E | 143.93' |
| E2 | N84°51'07"W | 497.07' |
| E3 | N82°36'59"W | 81.08' |
| E4 | N87°04'21"W | 167.57' |
| E5 | N86°24'19"W | 127.08' |
| E6 | N89°05'27"W | 169.80' |
| E7 | S88°21'03"W | 432.82' |
| E8 | S67°03'12"E | 58.93' |
| E9 | N51°28'22"E | 105.31' |
| E10 | S38°06'13"E | 46.93' |
| E11 | S38°06'13"E | 30.00' |
| E12 | S38°06'13"E | 95.84' |
| E13 | S52°21'48"E | 757.52' |
| E14 | S57°19'50"E | 32.93' |
| E15 | N57°19'50"W | 11.47' |

## LEGEND

- FOUND 3" BRASS CAP PER PLS 529
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PE&LS 3864
- FOUND 3-1/4" ALUMINUM CAP PER PE&LS 3864
- SET 2" ALUMINUM CAP PER PLS 2615
- FOUND 3" BRASS CAP PER PLS 258
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND RIGHT OF WAY MONUMENT
- NOT FOUND/NOT SET/CALCULATED POSITION
- BOUNDARY LINE SHERIDAN COUNTY CLUB MINOR SUBDIVISION
- INTERIOR PROPERTY/LOT LINES
- SECTION LINE
- INTERIOR SECTION LINE
- ROW LINE
- UTILITY EASMENT LINE AS SHOWN ON PLAT (WIDTH AND TYPE)
- LANDSCAPE AND FENCE MAINTENANCE EASEMENT
- ACCESS/PARKWAY/TRAIL EASEMENT
- CENTERLINE 20.0' PATHWAY EASEMENT
- VACATED LOT LINE

## CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED FIRST INTERSTATE BANK OF SHERIDAN AND DONLAD B. ROBERTS BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS **HIDDEN BRIDGE MINOR SUBDIVISION** IS A RESUBDIVISION OF TRACT 1, & TRACT 2, SHERIDAN COUNTRY CLUB MINOR SUBDIVISION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID SUBDIVISION CONTAINS **±157.14 ACRES** OF LAND, MORE OR LESS.

THE **HIDDEN BRIDGE MINOR SUBDIVISION** AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS.

THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY GRANT THE FOLLOWING:

1: LOT A & LOT B IS SUBJECT TO A DRAINAGE EASEMENT AND WATER/SEWER LINE EASEMENT, AS SET FORTH IN THAT WARRANTY DEED RECORDED ON JANUARY 20, 2012 HEREWITH IN BOOK 522 AT PAGE 708 OF THE SHERIDAN COUNTY CLERK'S OFFICE.

2. THE 70' CART PATH AND DRAINAGE EASEMENT ADJACENT TO MYDLAND ROAD AND CROSSING TRACT 3 IS HEREBY GRANTED TO THE HIDDEN BRIDGE GOLF CLUB LLC. SAID EASEMENT SHALL NOT LIMIT THE FUTURE DEVELOPMENT OF TRACT 3 OR THE CONVEYANCE OF STORM WATER FROM ANY UPSTREAM LANDS. NOTWITHSTANDING THE ABOVE, DEVELOPMENT OF TRACT 3 SHALL NOT IMPEDE GOLF CART ACCESS OR STORM WATER CONVEYANCE WITHIN THE EASEMENT.

3. UTILITY EASEMENTS, EXCEPT LOT A & LOT B, WHICH ARE SUBJECT TO THE EASEMENTS INDICATED IN NOTE 1, AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATERLINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

4. DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, EXCEPT LOT A & LOT B, WHICH ARE SUBJECT TO THE EASEMENTS INDICATED IN NOTE 1, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

5. 20' RESERVED FOR FUTURE PARKWAY AND/OR TRAIL LOCATION-EXACT LOCATION TO BE DETERMINED WITH FUTURE PLAT AND ROADWAY ALIGNMENT. AREA TO BE ADJACENT TO ROADWAY.

6. RESERVED FOR TRAIL EASEMENT. DEDICATION AND INSTALLATION OF TRAIL TO BE DETERMINED BY THE CITY OF SHERIDAN.

7. GOLF EASEMENT, TO ALLOW PEDESTRIAN AND GOLF CART ACCESS, DRAINAGE AND THE FLIGHT OF GOLF BALLS. ALL ACTIVE LAND USES INCLUDING PARK AND RECREATIONS SHALL NOT BE ALLOWED WITHIN THE BOUNDARY OF SAID EASEMENT.

8. THE LANDSCAPE AND FENCE MAINTENANCE EASEMENT IS GRANTED TO THE ADJOINING PROPERTY OWNER TO ALLOW SAID OWNER THE RIGHT TO MAINTAIN THEIR LANDSCAPING AND FENCING WITHIN THE EASEMENT AREA INCLUDING THE INSTALLATION OF WIRE MESH ON EXISTING FENCING ON THE SIDE NOT FACING LOT A IN COMPLIANCE WITH THE DESIGN GUIDELINES OF THE CLOUD PEAK RANCH HOMEOWNERS ASSOCIATION. FURTHERMORE, ANY LANDSCAPING OR FENCING INSTALLED BY THE OWNER OF LOT A AND EXISTING ON THE DATE THIS PLAT IS APPROVED THAT MAY BE OUTSIDE OF LOT A BUT WITHIN THE EASEMENT AREA IS AN AUTHORIZED ENCROACHMENT AND MAY REMAIN WHERE INSTALLED.

9. **RESOLUTION No. 43-10** STATES "ALL EXISTING WATERLINE EASEMENTS GRANTED TO THE CITY OF SHERIDAN, WHICH ARE CONTAINED WITHIN THE SUBDIVISION BOUNDARY OF THE FINAL PLAT OF THE SHERIDAN COUNTRY CLUB MINOR SUBDIVISION, ARE HEREBY VACATED"

## IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.
THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 4TH DAY OF MARCH, 2013

SHERIDAN HEIGHTS RANCH, LLC
BY: [signature]
DONALD B. ROBERTS

SYSTEM LAND, LLC
BY: [signature]
DONALD B. ROBERTS

FIRST INTERSTATE BANK OF SHERIDAN, WY
BY: Mark S. Kinner
MARK S. KINNER
PRESIDENT

THE HIDDEN BRIDGE GOLF CLUB, LLC
BY: Jeffrey W. McArthur
JEFFERY W. MCARTHUR
MANAGER

STATE OF WYOMING
COUNTY OF SHERIDAN :ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DONALD B. ROBERTS BEFORE ME THIS 4TH DAY OF MARCH, 2013
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 FEB 2016
[signature]
NOTARY PUBLIC
DAVID E. HORNEY NOTARY PUBLIC COUNTY OF SHERIDAN STATE OF WYOMING MY COMMISSION EXPIRES FEBRUARY 18, 2016

STATE OF WYOMING
COUNTY OF SHERIDAN :ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MARK S. KINNER BEFORE ME THIS 4TH DAY OF MARCH, 2013
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 FEB 2016
[signature]
NOTARY PUBLIC
DAVID E. HORNEY COUNTY OF SHERIDAN STATE OF WYOMING MY COMMISSION EXPIRES FEBRUARY 18, 2016

STATE OF WYOMING
COUNTY OF SHERIDAN :ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JEFF MCARTHUR BEFORE ME THIS 4TH DAY OF MARCH, 2013
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 FEB 2016
[signature]
NOTARY PUBLIC
DAVID E. HORNEY COUNTY OF SHERIDAN MY COMMISSION EXPIRES FEBRUARY 18, 2016

## 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 ______ DAY OF April 3, 2013, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Nicholas L. Bateson [signature]
DIRECTOR OF PUBLIC WORKS

## CERTIFICATE OF APPROVAL CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 26th DAY OF April, 2013

Scott Badley [signature]
ATTEST: CITY CLERK

[signature]
MAYOR Council President

## DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF **TRACT 1, & TRACT 2, SHERIDAN COUNTRY CLUB MINOR SUBDIVISION**, TO THE CITY OF SHERIDAN, AS RECORDED IN DRAWER S OF PLATS; PAGE NUMBER 133, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK AND RECORDER, SHERIDAN COUNTY COURTHOUSE, SHERIDAN, WYOMING. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **HIDDEN BRIDGE MINOR SUBDIVISION** AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor RONALD W. PRESTFELDT 2615 WYOMING Date: 3/4/2013

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

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, measurement or representations may have occurred since the original plat was recorded.

## CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 10:25 O'CLOCK A.M., THIS 30 DAY OF April, 2013, AND IS DULY RECORDED IN DRAWER H, PLAT NO. 58
FEE $ 50.00

Eda Schunk Thompson
COUNTY CLERK
STAMP RECEIVING NUMBER 2013-704364

FINAL PLAT OF THE HIDDEN BRIDGE MINOR SUBDIVISION TO THE CITY OF SHERIDAN, WYOMING.
A RESUBDIVISION OF TRACT 1 & TRACT 2, SHERIDAN COUNTRY CLUB MINOR SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

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

CLIENT: FIRST INTERSTATE BANK
4 S. MAIN STREET
SHERIDAN, WY 82801

JN: 2012-027
DF: 2012-027_SUB
TAB: SUBD 2-28-2013
MARCH 1, 2013

H-58