

FINAL PLAT OF INDIAN PAINTBRUSH ESTATES SUBDIVISION

LOCATED IN THE W1/2NE1/4 AND THE E1/2NW1/4 OF SECTION 21, T55N, R84W, 6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING

TOTAL = ±50.85 ACRES
TOTAL ACREAGE OF ROADS = ±5.37 ACRES
TOTAL LOTS = 22 ZONED: UR

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION BEING A TRACT OF LAND SITUATED IN THE W1/2NE1/4 AND THE E1/2NW1/4, SECTION 21, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 21, (MONUMENTED WITH A 3-1/4" ALUMINUM CAP PER PLS 6812); THENCE S89°23'12"E, 489.23 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 384 OF DEEDS, PAGE 603 ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SWAIN ROAD (AKA COUNTY ROAD NO. 56); THENCE S89°56'50"E, 624.94 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 374 OF DEEDS, PAGE 9; THENCE S00°19'41"E, 316.80 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 374 OF DEEDS, PAGE 9 TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N85°35'19"E, 204.40 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 374 OF DEEDS, PAGE 9 TO A POINT LYING ON THE WEST LINE OF THE LOT 2, J BAR L MINOR SUBDIVISION; THENCE S00°15'06"E, 308.33 FEET ALONG SAID WEST LINE TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2, J BAR L MINOR SUBDIVISION; THENCE S00°15'06"E, 1298.84 FEET ALONG THE WEST LINE OF LOT 2, J BAR L MINOR SUBDIVISION TO THE SOUTHWEST CORNER OF SAID J BAR L MINOR SUBDIVISION; THENCE N00°53'31"W, 671.31 FEET ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 453 OF DEEDS, PAGE 761, AND THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 384 OF DEEDS, PAGE 318 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 384 OF DEEDS, PAGE 603; THENCE S89°20'11"W, 702.21 FEET ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 432 OF DEEDS, PAGE 308 TO A POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 364 OF DEEDS, PAGE 50; THENCE N00°23'32"W, 631.50 FEET ALONG SAID EAST LINE TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 384 OF DEEDS, PAGE 50; THENCE N00°15'18"W, 631.65 FEET ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 410 OF DEEDS, PAGE 375 TO A POINT LYING ON THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 384 OF DEEDS, PAGE 603; THENCE N89°18'42"E, 544.00 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 384 OF DEEDS, PAGE 603 TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 384 OF DEEDS, PAGE 603; THENCE N00°06'29"W, 657.55 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 384 OF DEEDS, PAGE 603 TO THE POINT OF BEGINNING OF SAID TRACT.

CERTIFICATE OF OWNER(S)

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS, CONTAINING 50.85 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE INDIAN PAINTBRUSH ESTATES SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, INDIAN PAINTBRUSH ROAD; 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 22 DAY OF March, 2006

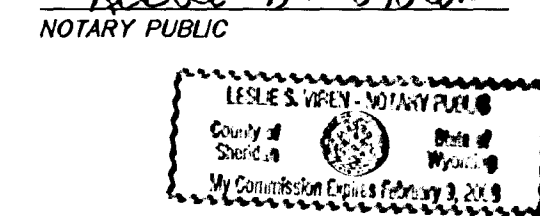
BY: D.S.B. INVESTMENT, INC.
SCOTT BLISS, PRESIDENT

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF March, 2006, BY D.S.B. INVESTMENT, INC., SCOTT BLISS, PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: Feb. 9, 2008



WATER RIGHTS

ALL WATER RIGHTS WILL BE PROPORTIONED BY LOT SIZE ON THE TWENTY-TWO (22) LOTS OF THE INDIAN PAINTBRUSH ESTATES SUBDIVISION.

ORIGINAL SUPPLY
IRRIGATED FROM COLORADO COLONY DITCH - CROSS CREEK
TERRITORIAL PROOF NO. 338
ORDER REC. - BK 1 / PG. 240
FACILITY NAME - COLORADO COLONY DITCH
PRIORITY DATE - 7/04/1883
USE - IRRIGATION, 45.48 ACRES

SUPPLEMENTAL SUPPLY
IRRIGATED FROM COLORADO COLONY DITCH - CROSS CREEK
PERMIT NO. 4486, PROOF NO. 3460
ORDER REC. - BK 2 / PG. 2
PRIORITY DATE - 6/15/1899
USE - IRRIGATION, 45.48 ACRES

SECONDARY SUPPLY
FROM BIG HORN RESERVOIR, P1352RES
SUPPLIED THROUGH COLORADO COLONY DITCH
PERMIT NO. 4186, PROOF NO. 20660
CERTIFICATE REC. - BK 47 / PG. 604
PRIORITY DATE - 7/10/1908
USE - IRRIGATION, 45.48 ACRES

THE IRRIGATION WATER DISTRIBUTION PLAN FOR THE INDIAN PAINTBRUSH ESTATES SUBDIVISION IS ON FILE WITH THE SHERIDAN COUNTY ENGINEERING DEPARTMENT.

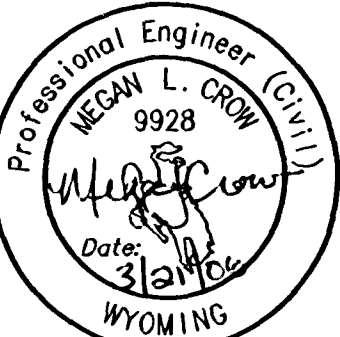
LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- SET 3-1/4" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 102
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 5/8" REBAR/SET 3-1/4" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 2" IRON PIPE/SET 3-1/4" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 2" ALUMINUM CAP PER PLS 3864
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 1" IRON PIPE/SET 3-1/4" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 258
- CALCULATED, NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- SUBDIVISION BOUNDARY
- LOT/PROPERTY LINE
- COUNTY ROAD RIGHT-OF-WAY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- UTILITY EASEMENT AND SETBACK LINE
- WETLAND AND IRRIGATION EASEMENT BOUNDARY LINE
- WETLANDS & IRRIGATION EASEMENT (SEE NOTE: 6 - 9)

CERTIFICATE OF ENGINEER

STATE OF WYOMING)
COUNTY OF SHERIDAN)

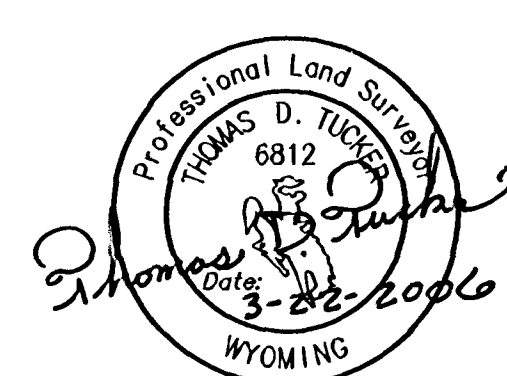
I, MEGAN L. CROW, HEREBY STATE THAT THIS MAP WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY OF THE WETLANDS MADE IN OCTOBER 2005, UNDER MY DIRECTION BY WMC ENGINEERING, CHAD REED, PE 9636, FOR WHOM I STAND PERSONALLY RESPONSIBLE; AND THAT IT CORRECTLY REPRESENTS THE LOCATION AND AREA OF THE WETLANDS AND LANDS PROPOSED TO BE IRRIGATED IN THE SUBDIVISION.



SURVEYOR'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF SHERIDAN)

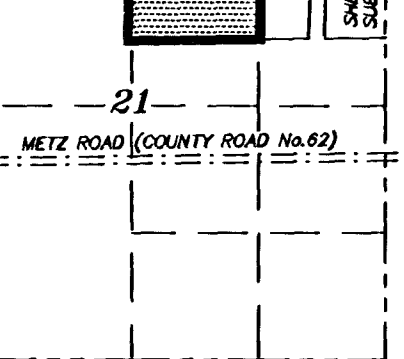
I, THOMAS D. TUCKER A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF INDIAN PAINTBRUSH ESTATES SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



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

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

SITE



LOCATION MAP

SCALE: 1"=2000'

NOTES

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
2. MOUNDED SEPTIC SYSTEMS OR COMPARABLE SYSTEMS IN ACCORDANCE WITH THE WYOMING DEQ CHAPTER 12 RULES ARE REQUIRED AND SHALL BE DESIGNED BY A LICENSED ENGINEER. ALL LOTS MUST HAVE TEST PITS TO IDENTIFY DEPTH OF GROUND WATER AND MUST HAVE PERCOLATION TESTS TO DETERMINE TYPE OF SEPTIC SYSTEM REQUIRED.
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
4. 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.
5. 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 THAT HAVE BEEN ADOPTED BY THE COUNTY.
6. BUILDING PERMITS AND INSPECTION SHALL BE REQUIRED FOR ALL HOMES AND STRUCTURES PLACED ON EACH LOT PRIOR TO CONSTRUCTION OF ANY STRUCTURE. BUILDINGS AND OR STRUCTURES ARE STRICTLY PROHIBITED WITHIN THE DEFINED WETLAND BOUNDARIES.
7. LOT 11 MAY CONSTRUCT A DRIVEWAY ACROSS THE DEFINED WETLAND AREA. SAID ACCESS ROAD IS RESTRICTED TO A MAXIMUM WIDTH OF 12 FEET FROM SHOULDER TO SHOULDER AND MAY NOT EXCEED 2400 SQUARE FEET OF DISTURBANCE. A MINIMUM PIPE SIZE OF 24" IS TO BE USED FOR THE CROSSING. UTILITIES SERVING STRUCTURES ON SAID LOT 11 MAY UTILIZE THE ACCESS ROAD AND ARE RESTRICTED BY THE ABOVE CRITERIA.
8. LOT 8 MAY CONSTRUCT A DRIVEWAY ACROSS THE DEFINED WETLAND AREA. SAID ACCESS ROAD IS RESTRICTED TO A MAXIMUM WIDTH OF 12 FEET FROM SHOULDER TO SHOULDER AND MAY NOT EXCEED 1700 SQUARE FEET OF DISTURBANCE. A MINIMUM PIPE SIZE OF 24" IS TO BE USED FOR THE CROSSING. UTILITIES SERVING STRUCTURES ON SAID LOT 8 MAY UTILIZE THE ACCESS ROAD AND ARE RESTRICTED BY THE ABOVE CRITERIA.
9. UTILITIES WITHIN THE DEFINED WETLAND BOUNDARIES ARE RESTRICTED TO SAID EASEMENTS. SERVICE UTILITY LINES ARE NOT PERMITTED WITHIN THE WETLAND AREAS, EXCEPT AS LISTED ABOVE OR IN DEFINED EASEMENTS AS SHOWN.
10. PROPOSED PUBLIC WATER - SHERIDAN AREA WATER SUPPLY (SAWS). OUTSIDE USE OF PUBLIC WATER FOR LAWN AND GARDEN USE IS PROHIBITED.
11. ALL LOTS MUST ACCESS INDIAN PAINTBRUSH ROAD EXCEPT LOT 16 WHICH HAS AN EXISTING DRIVEWAY TO AND FROM SWAIN ROAD (AKA COUNTY ROAD NO. 56).
12. SEPTIC SYSTEMS ARE REQUIRED TO BE INSPECTED ANNUALLY BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WYOMING.
13. HIGH WATER TABLE CONSTRUCTION. ALL BUILDING 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. IN ADDITION, LOT OWNERS SHALL RETAIN A PROFESSIONAL CIVIL ENGINEER LICENSED IN THE STATE OF WYOMING AND KNOWLEDGEABLE IN THE PRINCIPLES OF GEOTECHNICAL ENGINEERING TO EVALUATE THE SOILS AND GROUNDWATER LEVEL TO DETERMINE THE STRUCTURAL ENGINEERING NEEDS OF ANY PROPOSED CONSTRUCTION.

CERTIFICATES OF APPROVAL

SHERIDAN COUNTY PLANNING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 9th DAY OF FEBRUARY 2006.

ATTEST:

Bill 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 7th DAY OF MARCH, 2006.

ATTEST:

Carla J. Raymond

COUNTY CLERK, Special Deputy

Ray Ham

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 22 DAY OF MARCH, 2006, AND IS DULY RECORDED IN DRAWER 1, PLAT NO. 4.

SEE 50.00

Audrey Koltzsch

COUNTY CLERK

STAMP RECEIVING NUMBER 534944

FINAL PLAT OF INDIAN PAINTBRUSH ESTATES SUBDIVISION

SHERIDAN COUNTY, WYOMING



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mc2eng@msn.com



JN: 25053
DN: 2005/20050530
PF: 12005033
MARCH 10, 2006