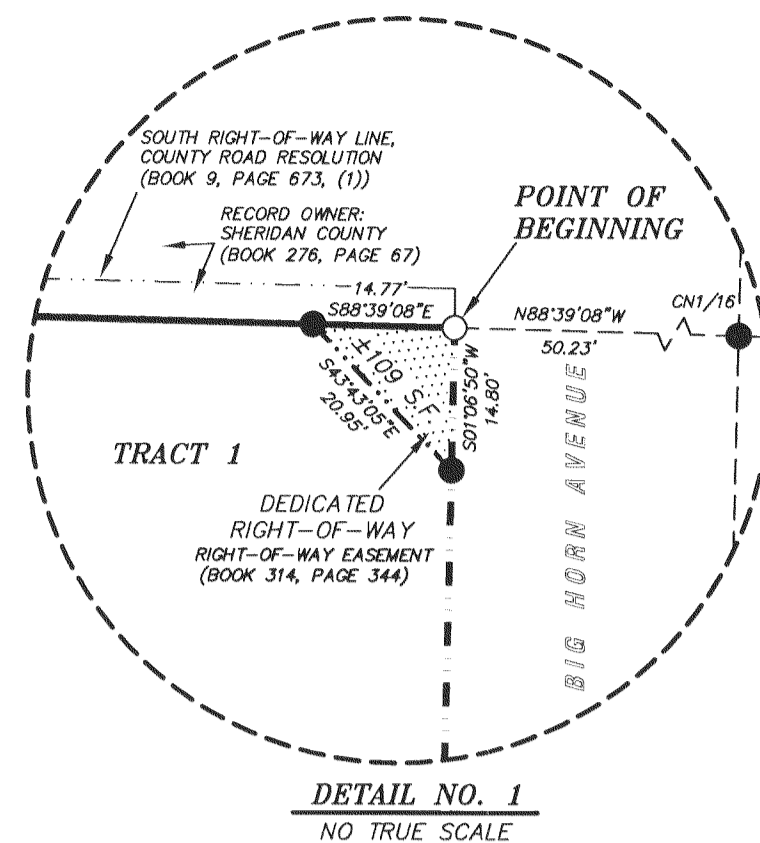


- LEGEND:**
- SET 2" ALUMINUM CAP PER PLS 6812
 - FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
 - ◆ FOUND 3-1/4" BRASS CAP PER PE&LS 537
 - ◇ FOUND 2" ALUMINUM CAP PER PLS 6812
 - ◇ FOUND 2" ALUMINUM CAP PER PLS 5300
 - ◇ FOUND 2" ALUMINUM CAP PER PLS 5300 (NOT ACCEPTED)
 - ◇ FOUND HIGHWAY RIGHT-OF-WAY MONUMENT PER PLS 6812
 - ◇ FOUND 2" ALUMINUM CAP PER PE&LS 3159
 - FOUND 5/8" REBAR
 - CALCULATED: NOTHING FOUND/NOTHING SET
 - (R) RECORD
 - BOUNDARY/DEED LINE
 - PROPERTY/TRACT OR LOT LINE
 - SECTION LINE
 - INTERIOR SECTION LINE
 - HIGHWAY OR COUNTY ROAD RIGHT-OF-WAY LINE
 - BUILDING ENVELOPE BOUNDARY LINE (±1.0 ACRE)
 - EASEMENT LINE (AS NOTED)
 - IRRIGATION EASEMENT OR IRRIGATION & UTILITY LINE (AS NOTED)
 - 20.0' UTILITY & DRAINAGE EASEMENT LINE (OR AS NOTED)

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	63°54'03"	65.00'	72.49'	N31°54'39"E
C2	91°44'33"	65.00'	104.08'	N45°54'39"W
C3	149°23'02"	65.00'	169.47'	S13°31'34"W



FINAL PLAT
PARADISE MEADOWS
TO SHERIDAN COUNTY, WYOMING
SITUATED IN THE SE1/4NW1/4 OF SECTION 15, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

AREA OF TRACTS = ±36.30 ACRES
AREA OF DEDICATED RIGHT-OF-WAY = ±1.58 ACRES
TOTAL = ±37.88 ACRES
TOTAL TRACTS = 7

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING PARADISE MEADOWS BEING A SUBDIVISION SITUATED IN THE SE1/4NW1/4 OF SECTION 15, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID SUBDIVISION BEING A TRACT OF LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 6812); THENCE S01°11'25"W, 1284.28 FEET ALONG THE EAST LINE OF THE NE1/4NW1/4 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID SE1/4NW1/4 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N88°39'08"W, 50.23 FEET ALONG THE NORTH LINE OF SAID SE1/4NW1/4 TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332), AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 276 OF DEEDS, PAGE 67; THENCE S01°06'50"W, 14.80 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) TO A POINT, SAID POINT LYING ON THE SOUTHWESTERLY LINE OF A RIGHT-OF-WAY EASEMENT DESCRIBED IN BOOK 314 OF DEEDS, PAGE 344; THENCE, CONTINUE S01°06'50"W, 394.23 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) TO A POINT; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°21'11", A RADIUS OF 4872.04 FEET, AN ARC LENGTH OF 200.09 FEET, A CHORD BEARING OF S02°17'40"W, AND A CHORD LENGTH OF 200.08 FEET TO A POINT; THENCE S03°27'08"W, 561.36 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) TO A POINT; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°23'04", A RADIUS OF 4970.46 FEET, AN ARC LENGTH OF 120.09 FEET, A CHORD BEARING OF S02°44'21"W, AND A CHORD LENGTH OF 120.09 FEET TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF SAID SE1/4NW1/4 AND BEING THE NORTHEAST CORNER OF FOOSBALL RANCH MINOR SUBDIVISION; THENCE S89°32'08"W, 1043.27 FEET ALONG SAID SOUTH LINE OF SAID SE1/4NW1/4 AND THE NORTH LINE OF SAID FOOSBALL RANCH MINOR SUBDIVISION, TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID FOOSBALL RANCH MINOR SUBDIVISION; THENCE, CONTINUE S89°32'08"W, 186.67 FEET ALONG SAID SOUTH LINE OF SAID SE1/4NW1/4 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID SE1/4NW1/4 AND THE SOUTHEAST CORNER OF SOUTH HOME RANCH SUBDIVISION 1ST ADDITION; THENCE N00°54'49"E, 1329.24 FEET ALONG THE WEST LINE OF SAID SE1/4NW1/4 AND THE EAST LINE OF SAID SOUTH HOME RANCH SUBDIVISION 1ST ADDITION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID SE1/4NW1/4 AND THE NORTHEAST CORNER OF SAID SOUTH HOME RANCH SUBDIVISION 1ST ADDITION; THENCE S88°39'08"E, 1264.87 FEET ALONG THE WEST LINE OF SAID SE1/4NW1/4 AND THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 276 OF DEEDS, PAGE 67 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY EASEMENT DESCRIBED IN BOOK 314 OF DEEDS, PAGE 344; THENCE, CONTINUE S88°39'08"E, 14.77 FEET ALONG SAID NORTH LINE OF SAID SE1/4NW1/4 AND SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 276 OF DEEDS, PAGE 67 TO THE POINT OF BEGINNING OF SAID TRACT.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER(S) AND PROPRIETORS; CONTAINING 37.88 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS **PARADISE MEADOWS**, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER ALL ROADS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; 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 20TH DAY OF JANUARY, 2021.

SIGNED BY AFFIDAVIT
BY: FIRST INTERSTATE BANK, SHERIDAN, WYOMING
("LIEN HOLDER"), SEE AFFIDAVIT FILED AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER: 2021-766164

STATE OF WYOMING
COUNTY OF SHERIDAN :SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY CASEY CARLTON BEFORE ME THIS 20TH DAY OF JANUARY, 2021.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES August 3, 2023

NOTARY PUBLIC
Karin B. Koyana-Brown
COUNTY OF SHERIDAN
STATE OF WYOMING
MY COMMISSION EXPIRES August 3, 2023

CERTIFICATE OF APPROVAL
BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 18TH DAY OF September, 2020.

ATTEST:
Eda Schunk Thompson
COUNTY CLERK

Chairman
Chairman

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

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 1ST DAY OF February, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

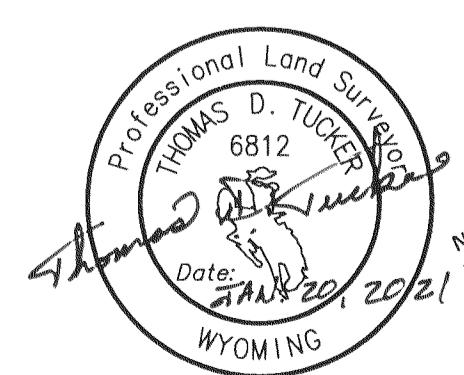
APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 8TH DAY OF Sept, 2020

ATTEST: City Clerk

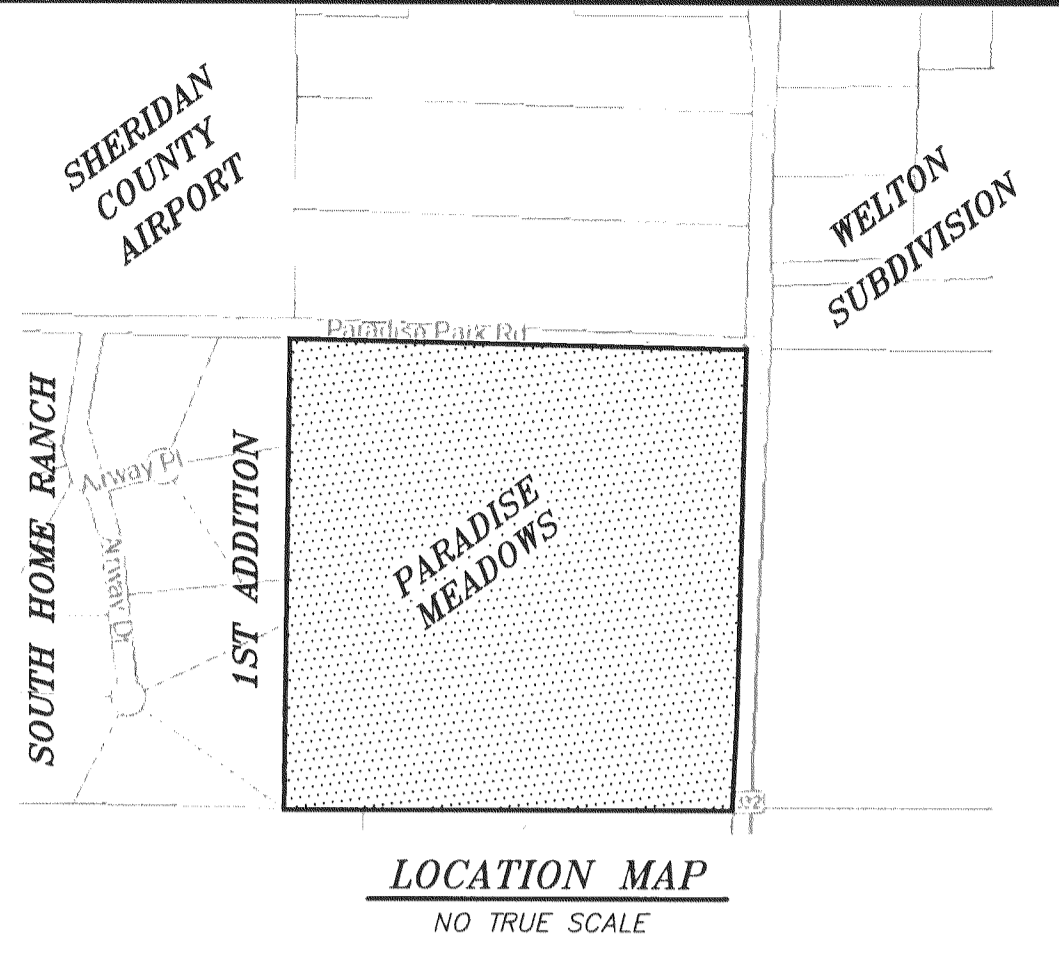
Mayor

SURVEYOR'S CERTIFICATE

I, THOMAS D. TUCKER, DO HEREBY STATE 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 PARADISE MEADOWS, 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 TRACTS, EASEMENTS AND ROADS OF SAID SUBDIVISION.



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



NOTES:

1. NO PROPOSED CENTRALIZED SEWAGE SYSTEM
2. DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH SAWS/JPB
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 SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
6. WHEN PUBLIC SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL CONNECT TO SAID SYSTEM.
7. PARADISE MEADOWS 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 COUNTY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCE WHICH MAY RESULT FROM LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER SAID SUBDIVISION.
8. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
9. TRACT 1 & 7 ARE RESTRICTED FROM ACCESSING PARADISE PARK ROAD (AKA COUNTY ROAD NO. 72). INGRESS AND EGRESS SHALL BE FROM MOUNTAIN BROOK DRIVE.
10. NO PUBLIC MAINTENANCE OF MOUNTAIN BROOK DRIVE. ALL TRACTS ARE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, UPGRADE, REBUILDING OR SNOW-PLOWING OF MOUNTAIN BROOK DRIVE SITUATED WITHIN PARADISE MEADOWS.
11. A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEER'S OFFICE IN CHEYENNE, WYOMING.
12. BUILDING ENVELOPES: ALL BUILDINGS, OUTBUILDINGS, INTERIOR FENCES "YARD FENCES" CORRALS, AND/OR OTHER STRUCTURES CONSTRUCTED OR ERECTED WITHIN THE BUILDING ENVELOPE ARE RESTRICTED BY A PRIVATE COVENANT AND SHALL BE ENFORCED BY THE HOME OWNERS ASSOCIATE (HOA). SHERIDAN COUNTY WILL NOT BE LIABLE NOR RESPONSIBLE FOR ASSURING COMPLIANCE WITH ENFORCING THIS COVENANT.
13. POTABLE WATER WILL BE FROM THE SHERIDAN AREA WATER SUPPLY JOINT POWERS BOARD GOVERNED BY THE CONTINGENT WATER SERVICE AGREEMENT FOR THE SUBDIVISION.
14. ALL ON-SITE SEPTIC SYSTEMS LOCATED ON ALL THE TRACTS REQUIRE THAT A WYOMING LICENSED PROFESSIONAL ENGINEER DESIGN AND PERMIT THE ON-SITE SEPTIC SYSTEMS THROUGH SHERIDAN COUNTY, TRACTS 1-3 LEACHFIELD'S MUST HAVE A MINIMUM OF 4' OF SEPARATION TO SEASONAL HIGH GROUNDWATER SUCH AS A MOUND SYSTEM. TRACTS WITH A PERCOLATION RATE OF GREATER THAN 60 MINUTES PER INCH WILL REQUIRE AN ALTERNATIVE SEPTIC SYSTEM WITH NO AREA REDUCTION ALLOWED FOR CHAMBERS IF THEY ARE USED.

DECLARATION VACATING PREVIOUS PLATS & EASEMENTS

- 1) ALL EARLIER PLATS AND EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED UNLESS NOTED OTHERWISE.
- 2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS SHOWN ON THIS PLAT.

CERTIFICATES OF ACTION

SHERIDAN COUNTY PLANNING & ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS 3RD DAY OF September, 2020.

ATTEST:
Chairman
Chairman

CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN :SS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:26 O'CLOCK P.M., THIS 5TH DAY OF February, 2021, AND IS DULY RECORDED AS PLAT P, PAGE 120
FEE \$ 75.00

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2021-766165

FINAL PLAT
PARADISE MEADOWS

SITUATED IN THE SE1/4NW1/4 OF SECTION 15, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

CLIENT: CARLTON CONSTRUCTION LLC
P.O. BOX 708
BIG HORN, WY 82833



RYAN MEISEL, PE
OWNER / PRINCIPAL
101 E. LOUCKS STREET, #330
SHERIDAN, WY 82801
(970) 227-0714

RESTFELDT
SURVEYING
2340 WELANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2019-078
DN: 2019-078-SUB
TAB: PLAT
PF: 12019-078
REVIEWED BY: JSP
JANUARY 20, 2021