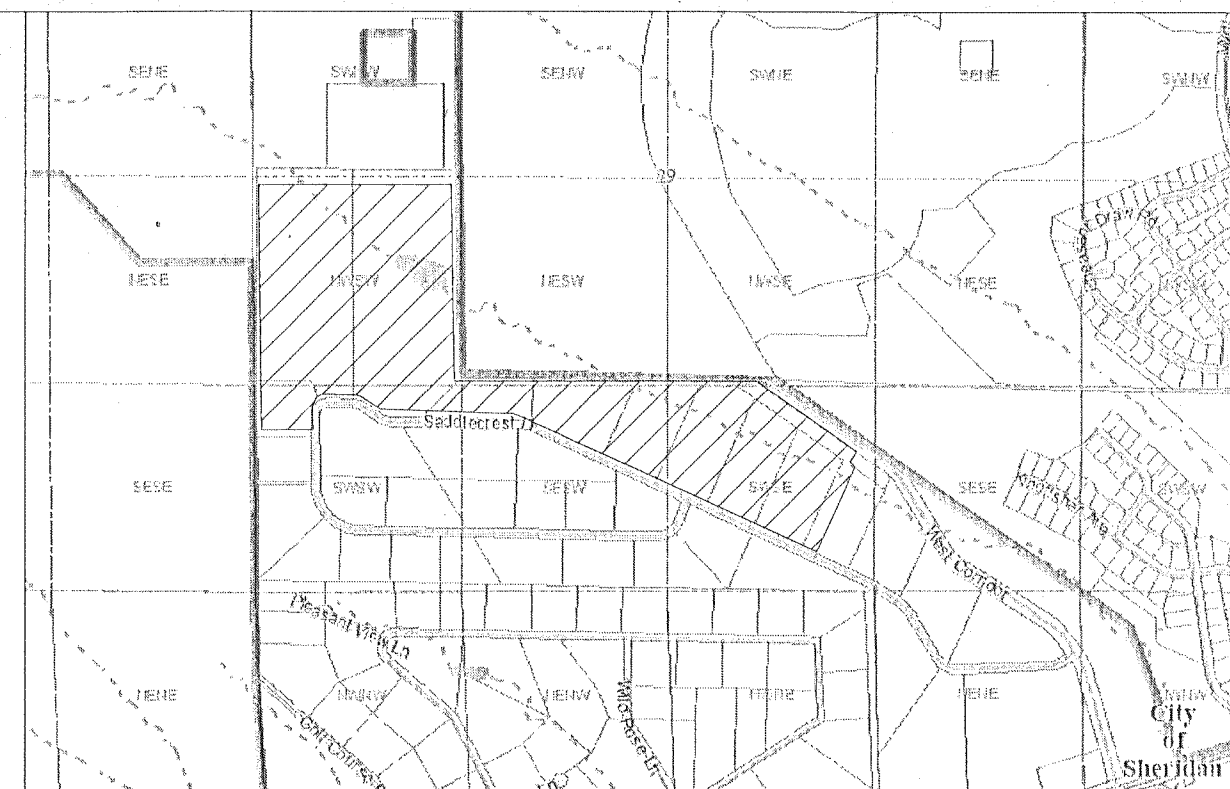


# SADDLECREST SUBDIVISION

CORRECTED PLAT

OF LOTS 7-13, OUTLOT B, AND THE NORTH SEGMENT OF THE WEST CORRIDOR OF THE SADDLECREST SUBDIVISION  
LOCATED WITHIN THE (S1/2) OF SECTION 29,  
TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING  
BEING 73.05 ACRES MORE OR LESS



LOCATION MAP  
(NO TRUE SCALE)

## CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION CORRECTED PLAT OF LOTS 7-13, OUTLOT B AND THE NORTH SEGMENT OF THE WEST CORRIDOR OF THE SADDLECREST SUBDIVISION LOCATED WITHIN THE SOUTH HALF (S½) OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF SAID SECTION 29, N00°24'20"W, 924.55 FEET TO THE NORTHWEST CORNER OF LOT 14 OF SADDLECREST SUBDIVISION AND THE TRUE POINT OF BEGINNING OF SUBJECT TRACT; THENCE CONTINUING ALONG SAID WEST LINE N00°24'20"W, 406.98 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTION 29 AND SECTION 30 OF SAID TOWNSHIP 56 NORTH, RANGE 84 WEST; THENCE CONTINUING ALONG SAID WEST LINE, N00°24'26"W, 1331.55 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE S89°21'54"E, 1332.50 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW¼SW¼) OF SAID SECTION 29 TO THE CENTER WEST SIXTEENTH CORNER (C-W ¼) OF SAID SECTION 29; THENCE S00°06'01"E, 1333.68 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW¼SW¼) TO THE SOUTHWEST SIXTEENTH (SW ¼) CORNER OF SAID SECTION 29; THENCE S89°15'53"E, 1325.36 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼SW¼) TO A POINT ON THE WESTERLY LINE OF A TRACT OF LAND DEPICTED IN SHERIDAN COUNTY LOT DIVISION PERMIT N0.01-041; THENCE ALONG SAID WESTERLY LINE S55°39'19"E, 855.86 FEET; THENCE S34°20'41"W, 100.00 FEET TO A POINT ON THE WESTERLY LINE OF THE WEST CORRIDOR OF THE SADDLECREST SUBDIVISION; THENCE ALONG SAID WESTERLY LINE THROUGH A NONTANGENT CURVE TO THE RIGHT HAVING RADIUS OF 250.00 FEET, AN ARC LENGTH OF 59.31 FEET, A DELTA ANGLE OF 1°35'37", A CHORD BEARING OF S48°51'31"E AND A CHORD LENGTH OF 59.17 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SADDLECREST SUBDIVISION; THENCE S24°19'26"W, 84.28 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF LOT 4 OF SAID SADDLECREST SUBDIVISION; THENCE N55°39'19"W, 1027.61 FEET ALONG THE NORTH LINE OF LOTS 4, 5 AND 6 OF SAID SADDLECREST SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S24°19'26"W, 741.64 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N65°40'34"W, 1249.71 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SADDLECREST DRIVE TO A POINT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING RADIUS OF 180.00 FEET, AN ARC LENGTH OF 73.81 FEET, A DELTA ANGLE OF 2°29'37", A CHORD BEARING OF N72°25'23"W AND A CHORD LENGTH OF 73.29 FEET; THENCE N89°10'11"W, 839.85 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THROUGH A CURVE TO THE RIGHT HAVING RADIUS OF 120.00 FEET, AN ARC LENGTH OF 71.11 FEET, A DELTA ANGLE OF 3°57'01", A CHORD BEARING OF N72°11'41"W AND A CHORD LENGTH OF 70.07 FEET; THENCE N55°13'10"W, 113.11 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING RADIUS OF 180.00 FEET, AN ARC LENGTH OF 100.77 FEET, A DELTA ANGLE OF 3°20'43", A CHORD BEARING OF N71°15'25"W AND A CHORD LENGTH OF 99.46 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING RADIUS OF 180.00 FEET, AN ARC LENGTH OF 5.89 FEET, A DELTA ANGLE OF 1°52'31", A CHORD BEARING OF N88°13'56"W AND A CHORD LENGTH OF 5.89 FEET; THENCE N89°10'11"W, 158.17 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING RADIUS OF 105.00 FEET, AN ARC LENGTH OF 48.75 FEET, A DELTA ANGLE OF 2°36'09", A CHORD BEARING OF S77°31'44"W AND A CHORD LENGTH OF 48.31 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING RADIUS OF 112.26 FEET, A DELTA ANGLE OF 64°33'48", A CHORD BEARING OF S31°54'48"W AND A CHORD LENGTH OF 112.26 FEET; THENCE S00°24'08"E, 141.99 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID SADDLECREST DRIVE TO THE NORTHEAST CORNER OF LOT 14 OF SAID SADDLECREST SUBDIVISION; THENCE S89°34'39"W, 350.07 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TRACT CONTAINS ±73.05 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; CONTAINING 73.05 ACRES MORE OR LESS; HAVE, BY THESE PRESENT LAID OUT, AND SURVEYED AS SADDLECREST SUBDIVISION CORRECTED PLAT OF LOTS 7-13, OUTLOT B, AND THE NORTH SEGMENT OF THE WEST CORRIDOR, 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 FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 16<sup>th</sup> DAY OF MARCH, 2020.

STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF March, 2020.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-1-2021

Notary Public



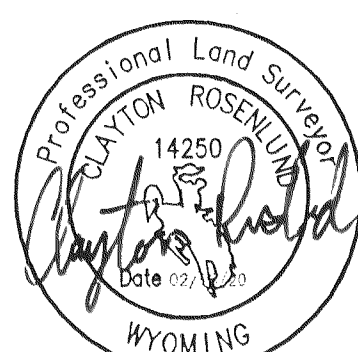
## NOTES

1. NO PROPOSED CENTRALIZED SEWAGE SYSTEM
2. DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH SAMS/SRB
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 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. THERE ARE NO SURFACE WATER RIGHTS ASSOCIATED WITH THIS SUBDIVISION. ALL WATER RIGHTS HAVE BEEN ELIMINATED IN ACCORDANCE WITH THE WYOMING STATE ENGINEERS OFFICE.
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 SAID 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 SYSTEMS THROUGH SHERIDAN COUNTY. THESE SYSTEMS MUST BE IN ACCORDANCE WITH NSF STANDARD 40 CLASS 1 STANDARDS, AND THE LEACHFIELD CANNOT BE PLACED DEEPER THAN 3 FEET BELOW THE GROUND 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 7-12 HAVE BUILDING AND DRAINAGE RESTRICTIONS AS FRESHENED ON THIS PLAT. ALSO SEE SADDLECREST SUBDIVISION COVENANTS FOR DETAILS.
12. THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY SHERIDAN COUNTY SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED AS AN EASEMENT TO SHERIDAN COUNTY FOR DRAINAGE AND FLOODING PURPOSES. THE OWNERS SHALL NOT OBSTRUCT THE NATURAL FLOW OR POTENTIAL STORM RUN-OFF BY THE CONSTRUCTION OR PLACEMENT OF ANY TYPE OF FENCE WHICH WOULD HINDER DRAINAGE, BUILDING OR OTHER STRUCTURE, BARBED WIRE, POLE FENCES AND IRRIGATION PUMPS ARE EXEMPT; NOR STORAGE PLACEMENT OR PARKING OF VEHICLES, TRAILERS, BUILDING MATERIALS, YARD WASTE, SEWAGE OR OTHER SALVAGE ITEMS WITHIN SAID EASEMENT. THE COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. IN NO EVENT SHALL THE COUNTY BE OBLIGATED TO CONSTRUCT ANY STRUCTURE, OR TO MAINTAIN THE PROPERTY ENCUMBERED BY SAID EASEMENT. THE COUNTY SHALL NOT BE HELD LIABLE FOR DAMAGES OR INJURIES RESULTING FROM THE OCCURRENCE OF A FLOODING EVENT (SEE NOTE 11).
13. NO PUBLIC MAINTENANCE OF SADDLECREST DRIVE OR ITS ASSOCIATED STORMWATER STRUCTURES; ALL TRACTS WITHIN SADDLE CREST SUBDIVISION ARE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, UPGRADE, REPLACING AND SHOW-FLOWING OF SADDLE CREST DRIVE AND THAT PORTION OF THE WEST CORRIDOR BETWEEN SADDLECREST DRIVE AND HIGHWAY 331.
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, HAY/OR OTHER STRUCTURES CONSTRUCTED OR ERECTED WITHIN THE BUILDING ENVELOPE ARE RESTRICTED BY A PRIVATE COVENANT AND SHALL BE ENFORCED BY THE SADDLECREST SUBDIVISION COVENANTS. SHERIDAN COUNTY WILL NOT BE LIABLE NOR RESPONSIBLE FOR ASSURING COMPLIANCE WITH ENFORCING THIS COVENANT.
16. ALL ROAD ROW ARE RESERVED FOR UTILITY EASEMENTS
17. FRONT SETBACK: 25' REAR SETBACK: 20' SIDE SETBACK: 5'

## CERTIFICATE OF SURVEYOR

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

REGISTERED LAND SURVEYOR  
NO. 14250



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 rights-of-way. Delimitations, measurements or representations may have occurred since the original plat was recorded.

## LIST OF CORRECTIONS

1. ORIGINAL DEED FOR SADDLECREST LLC (BK 571, PG 702) CALLED OUT THE NORTH LINE OF SAID SECTION 29, N00°24'20"W, 1331.55 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE S89°21'54"E, 1332.50 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW¼SW¼) OF SAID SECTION 29 TO THE CENTER WEST SIXTEENTH CORNER (C-W ¼) OF SAID SECTION 29; THENCE S00°06'01"E, 1333.68 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW¼SW¼) TO THE SOUTHWEST SIXTEENTH (SW ¼) CORNER OF SAID SECTION 29; THENCE S89°15'53"E, 1325.36 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼SW¼) TO A POINT ON THE WESTERLY LINE OF A TRACT OF LAND DEPICTED IN SHERIDAN COUNTY LOT DIVISION PERMIT N0.01-041; THENCE ALONG SAID WESTERLY LINE S55°39'19"E, 855.86 FEET; THENCE S34°20'41"W, 100.00 FEET TO A POINT ON THE WESTERLY LINE OF THE WEST CORRIDOR OF THE SADDLECREST SUBDIVISION; THENCE ALONG SAID WESTERLY LINE THROUGH A NONTANGENT CURVE TO THE RIGHT HAVING RADIUS OF 250.00 FEET, AN ARC LENGTH OF 59.31 FEET, A DELTA ANGLE OF 1°35'37", A CHORD BEARING OF S48°51'31"E AND A CHORD LENGTH OF 59.17 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SADDLECREST SUBDIVISION; THENCE S24°19'26"W, 84.28 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF LOT 4 OF SAID SADDLECREST SUBDIVISION; THENCE N55°39'19"W, 1027.61 FEET ALONG THE NORTH LINE OF LOTS 4, 5 AND 6 OF SAID SADDLECREST SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S24°19'26"W, 741.64 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N65°40'34"W, 1249.71 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SADDLECREST DRIVE TO A POINT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING RADIUS OF 180.00 FEET, AN ARC LENGTH OF 73.81 FEET, A DELTA ANGLE OF 2°29'37", A CHORD BEARING OF N72°25'23"W AND A CHORD LENGTH OF 73.29 FEET; THENCE N89°10'11"W, 839.85 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THROUGH A CURVE TO THE RIGHT HAVING RADIUS OF 120.00 FEET, AN ARC LENGTH OF 71.11 FEET, A DELTA ANGLE OF 3°57'01", A CHORD BEARING OF N72°11'41"W AND A CHORD LENGTH OF 70.07 FEET; THENCE N55°13'10"W, 113.11 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING RADIUS OF 180.00 FEET, AN ARC LENGTH OF 100.77 FEET, A DELTA ANGLE OF 3°20'43", A CHORD BEARING OF N71°15'25"W AND A CHORD LENGTH OF 99.46 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING RADIUS OF 180.00 FEET, AN ARC LENGTH OF 5.89 FEET, A DELTA ANGLE OF 1°52'31", A CHORD BEARING OF N88°13'56"W AND A CHORD LENGTH OF 5.89 FEET; THENCE N89°10'11"W, 158.17 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING RADIUS OF 105.00 FEET, AN ARC LENGTH OF 48.75 FEET, A DELTA ANGLE OF 2°36'09", A CHORD BEARING OF S77°31'44"W AND A CHORD LENGTH OF 48.31 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING RADIUS OF 112.26 FEET, A DELTA ANGLE OF 64°33'48", A CHORD BEARING OF S31°54'48"W AND A CHORD LENGTH OF 112.26 FEET; THENCE S00°24'08"E, 141.99 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID SADDLECREST DRIVE TO THE NORTHEAST CORNER OF LOT 14 OF SAID SADDLECREST SUBDIVISION; THENCE S89°34'39"W, 350.07 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TRACT CONTAINS ±73.05 ACRES MORE OR LESS.
2. FLS 2615 SET ALUMINUM CAPS AT THE SW¼, C-W¼ AND THE NE¼ CORNERS OF SECTION 29. FLS 6812 SET AN ALUMINUM CAP AT THE SW¼ SEC. 29/20. THIS CORRECTED PLAT IS CHANGING THE EXTERIOR BOUNDARY OF SADDLECREST TO ACCEPT ALL THE ABOVE MENTIONED MODIFICATIONS.

## CERTIFICATE OF APPROVAL

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 3<sup>rd</sup> DAY OF March, 2020.

ATTEST:  
Eda Schunk Thompson COUNTY CLERK  
Rick Siddle CHAIRMAN

## CERTIFICATE OF RECORDER

STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:17 O'CLOCK THIS 3<sup>rd</sup> DAY OF March, 2020 AND IS DULY RECORDED IN PLAT BOOK 36 ON PAGE 163.

Eda Schunk Thompson  
COUNTY CLERK

2020-758510  
STAMP RECEIVING NUMBER

DATUM:  
BASIS OF BEARINGS IS  
US STATE PLANE, NAD 83  
WYOMING EAST CENTRAL ZONE  
DISTANCES ARE GROUND  
PAF:1.000235

## SADDLECREST SUBDIVISION

CORRECTED PLAT

SHERIDAN COUNTY, WYOMING

DATE OF PREPARATION: FEBRUARY 06, 2020



RECORD OWNER:  
SADDLECREST LLC  
2048 SUMMIT DRIVE  
SHERIDAN, WYOMING 82801

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

S-1163