## MAJOR SUBDIVISION **EASEMENT & RESERVED FOR FUTURE BOBCAT ESTATES** STREET DEVELOPMENT BEING LOCATED IN THE SW1/4 OF SECTION 14 & THE SE1/4 OF SECTION 15, T. 55 N., R. 84 W., 6TH P.M. - LOT CORNER (TYP.) SHERIDAN COUNTY, WYOMING 12.0' COMMUNICATIONS EASEMENT (177,101) 70.0' ELECTRIC EASEMENT (290-117 (1)) 22 LOTS & 2 OUTLOTS **— 1/4 SECTION LINE** CP AVIATION PRIMARY PROJECT CONTROL 221572.15 SQ FT 217873.68 SQ FT 217961.76 SQ FT 220367.81 SQ FT 5.00 ACRES 5.06 ACRES -+ 16' UTILITY EASEMENT (502-178) GEOID MODEL: GEOID 99 (CONUS) BORCAT DRIVE 20' STORM DRAINAGE L=150.33'PROJECT CONTROL LOCATION: UNDERGROUND UTILITY & DRAINAGE RIGHT-OF-WAY 680 32' FASEMENT EASEMENT & RESERVED FOR FUTURE LATITUDE - N44° 46' 09.4729699' MONUMENT SET ON 10' EACH SIDE OF N89° 53' 41.56"E LONGITUDE - W106° 57' 57.5982950" STREET DEVELOPMENT PROPERTY LINE ELLIPSOID HEIGHT - 3900.081 20' IRRIGATION ELEVATION: 3943.145 EASEMENT SCALE FACTOR: 1.0002350 GILLETTE DITCH 220725.80 SQ FT 5.07 ACRES 30' ROAD & UTILITY (5) EASEMENT CERTIFICATE OF OWNER S89° 53' 40.17"W KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED MEMBERS OF BH BOBCAT, LLC, BEING THE OWNERS OF INTEREST IN THE LAND SHOWN ON 217905 39 SO FT 232648.71 SQ FT 5.00 ACRES $IOT \cdot 3$ 5.34 ACRES 218017.83 SQ FT COMMUNICATIONS THAT THE FOREGOING PLAT DESIGNATED AS "BOBCAT ESTATES", BEING A SUBDIVISION OF A TRACT OF LAND IN THE SW 1/4 OF SECTION 14 AND SE 1/4 OF PRIVATE SECTION 15, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 224498.60 SQ FT 5.15 ACRES THAT PARTICULAR PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 2021-768657 OF THE RECORDS ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SHERIDAN COUNTY, WYOMING ALSO DESCRIBED AS FOLLOWS 430.00 N85° 18' 52.11"E L=217.32' --ACCESS EASEMENT OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY DRAINAGE EASEMENT STRUCTURE, AND THE OWNERS HEREBY TO BE EXTINGUISHED AGREE TO INDEMNIFY AND HOLD HARMLESS THE COUNTY AND CITY FROM ANY SUCH DAMAGES AND INJURIES. (305-636)218449.24 SQ FT JEFFERIES DRAW 5.01 ACRES 242766.28 SQ FT CL=192.86 L=139.65, R=409.70 218012.22 SQ FT 5.57 ACRES CB=S36° 23' 44"E (2)20' IRRIGATION W.C. 10.0 FT. NORTH 0' IRRIGATION FEET; THENCE DEPARTING FROM SAID SOUTH LINE N00°06'25"E A DISTANCE OF 1,230.41 FEET; THENCE N89°57'50"W, A DISTANCE OF 1,279.75 FEET; THENCE 10' ELECTRIC EASEMENT 2) EASEMENT EASEMENT N00°06'24"W, A DISTANCE OF 1,333.70 FEET TO THE POINT OF BEGINNING, CONTAINING 125.82 ACRES. (290-117(2))-S55° 52' 34"E 101.29' THAT THIS SUBDIVISION AS IT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED N89° 57' 50"W 1279.75' 223224.47 SQ FT 5.12 ACRES 30' ROAD & UTILITY THAT THIS IS A CORRECT PLAT OF THE AREAS AS IT IS DIVIDED INTO LOTS, BLOCKS STREETS AND EASEMENT N: 1871658.977' E: 1409005.9551 ROBASON PARCEL THAT PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, PRIVATE INGRESS AND EGRESS, AND FOR IRRIGATION AND WD 2020-765101 DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT AND DEDICATED TO ENTITIES AND USES AS IDENTIFIED HEREON, AND THAT ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED REBAR & CAP PELS 10245 228544.72 SQ FT 5.25 ACRES PRIVATE FOUND 3-1/2" BRASS CAI 228696.19 SO FT FOUND REBAR & CAP FOUND REBAR CALCULATED LOT CORNER (NOTHING SET) ROAD AND CURVE LENGTH SEGMENTS - PROPOSED LOT LINES LOT: 20 5.81 ACRES 8.29 ACRES 40.0' WIDE HWY EASEMENT (45-68) STATE OF WYOMING COUNTY OF SHERIDAN ---- PROPOSED RIGHT-OF-WAY OR EASEMENT 227733.67 SQ FT ACCESS – EXISTING EASEMENTS 5.23 ACRES EASEMENT TO BE - L=214.21' 100 200 EXISTING DITCH L=258.7' -EXTINGUISHED \_ 2023 BEFORE ME PERSONALLY APPEARED GREG VON KROSIGK (290-153)L=8.25' L=583.38, R=2824.71 └─ L=83.9' WHO, BEING DULY SWORN, DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE BY TOP CAT LICE CB=S22° 19' 20"W CL=582.35LOT: 17 RECORD WYDOT DATA 255561.19 SQ FT Line Table PAULETTE R. BOWTE - NOTARY PUBLIC 20' IRRIGATION EASEMENT LOT: 19 NON-TANGENT 5.87 ACRES 220846.67 SQ FT MY COMMISSION EXPIRES: February 2, 2023 DELTA= 11°45'20" Line # Length Direction Line # Length Direction 5.07 ACRES R=2824.7115' IRRIGATION 20' IRRIGATION (2) L=579.56'(C)(R)L1 31.20 S77° 20' 36.98"E L21 | 32.49 | N66° 07' 01.29"] EASEMENT 5.21 ACRES CERTIFICATE FOR RECORDING BY THE EASEMENT CH=S22°58'36"W 578.54' GERDEL DITCH - FLOOD ZONE A L2 17.53 S83° 58' 19.00"E L22 28.86 N83° 54' 46.16" COUNTY CLERK AND RECORDER L23 37.27 N55° 26' 37.92" LOT: 16 L3 18.93 N85° 49' 05.86"E 298778.88 SQ FT STATE OF WYOMING L24 52.93 N76° 59' 14.94" L4 27.16 S64° 30' 35.99"E 6.86 ACRES COUNTY OF SHERIDAN L25 | 12.55 | N63° 15' 33.60" THIS PLAT WAS FILED FOR THE RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:34 O'CLOCK ho .M., L5 | 21.33 | N66° 33' 21.79"E February 7.2022 AND IS DULY RECORDED IN BOOK B PAGENO. 80 (OR AS PLAT NO. 8-80) Kindsely Hein Chief Ceputy COUNTY CLIPK -\$31° 35' 50"W 245.00' L6 | 32.28 | N64° 53' 34.61"E L26 32.38 N57° 14' 25.54"E L27 78.25 N60° 20' 55.17"E L7 20.13 N49° 42' 21.43"E L28 | 255.43 | N38° 15' 04.30"E L8 | 36.87 | N68° 57' 55.40"E SECTION 23 **SECTION 22** L9 | 26.48 | N71° 50' 17.78"E ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF L10 | 51.59 | N78° 01' 42.64"E NO PROPOSED CENTRALIZED SEWAGE SYSTEM WILL BE INSTALLED AND Curve Table Line# Length Direction ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE SEPTIC SYSTEMS WILL BE ALLOWED AS LONG AS THEY ARE PERMITTED. L11 | 26.58 | N57° 04' 26.06"E WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY L29 95.81' N90° 00' 00.00"E L12 | 27.65 | N73° 53' 23.32"E RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO L30 | 150.43' | \$78° 52' 50.64"E L13 46.38 S81° 53' 14.22" LIVING ON THE BANK OF ANY STREAM OR RIVER. FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE. STATE OF WYOMING COUNTY OF SHERIDAN SS L31 86.43' N90° 00' 00.00"E C2 | 1000.00' | 194.07' | 11°07'09" | S84° 26' 25"E | 193.76' L14 23.20 S61° 37' 35.94"E L32 | 174,40' | N13° 56' 59.83"E RAW WATER IRRIGATION SYSTEM MAY BE AVAILABLE UNDER A I, GREGORY R. MEINECKE, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY 275.00' 365.01' 76°03'00" N51° 58' 30"E 338.80' NO PUBLIC MAINTENANCE OF STREETS OR ROADS. L15 27.33 N75° 23' 35.42"1 THAT THIS PLAT OF BOBCAT ESTATES TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME SEPARATE WATER DISTRIBUTION PLAN AGREEMENT. L33 | 151.62' | N90° 00' 00.00"E C4 | 275.00' | 365.01' | 76°03'00" | N51° 58' 30"E | 338.80' L16 | 36.95 | N78° 40' 50.30"I OR UNDER MY DIRECT SUPERVISION. A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE L34 | 939.68' | S04° 32' 06.13"E C5 | 275.00' | 410.20' | 85°27'54" | S47° 16' 03"E | 373.22' BUILDING NEAR A DITCH OR WATER COURSE MAY BE RESTRICTED L17 14.71 N86° 42' 29.03"I WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE L35 | 350.85' | S81° 10' 47.80"E C6 | 275.00' | 367.87' | 76°38'42" | S42° 51' 27"E | 341.05' L18 22.58 N62° 30' 07.10"E ENGINEER'S OFFICE IN CHEYENNE, WYOMING. L36 | 147.54' | N47° 35' 59.58"E C7 | 450.00' | 402.28' | 51°13'13" | N73° 12' 36"E | 389.02' L19 29.13 N83° 20' 57.95"E L37 20.35' N47° 35' 59.58"E C8 | 400.00' | 698.24' | 100°00'55" | S82° 23' 33"E | 612.90' L20 1.37 N83° 20' 57.95"E CERTIFICATE OF ACTION L38 | 61.32' | S66° 12' 22.94"E C9 | 275.00' | 162.33' | 33°49'18" | S49° 17' 44"E | 159.99' THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS 1st DAY OF Solember 20 22 EASEMENTS OF RECORD FIRST AMERICAN TITLE INSURANCE Co. - 56842 - 4/21/21 I. COORDINATES AND DISTANCES ARE IN GRID REFERENCED TO THE WYOMING EAST CENTRAL STATE PLANE COORDINATE SYSTEM NAD 83. 2. TOTAL SUBDIVISION = ±125.71 ACRES, WITH AN AVERAGE PROPERTY ACREAGE OF 5.47 ACRES, MINIMUM PROPERTY BEING 5.00 ACRES, MAXIMUM PROPERTY BEING 8.03 ACRES. • U.S. HWY 87 AS IT MAY CROSS THE LAND • STATE HWY 332 AKA BIGHORN AVE AS IT MAY CROSS THE LAND 3. EASEMENTS OF RECORD OBTAINED FROM TITLE COMMITMENT 56842 PREPARED BY WILCOX ABSTRACT & TITLE CO. EXCEPTIONS ARE CONTAINED IN SCHEDULE B, PART II. • BK 54, PAGE 337 - SHERIDAN COUNTY ELECTRIC COMPANY - BLANKET EASEMENT - (09/20/1943) 4. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE • BK 45, PG 68 - STATE OF WY PUBLIC ROAD EASEMENT (06/15/1938) WITH THE SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED. • BK 86, PG 410 - MDU - BLANKET EASEMENT - (04/8/1952) • BK 174, PG 330 - STATE HIGHWAY COMMISSION OF WY - SIGNAGE AND ADVERTISING RESTRICTION - (12/11/1969) 5. TOPOGRAPHIC DATA FOR ENGINEERING DESIGN AND DRAINAGE DEVELOPMENT PLAN WAS COLLECTED BY GPS & UAV PHOTOGRAMMETRY IN JUNE 2021. CONTOURS NOT SHOWN • BK 177, PG 101 - THE MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY COMMUNICATION LINE EASEMENT (06/10/1970) BK 188, PG 317 - SHERIDAN CABLE VISION CABLE LINE EASEMENT (10/7/1972) 6. BOBCAT DRIVE IS A PRIVATE ROAD. BOBCAT DRIVE SHALL BE PRIVATELY MAINTAINED BY THE BOBCAT ESTATES HOMEOWNER'S ASSOCIATION. EACH LOT OWNER WITHIN THE • BK 236, PG 197 - MDU ELECTRIC LINE EASEMENT (NOT WITHIN BOBCAT ESTATES) CERTIFICATE OF APPROVAL BK 258, PG 565 - PRIOR COVENANTS, CONDITIONS & RESTRICTIONS (07/1/1981) BOBCAT SUBDIVISION HOMEOWNER'S ASSOCIATION SHALL BE ASSESSED FOR MAINTENANCE AND REPAIR COSTS TO BE BORNE BY SAID ASSOCIATION IN ITS REPAIR AND

BK 290, PG 117 - ELECTRIC EASEMENT (12/10/1984)

BK 358, PG 009 - WATERLINE EASEMENT (04/27/1993)

BK 381, PG 452 - COMMUNICATIONS EASEMENT (08/26/1996)

 BK 502, PG 178 - UNDERGROUND UTILITY EASEMENT MDU (10/10/2008) • REGISTRATION No. 10838 DATED 7/11/2017 ROW BOUNDARY FOR U.S. HWY 87

7. US HIGHWAY 87 (COFFEEN AVE) ADJOINING BOBCAT ESTATES IS 73.00' WIDE ACCORDING TO CALCULATED RIGHT-OF-WAY DATA SHOWN IN THE 2017 RECORD OF SURVEY PLAT

10. ON-SITE WASTERWATER SYSTEMS MUST BE ENHANCED SEPTIC SYSTEMS DESIGNED BY A PROFESSIONAL ENGINEER. NO SEPTIC SYSTEMS PLACED IN FEMA FLOOD ZONE.

WYDOT PROJECT No. 1708012PE2, AS ON FILE WITH THE SHERIDAN COUNTY CLERK'S OFFICE IN PLAT BOOK NUMBER A, PAGE 522 (DOCUMENT # 2017-735975).

9. OUTLOTS A & B RESERVED FOR OPEN SPACE PURPOSES AND ARE COMMON AREAS MAINTAINED BY THE BOBCAT ESTATES HOMEOWNER'S ASSOCIATION.

• BK 290, PG 153 - ACCESS EASEMENT (12/12/1984) TO BE EXTINGUISHED AS A PART OF SUBDIVISION

• BK 305, PG 636 - ACCESS EASEMENT (10/02/1986) TO BE EXTINGUISHED AS A PART OF SUBDIVISION

2615 Aviation Dr.

Sheridan, WY 82801

(307) 675-6400 www.woodplc.com

APPLICANT: IMPACT PROPERTIES, LLC OWNER: BH BOBCAT, LLC DATE: 1/19/2023

, TO ME PERSONALLY KNOWN

REGISTRATION NO. 10245 PE & LS

A PORTION OF SHERIDAN COUNTY

INDERGROUND UTILITY DRAINAGE

THE SHERIDAN COUNTY BOARD OF COMMISSIONERS