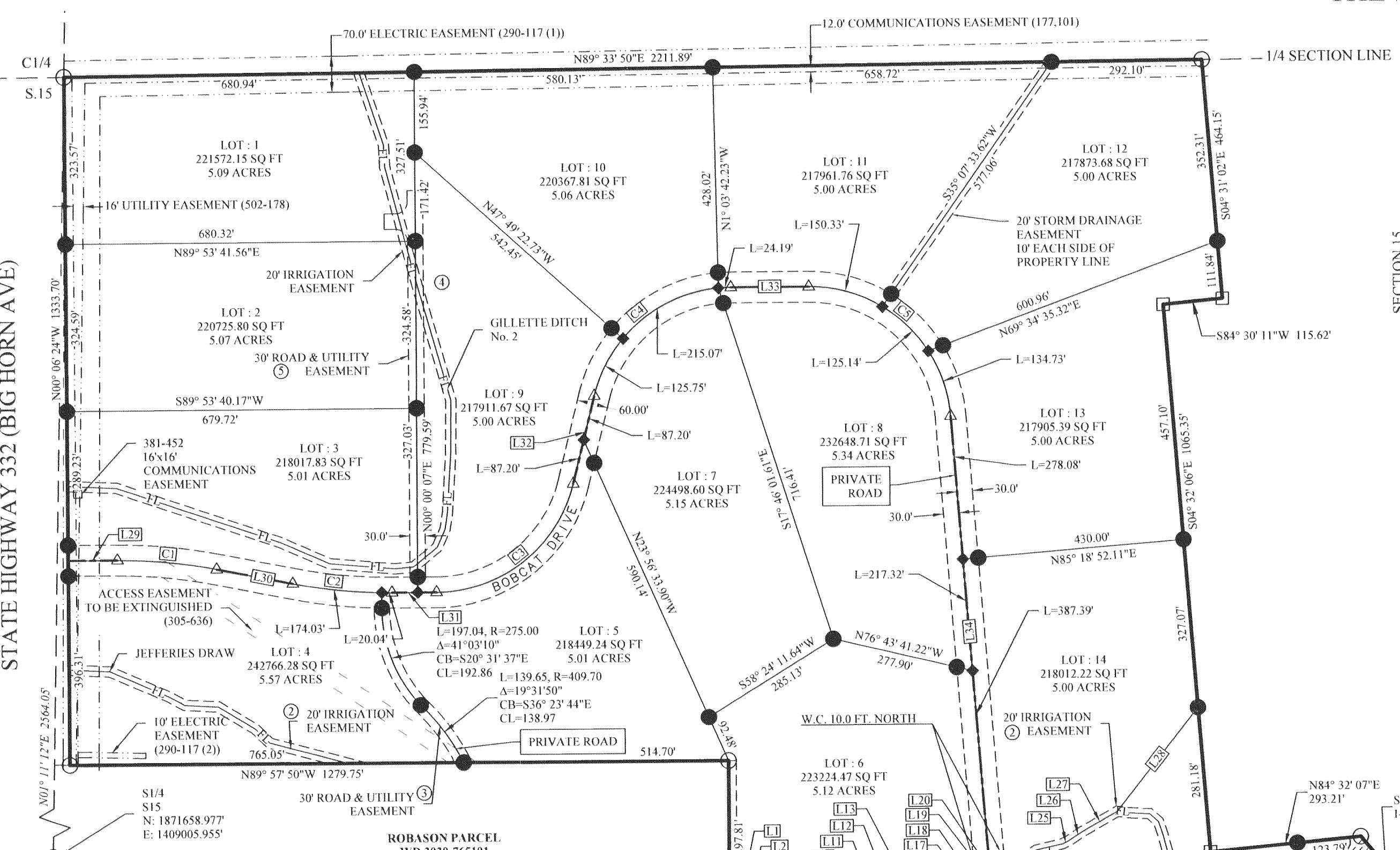
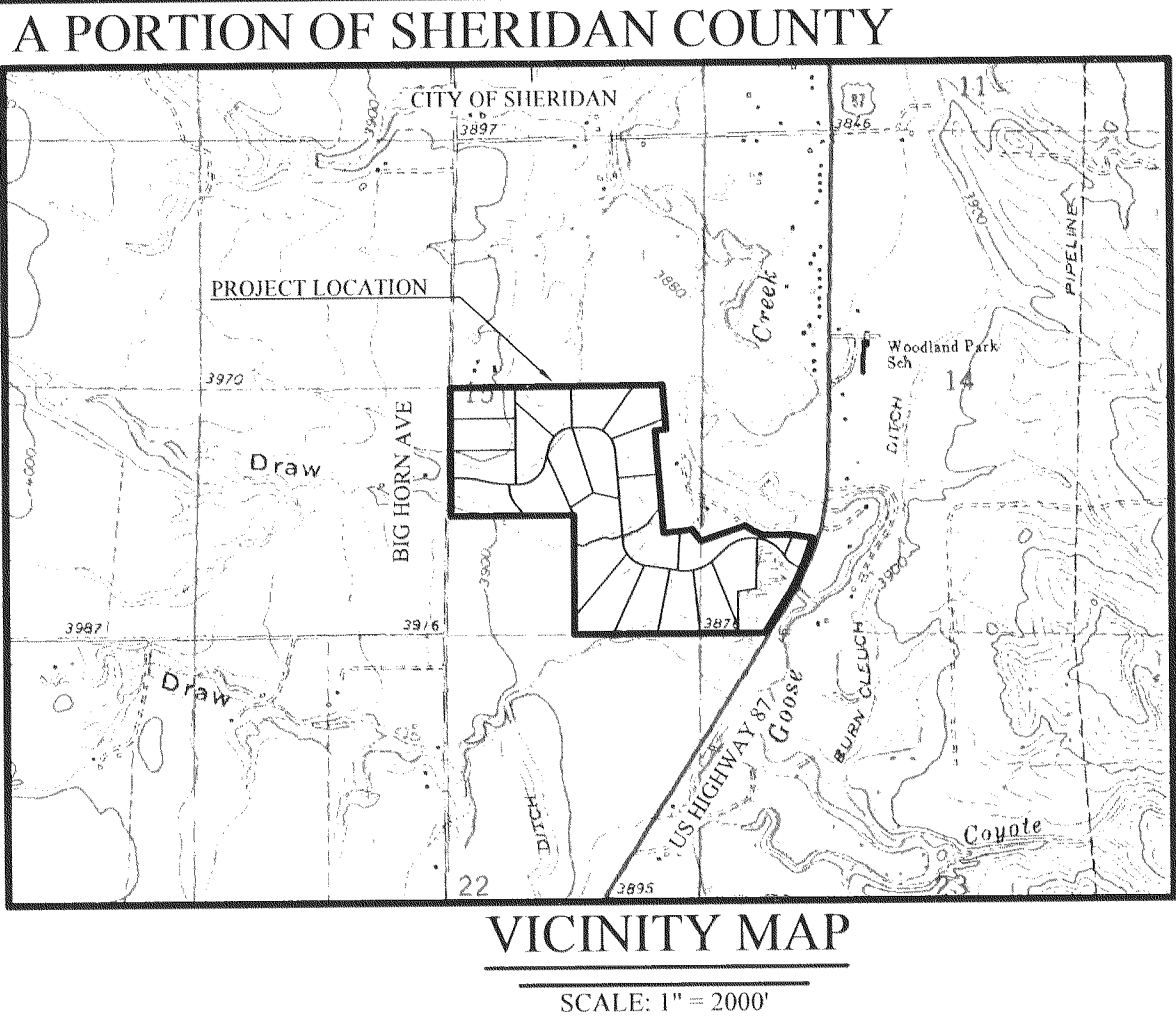
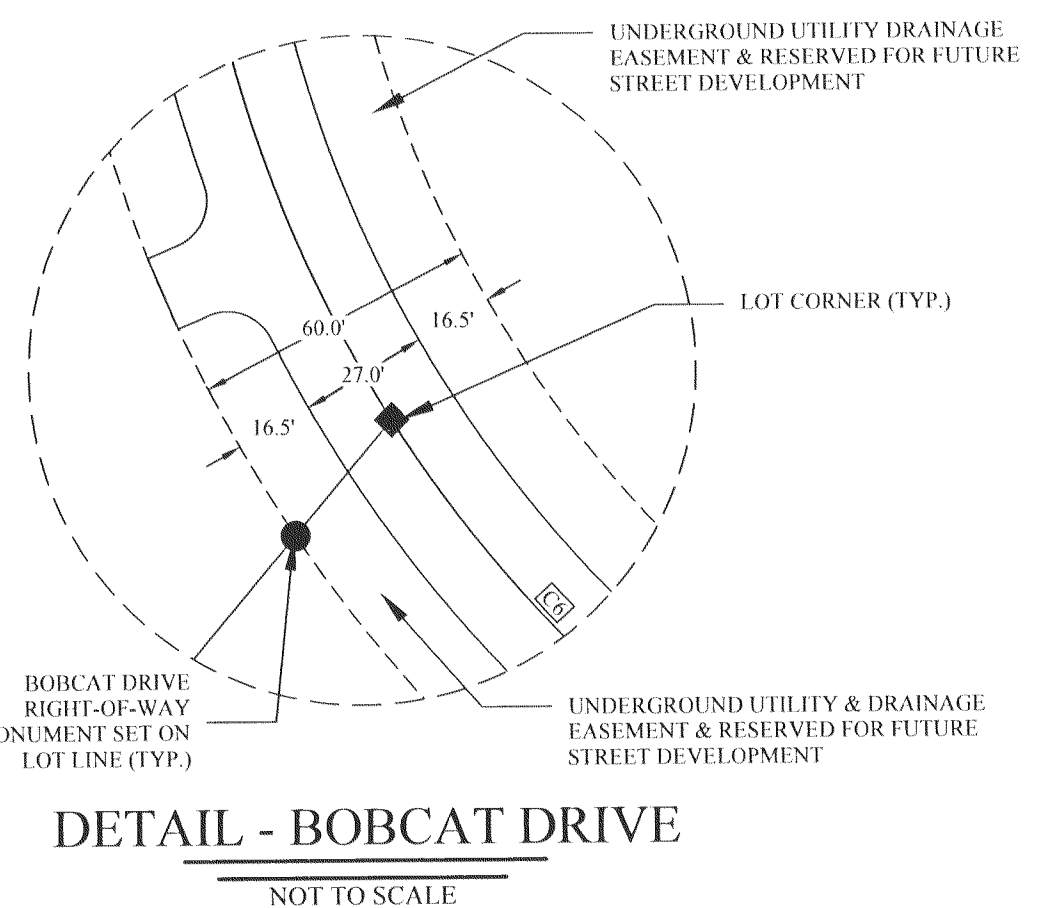


MAJOR SUBDIVISION
BOBCAT ESTATES
BEING LOCATED IN THE SW 1/4 OF SECTION 14 & THE SE 1/4 OF SECTION 15, T. 55 N., R. 84 W., 6TH P.M. SHERIDAN COUNTY, WYOMING
22 LOTS & 2 OUTLOTS

CP AVIATION PRIMARY PROJECT CONTROL

ZONE: WYOMING EAST CENTRAL 4902
GEOD MODEL: GEOID 99 (CONUS)
PROJECT CONTROL LOCATION:
LATITUDE: -844 46 09 4726699
LONGITUDE: -1066 57 57 5982950
ELEVATION: 3943.145
SCALE FACTOR: 1.0002350



DRAINAGE EASEMENTS

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...

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED MEMBERS OF BIT BOBCAT, L.L.C. BEING THE OWNERS OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY: THAT THE FOREGOING PLAT DESIGNATED AS "BOBCAT ESTATES"...

- REBAR & CAP PELS 10245 FOUND 3-1/2" BRASS CAP FOUND REBAR & CAP FOUND REBAR CALCULATED LOT CORNER (NOTHING SET) ROAD AND CURVE LENGTH SEGMENTS EXISTING PROPERTY LINE PROPOSED LOT LINES PROPOSED RIGHT-OF-WAY OR EASEMENT EXISTING EASEMENTS EXISTING DITCH

Line Table and Curve Table containing numerical data for bearings, distances, and curve properties.

- 1. COORDINATES AND DISTANCES ARE IN GRID REFERENCED TO THE WYOMING EAST CENTRAL STATE PLANE COORDINATE SYSTEM NAD 83.
2. TOTAL SUBDIVISION = 1425.71 ACRES, WITH AN AVERAGE PROPERTY ACREAGE OF 5.47 ACRES...

NO PROPOSED CENTRALIZED SEWAGE SYSTEM WILL BE INSTALLED AND SEPTIC SYSTEMS WILL BE ALLOWED AS LONG AS THEY ARE PERMITTED. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

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.

EASEMENTS OF RECORD

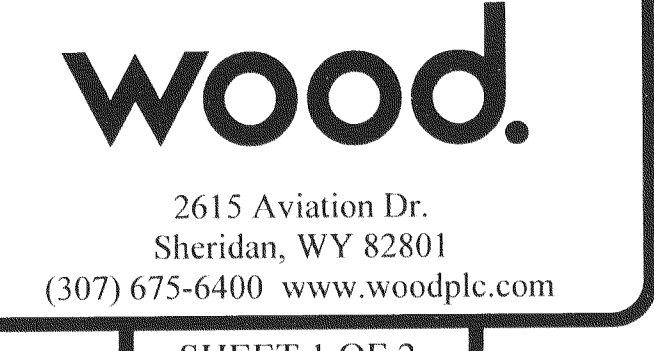
- U.S. HWY 87 AS IT MAY CROSS THE LAND
STATE HWY 332 AKA BIGHORN AVE AS IT MAY CROSS THE LAND
BK 54, PAGE 337 - SHERIDAN COUNTY ELECTRIC COMPANY - BLANKET EASEMENT - (09/20/1943)
BK 45, PG 68 - STATE OF WY PUBLIC ROAD EASEMENT (06/15/1938)

CERTIFICATE OF ACTION

THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS 1st DAY OF September, 2022.

CERTIFICATE OF APPROVAL

THE SHERIDAN COUNTY BOARD OF COMMISSIONERS PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 10th DAY OF January, 2023.



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