

VICINITY MAP
SCALE: 1" = 200'

UTILITY EASEMENTS:
10' EASEMENT TO BE RESERVED ALONG ALL ROAD FRONTS;
10' EASEMENT TO BE RESERVED ON ALL REAR LOT LINES;
8' EASEMENT TO BE RESERVED ON EACH SIDE OF ALL SIDE LOT LINES;

DITCH/DRAINAGE EASEMENTS:
40' EASEMENT (20' ON EACH SIDE OF DITCH CENTERLINE)
TO BE RESERVED TO ACCOMMODATE HOME DITCH AND
ROUNDER DITCH ALIGNMENTS.

NOTE:
RIGHT OF WAY TO CLOUD PEAK RANCHETTES RESERVED FOR
FUTURE CONNECTION TO VALLEY DRIVE.

NOTE:
ALL INTERIOR LOT CORNERS MONUMENTED WITH REBAR AND
2" ALUMINUM CAP PER WYOMING P.E. & L.S. NO. 3864;
POINTS ON LINE (POL) OR WITNESS CORNERS (WC) LOCATIONS
SHOWN ALONG WITH REFERENCE MARKINGS TO CORNER AS
STAMPED ON CAP IF NOTHING SET AT ACTUAL LOT CORNER.



SCALE: 1" = 200'

SUBDIVIDER:
DAVID L. REDD
5650 BIG HORN AVE.
SHERIDAN, WY 82801
ENGINEER/ DESIGNER:
JAMES S. WILLEY
ENGINEER/ SURVEYOR:
WILLIAM A. MENTOCK
MENTOCK ENGINEERING

CERTIFICATE OF RECORDER

STATE OF WYOMING } ss 041887
COUNTY OF JOHNSON }
THIS INSTRUMENT WAS FILED FOR RECORD ON THE 1st
DAY OF August, 2005 AT 11:15 AM, AND
WAS DULY RECORDED IN PLAT BOOK Hanging, PAGE 255
FEE: \$ 50.00 FILE A,B,C

Lisa Baurant
REGISTER OF DEEDS

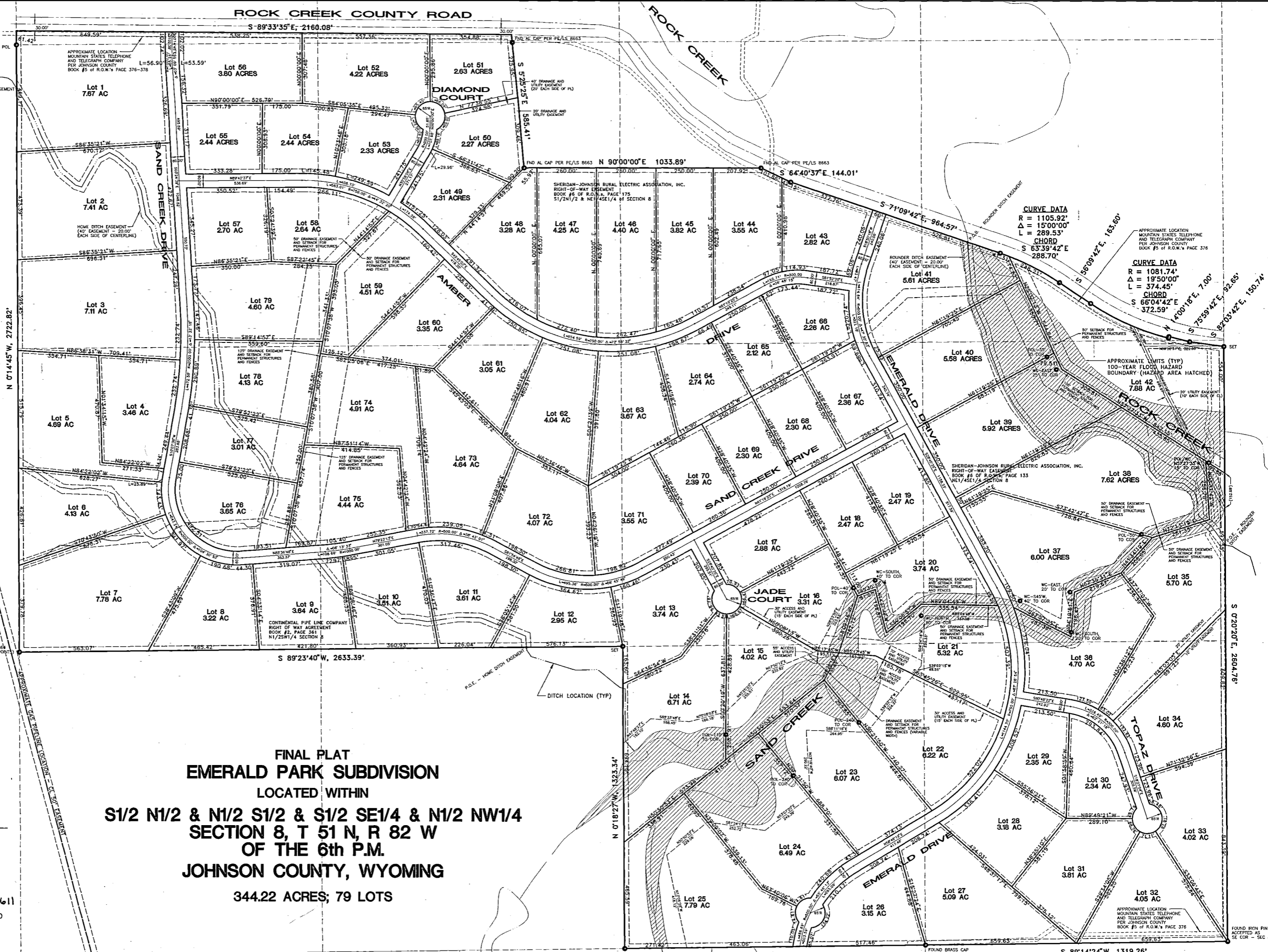
PROTECTIVE COVENANTS RECORDED IN BOOK 86A59 PAGE 594-611
AND A DISCLOSURE STATEMENT HAS BEEN PREPARED AS PER
JOHNSON COUNTY SUBDIVISION REQUIREMENTS AND IS ATTACHED
TO THE COVENANTS AS EXHIBIT B.

MENTOCK ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
1030 NORTH MAIN ST.
TAYLOR PLACE No. 2
SHERIDAN, WY 82801
Phone 307-674-4224
Fax 307-672-9492

FINAL PLAT
EMERALD PARK SUBDIVISION
LOCATED WITHIN
S1/2 N1/2 & N1/2 S1/2 & S1/2 SE1/4 & N1/2 NW1/4
SECTION 8, T 51 N, R 82 W
OF THE 6th P.M.
JOHNSON COUNTY, WYOMING
344.22 ACRES; 79 LOTS

WAGON WHEEL ACRES

CLOUD PEAK RANCHETTES
(VALLEY DRIVE)



CURVE DATA
R = 1105.92'
Δ = 15°00'00"
L = 289.53'
CHORD
S 63°39'42"E 288.70'

CURVE DATA
R = 1081.74'
Δ = 19°50'00"
L = 374.45'
CHORD
S 66°04'42"E 372.59'

**CERTIFICATE OF DEDICATION
EMERALD PARK SUBDIVISION**

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF OF THE NORTH HALF (S1/2N1/2) AND THE NORTH HALF OF THE SOUTH HALF (N1/2S1/2) AND THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2SW1/4) AND THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2NW1/4) OF SECTION 8, TOWNSHIP 51 NORTH, RANGE 82 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-QUARTER CORNER (S 1/4 COR.) OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF SAID S1/2SE1/4 N 0°18'27"W, 1323.34 FEET TO THE SOUTH 1/16 CORNER ON THE NORTH-SOUTH CENTER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF SAID N1/2S1/2 S 89°23'40"W, 2633.39 FEET TO THE SOUTH 1/16 CORNER BETWEEN SAID SECTION 8 AND ADJOINING SECTION 7; THENCE ALONG THE WEST LINE OF SAID SECTION 8 N 0°14'45"W, 2722.82 FEET TO A POINT 30.00 FEET FROM THE CENTERLINE OF ROCK CREEK COUNTY ROAD; THENCE ALONG A LINE OFFSET 30.00 FEET FROM SAID CENTERLINE S 89°33'35"E, 2160.08 FEET; THENCE S 5°25'25"E, 585.41 FEET; THENCE N 90°00'00"E, 1033.89 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF ROCK CREEK COUNTY ROAD THE FOLLOWING BEARINGS AND DISTANCES: S 64°40'37"E, 144.01 FEET; THENCE S 71°09'42"E, 964.57 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE OF 15°00'00", AND ARC LENGTH OF 289.53 FEET, WITH CHORD BEARING AND DISTANCE OF S 63°39'42"E, 288.70 FEET; THENCE S 56°09'42"E, 163.60 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1081.74 FEET, A CENTRAL ANGLE OF 19°50'00", AND ARC LENGTH OF 374.45 FEET, WITH CHORD BEARING AND DISTANCE OF S 66°04'42"E, 372.59 FEET; THENCE N 14°00'18"E, 7.00 FEET; THENCE S 75°59'42"E, 92.85 FEET; THENCE S 82°03'42"E, 150.74 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE ALONG SAID EAST LINE S 0°20'20"E, 2604.76 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF SAID SECTION 8 S 89°14'24"W, 1319.26 FEET TO THE EAST 1/16 CORNER BETWEEN SAID SECTION 8 AND ADJOINING SECTION 17; THENCE CONTINUING ALONG SAID SOUTH LINE S 89°15'46"W, 1312.74 FEET TO THE POINT OF BEGINNING.

AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 344.22 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS EMERALD PARK SUBDIVISION, 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. THE DEDICATION OF THE STREETS OR ROADS ON THIS PLAT IN NO WAY OBLIGATES THE JOHNSON COUNTY COMMISSIONERS TO MAINTAIN SUCH ROADS OR ACCEPT THEM AS COUNTY ROADS NOR DOES IT RELIEVE THE SUBDIVIDER OF THE OBLIGATION TO CONSTRUCT SUCH STREETS OR ROADS ACCORDING TO THE REQUIREMENTS OF THE JOHNSON COUNTY SUBDIVISION RESOLUTION OR OTHER REGULATIONS; WITNESS OUR HANDS AND/OR SEALS THIS _____ DAY OF _____, 2005.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 2nd DAY OF July, 2005.

BY: S AND I PARTNERSHIP:

David L. Redd
DAVID L. REDD (GENERAL PARTNER)

Sandra Redd
SANDRA REDD (GENERAL PARTNER)

STATE OF WYOMING }
COUNTY OF } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF July, 2005, BY David L. Redd;
Sandra Redd

MY COMMISSION EXPIRES: 8-26-07



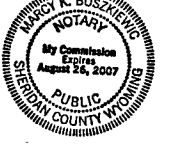
THE UNDERSIGNED BANK OF SHERIDAN, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT WHICH MORTGAGE WAS FILED WITH THE CLERK OF JOHNSON COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK OF MORTGAGES, AT PAGE _____ MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO JOHNSON COUNTY FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

BY: Summers
AUTHORIZED OFFICER
BANK OF SHERIDAN - MORTGAGEE

STATE OF Wyoming }
COUNTY OF Sheridan } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF July, 2005, BY Summers
AUTHORIZED OFFICER OF THE BANK OF SHERIDAN.

MY COMMISSION EXPIRES: 8-26-07



Nancy K. Buszkiewicz
NOTARY PUBLIC

| "HOME DITCH" TIES | | | |
|------------------------|--------|-------------------------|-----------------------|
| FROM | TO | DESCRIPTION | TIE |
| S 1/16 - SEC. 8/SEC. 7 | P.O.B. | (AT WEST LINE OF SUB.) | N 0°14'45"W, 2470.51' |
| S 1/16 - N-S CL SEC. 8 | P.O.E. | (AT SOUTH LINE OF SUB.) | S 89°23'40"W, 420.21' |

| DITCH No. 1 CENTERLINE | | |
|------------------------|-----------|--------------------|
| LINE | DIRECTION | DISTANCE (FT) |
| P.O.B. THENCE: | 1 | S31°52'08"E 106.63 |
| | 2 | S23°30'59"E 136.82 |
| | 3 | S27°39'19"E 169.23 |
| | 4 | S50°02'12"E 90.73 |
| | 5 | S72°30'31"E 26.60 |
| | 6 | N29°46'24"E 142.52 |
| | 7 | N61°48'42"E 57.04 |
| | 8 | S62°27'23"E 38.50 |
| | 9 | S49°11'31"E 84.32 |
| | 10 | S23°48'50"E 102.12 |
| | 11 | S10°01'38"E 107.50 |
| | 12 | S39°20'23"E 65.70 |
| | 13 | S12°11'30"E 72.57 |
| | 14 | S32°37'33"E 170.96 |
| | 15 | S38°00'09"E 213.83 |
| | 16 | S07°26'13"E 281.51 |
| | 17 | S01°42'47"E 111.14 |
| | 18 | S33°41'51"E 97.12 |
| | 19 | S41°15'36"E 204.63 |
| | 20 | S27°02'29"E 106.23 |
| | 21 | S02°24'34"W 63.22 |
| | 22 | S20°19'48"W 121.75 |
| | 23 | S75°03'08"E 115.92 |
| | 24 | S38°33'08"E 127.25 |
| | 25 | S36°30'40"E 70.79 |
| | 26 | S38°19'08"E 142.09 |
| | 27 | S50°20'40"E 42.21 |
| | 28 | S70°26'31"E 190.34 |
| | 29 | S50°13'13"E 78.42 |
| | 30 | S89°27'37"E 46.20 |
| | 31 | S80°55'22"E 76.49 |
| | 32 | N81°45'18"E 134.20 |
| | 33 | S88°40'48"E 100.60 |
| | 34 | S67°40'01"E 210.23 |
| | 35 | S04°10'13"E 48.94 |
| | | TO P.O.E. |

| "ROUNDER DITCH" TIES | | | |
|----------------------|--------|------------------------|------------------------|
| FROM | TO | DESCRIPTION | TIE |
| SW COR. - SEC. 8 | P.O.B. | (AT COUNTY ROAD ROW) | N 20°20'27"W, 3263.74' |
| SW COR. - SEC. 8 | P.O.E. | (AT EAST LINE OF SUB.) | N 0°20'20"W, 1736.00' |

| "ROUNDER DITCH" CENTERLINE | | |
|----------------------------|-----------|--------------------|
| LINE | DIRECTION | DISTANCE (FT) |
| P.O.B. THENCE: | 1 | S04°59'33"E 254.40 |
| | 2 | S23°37'49"E 143.95 |
| | 3 | S12°11'43"E 86.38 |
| | 4 | S19°19'23"E 149.11 |
| | 5 | S28°48'44"E 122.42 |
| | 6 | S38°07'57"E 142.16 |
| | 7 | S48°45'08"E 115.44 |
| | 8 | N7°03'59"E 66.93 |
| | 9 | N31°13'22"E 75.85 |
| | 10 | N81°36'28"E 83.89 |
| | 11 | S74°18'15"E 101.03 |
| | 12 | S55°59'41"E 150.51 |
| | 13 | S05°40'32"E 83.36 |
| | 14 | S40°44'00"E 52.10 |
| | 15 | S82°41'12"E 113.14 |
| | 16 | S51°37'56"E 62.16 |
| | 17 | S15°57'51"E 60.70 |
| | 18 | S02°26'55"E 48.00 |
| | 19 | S51°07'43"E 70.49 |
| | 20 | S36°13'23"E 99.64 |
| | | TO P.O.E. |

THE SELLER DOES NOT WARRANT TO A PURCHASER THAT THE PURCHASER HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY EXISTING STREAM WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION.

THE STATE OF WYOMING DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER.

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEMS WHICH MEET STATE AND COUNTY STANDARDS.

NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS.

WARNING:
THE FOLLOWING LOTS: NONE ARE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.

DOMESTIC WATER SUPPLIES ARE ANTICIPATED TO BE OBTAINED THROUGH USE OF DRILLED WELLS. NO PROBLEMS AS TO AVAILABILITY OR QUALITY ARE ANTICIPATED, BUT THIS CANNOT BE GUARANTEED IN THE LONG TERM.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.

WARNING:
NATURAL GAS PIPELINE IN AREA (AS SHOWN ON PLAT).

WARNING:
THE 100-YEAR FLOOD HAZARD BOUNDARY ENCLOSES ONTO LOTS 14, 15, 16, 20, 21, 22, 23, 24, 25, 36, 37, 38, 39, 40, 41, 42, AND 43.

WARNING:
LOTS IN THIS SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.

SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.

ON-SITE FIREFIGHTING FACILITIES: PROPOSED FACILITIES CONSIST OF A DRY HYDRANT LOCATED AT TAYLOR No. 2 RESERVOIR.

WARNING:
THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THIS SUBDIVISION.

WARNING:
AIRCRAFT NOISE AND AIRCRAFT RELATED HAZARDS MAY EXIST WITHIN THIS SUBDIVISION.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

I, WILLIAM A. MENTOCK, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF EMERALD PARK SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



William A. Mentock
WILLIAM A. MENTOCK
WYO P.E. & L.S. No. 3864

CERTIFICATE OF COUNTY PLANNING COMMISSION

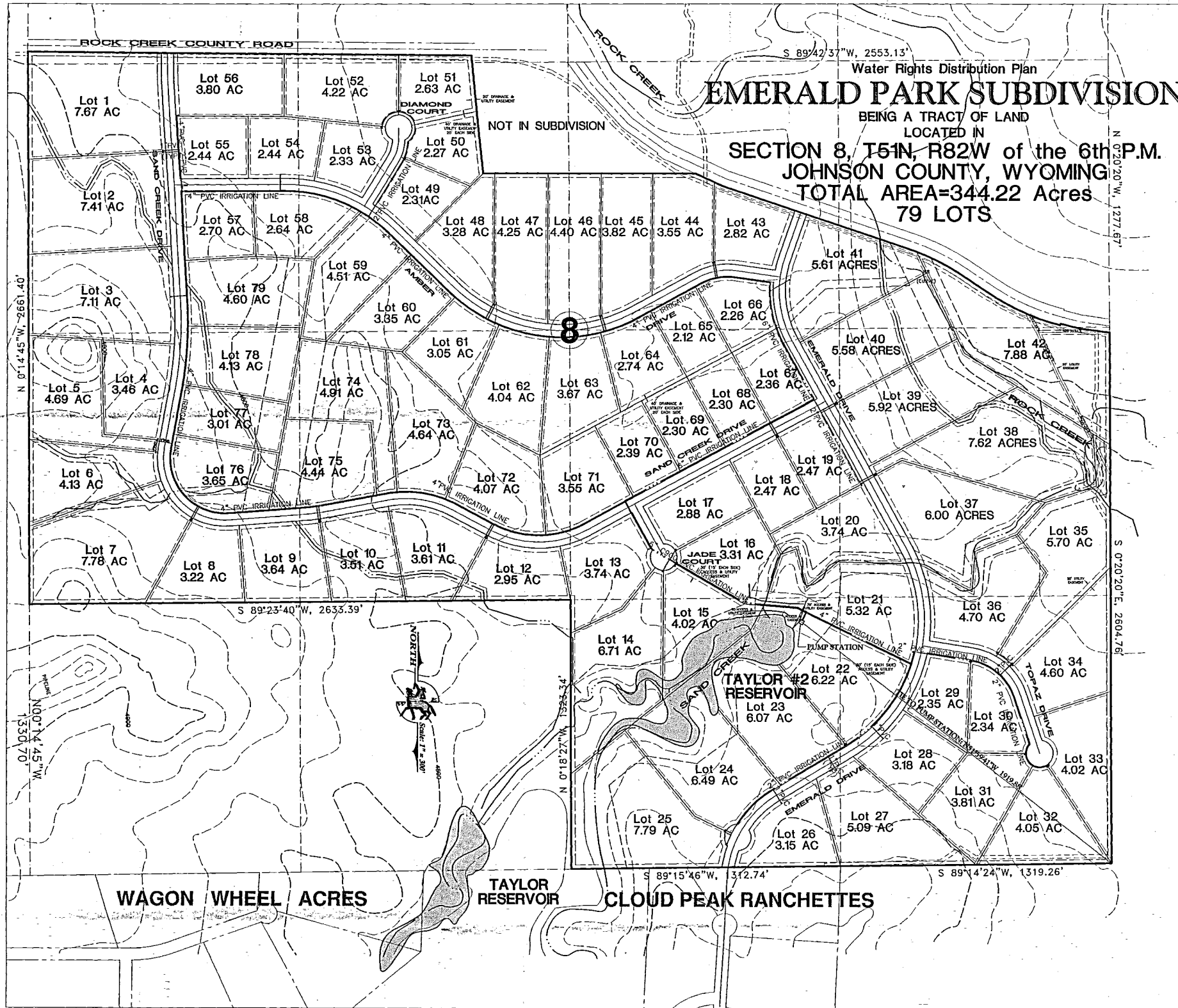
APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 2nd DAY OF July, 2005.

ATTEST:
Peter Edelman COUNTY CLERK
Harvey Lowe CHAIRMAN OF THE COMMISSION

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS 1 DAY OF August, 2005.

ATTEST:
Kimberly Barnhart COUNTY CLERK
George E. Fink CHAIRMAN



WATER RIGHTS

ORIGINAL SUPPLY:

PERMIT No. 10376, PROOF No. 11064
 APPROPRIATION No. C32/232A
 SANDY CREEK DITCH FROM SANDY CREEK
 JAMES A. BROWN, APPROPRIATOR
 PRIORITY DATE: 12/28/1910
 61.4 ACRES - IRRIGATION

APPROPRIATION No. P1248D
 HOME DITCH OUT OF JOHNSON CREEK
 JOHN R. BROWN, APPROPRIATOR
 PRIORITY DATE: 05/11/1896
 50 ACRES - IRRIGATION

PERMIT No. 1326, PROOF No. 3270
 APPROPRIATION No. P1326D
 JAMES A. BROWN, JOHN R. BROWN, APPROPRIATORS
 BROWN AND FOSTER DITCH OUT OF NORTH FORK CLEAR CREEK
 PRIORITY DATE: 10/03/1896
 200 ACRES - IRRIGATION

SUPPLEMENTAL SUPPLY:

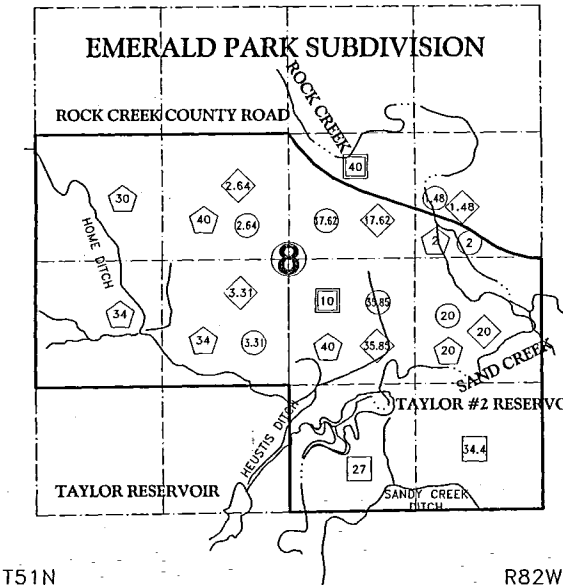
PERMIT No. 4477, PROOF No. 19592
 APPROPRIATION No. C46/021A
 HEUSTIS ENLARGEMENT OF THE SANDY CREEK DITCH OUT OF SANDY CREEK
 W.H. HEUSTIS, APPROPRIATOR
 PRIORITY DATE: 07/26/1920
 82.90 ACRES

PERMIT No. 17076, PROOF No. 19593
 APPROPRIATION No. C46/022A
 HEUSTIS DITCH No. 2 OUT OF NORTH FORK OF SANDY CREEK
 PRIORITY DATE: 07/26/1920
 82.90 ACRES

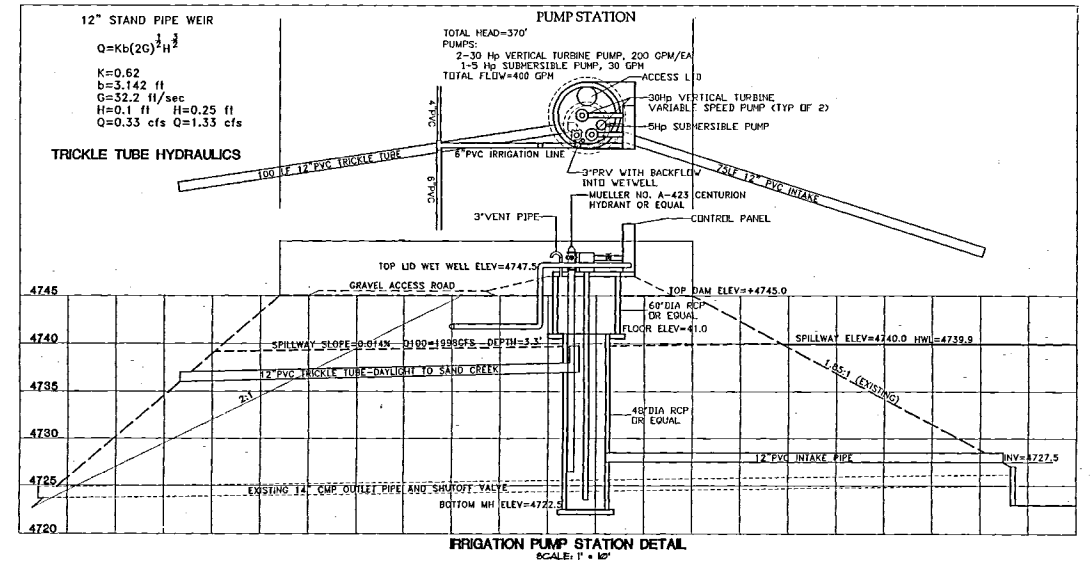
RESERVOIRS:

PERMIT No. 6515, PROOF No. 26630
 TAYLOR RESERVOIR OUT OF TAYLOR DRAIN
 GEORGE A. TAYLOR, APPROPRIATOR
 PRIORITY DATE: 07/27/1919
 21.41 ACRE-FEET, IRRIGATION

PERMIT No. 9984, PROOF No. 38010
 APPROPRIATION No. P9984R
 TAYLOR No. 2 RESERVOIR OUT OF SANDY CREEK
 GEORGE A. TAYLOR, APPROPRIATOR
 PRIORITY DATE: 07/12/1993
 36.24 ACRE-FEET, IRRIGATION AND FISH



LOCATION MAP
 SCALE: 1"=1000'



CERTIFICATE OF ENGINEER

STATE OF WYOMING } SS
 COUNTY OF SHERIDAN }
 I, JAMES S. WILLEY, A DULY REGISTERED PROFESSIONAL CIVIL ENGINEER
 IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAN WAS
 PREPARED FROM AN ACTUAL FIELD SURVEY, AND THAT IT CORRECTLY
 REPRESENTS THE PROPOSED RESERVOIR LOCATION, PUMP LOCATION,
 AND IRRIGATION SYSTEM AS DESCRIBED HEREIN.



JSW

MAP TO ACCOMPANY
**PETITION FOR CHANGE TO MISCELLANEOUS USE AND
 CHANGE IN POINT OF DIVERSION AND MEANS OF CONVEYANCE**
 AND
WATER RIGHTS DISTRIBUTION MAP
 FOR
EMERALD PARK SUBDIVISION
 LOCATED IN
SECTION 8 T51N, R82W
 OF
THE 6TH PRINCIPAL MERIDIAN
JOHNSON COUNTY, WYOMING