

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;  
5' 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  
5850 BIG HORN AVE.  
SHERIDAN, WY 82801  
ENGINEER/ DESIGNER:  
JAMES S. WILLEY  
ENGINEER/ SURVEYOR:  
WILLIAM A. MENTOCK  
ENGINEERING INC.

NOTE:  
THIS PLAT IS BEING AMENDED TO CHANGE THE LOT LINE  
BETWEEN LOT 35 AND LOT 38. A TOTAL OF 0.37 ACRES  
ARE EFFECTED BY THIS AMENDMENT. NO OTHER LOTS ARE  
EFFECTED BY THIS AMENDMENT.

073260

CERTIFICATE OF RECORDER

STATE OF WYOMING }  
COUNTY OF JOHNSON } ss  
THIS INSTRUMENT WAS FILED FOR RECORD ON THE 20<sup>th</sup>  
DAY OF November, 2007 AT 11:05 AM, AND  
WAS DULY RECORDED IN PLAT BOOK *Harmony*, PAGE 295A48  
FEE: \$ 50.00

*Wicki Edelman* Deputy  
REGISTER OF DEEDS

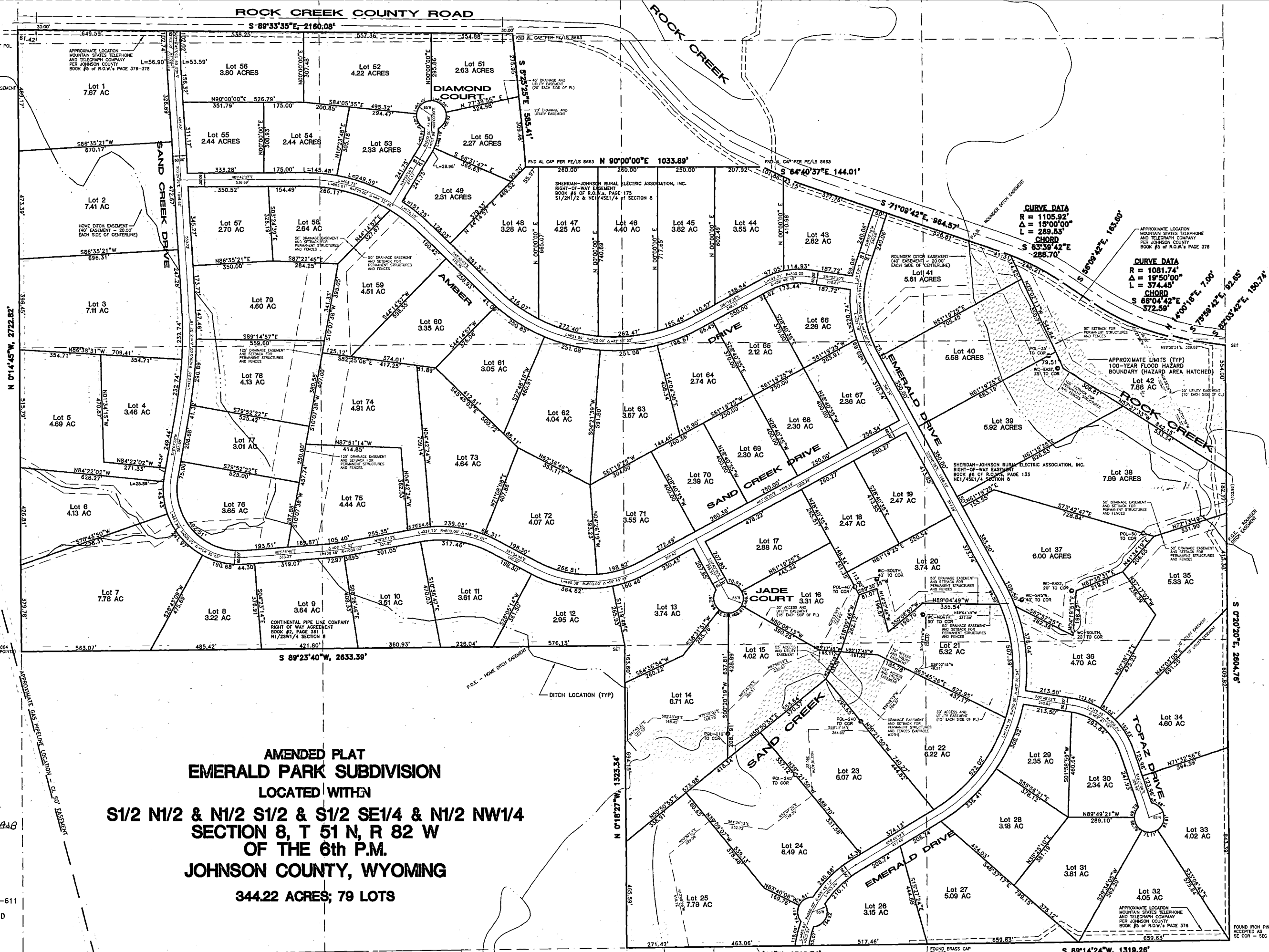
PROTECTIVE COVENANTS RECORDED IN BOOK 86A59, PAGE 594-611  
AND A DISCLOSURE STATEMENT HAS BEEN PREPARED AS PER  
JOHNSON COUNTY SUBDIVISION REQUIREMENTS AND IS ATTACHED  
TO THE COVENANTS AS EXHIBIT B.

**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

AMENDED 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



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 68°04'42"E  
372.59'

APPROXIMATE LIMITS (TYP)  
100-YEAR FLOOD HAZARD  
BOUNDARY (HAZARDOUS AREA HATCHED)

FOUND IRON PIN  
ACCEPTED AS  
SEC. 8 - SEC. 8

FOUND BRASS CAP  
ACCEPTED AS  
SEC. 8 / SEC 17

04280-FPAmend01jsw.dwg

November 15, 2007

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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.

NOTE: THIS PLAT IS BEING AMENDED TO CHANGE THE LOT LINE BETWEEN LOT 35 AND LOT 38. A TOTAL OF 0.37 ACRES ARE EFFECTED BY THIS AMENDMENT. NO OTHER LOTS ARE EFFECTED BY THIS AMENDMENT.

ROCK CREEK EASEMENT ACCESS DECLARATION LOTS 38, 39, 40 & 42 RECORDED IN BOOK RW20, PAGE S78-581.

EMERALD PARK SUBDIVISION PROTECTIVE COVENANTS RECORDED IN BOOK 86A59, PAGE 594-611.

"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			
P.O.B. THENCE:	LINE	DIRECTION	DISTANCE (FT)
	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°57'33"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°43'18"E	134.20
	33	S88°40'48"E	100.60
	34	S67°40'01"E	210.23
	35	S04°10'13"E	48.94

"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			
P.O.B. THENCE:	LINE	DIRECTION	DISTANCE (FT)
	1	S04°59'33"E	264.40
	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	N70°39'51"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	82.10
	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

**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, 2653.39 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°33'39"E, 2160.08 FEET; THENCE S 9°25'29"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°59'42"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, 92.65 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 7; 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 \_\_\_\_\_, 2007.

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

EXECUTED THIS 16<sup>TH</sup> DAY OF NOVEMBER, 2007

BY: S AND I PARTNERSHIP:

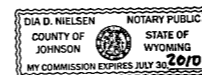
David L. Redd  
DAVID L. REDD (GENERAL PARTNER)

Sandra Redd  
SANDRA REDD (GENERAL PARTNER)

STATE OF WYOMING }  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>TH</sup> DAY OF NOVEMBER, 2007, BY DAVID L. REDD AND SANDRA REDD

MY COMMISSION EXPIRES: July 30, 2010



Dia D. Nielsen  
NOTARY PUBLIC

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING }  
COUNTY OF SHERIDAN }

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 19<sup>TH</sup> DAY OF NOVEMBER, 2007.

ATTEST:  
Linda Barnhart COUNTY CLERK  
Steve McShane CHAIRMAN OF THE COMMISSION

**CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS**

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS 20<sup>TH</sup> DAY OF NOVEMBER, 2007.

ATTEST:  
Linda Barnhart COUNTY CLERK  
James E. Fink CHAIRMAN

