PLAT OF THE SADDLEBACK MEADOWS SUBDIVISION

LEGEND

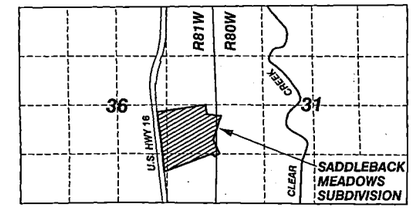
- ◉ = 2" ALUMINUM CAPPED REBAR, STAMPED PLS 5367
- ◈ = 3¼" ALUMINUM CAPPED REBAR, STAMPED PLS 5367
- ◇ = EXISTING BLM BRASS CAP
- ⬡ = WYDOT RIGHT-OF-WAY MONUMENT
- ○ = CALCULATED POSITION (NOTHING SET)

NOTES:
1.) ALL STRUCTURES ON LOTS 2, 3, & 4 MUST BE BUILT WITHIN THE BUILDING ENVELOPES SHOWN ON THIS PLAT.
2.) BUILDING ENVELOPE SETBACKS ARE 25 FEET FROM ALL SIDE LOT LINES AND 10 FEET FROM THE MEADOWS LANE RIGHT-OF-WAY (AS SHOWN ON THIS PLAT).

Unchanged 3-17-2011
Book 86A-72
Page 115-116

EASEMENTS:

(1.) - A 30 FOOT WIDE RIGHT-OF-WAY EASEMENT GRANTED TO POWDER RIVER ENERGY CORP., FILED ON 8-27-2003, IN BOOK R/W 18, PAGE 137-138, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING.
(2.) - A 60 FOOT WIDE RIGHT-OF-WAY EASEMENT GRANTED TO NEIL W. AND PENNY N. BANGS, AS FILED IN BOOK R/W 22, PAGE 600-602, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING.
(3.) - A 16 FOOT WIDE RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY, AS FILED ON 7-6-1976, IN BOOK R/W 5, PAGE 53-54, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING.
(4.) - DEDICATED ON THIS PLAT - A 10 FOOT UTILITY EASEMENT FOR THE INSTALLATION OF UNDERGROUND UTILITIES ALONG THE PERIMETER SUBDIVISION LOT LINES , AS SHOWN ON THIS PLAT.



VICINITY MAP

1" = 2000'

TOTAL SUBDIVISION AREA = 50.01 AC. ± SMALLEST LOT = 2.12 AC. ±
NO. OF LOTS = 4 (RESIDENTIAL USE ONLY) LARGEST LOT = 15.96 AC. ±

RESTRICTIONS: (SEE COVENANTS)

PLAT WARNINGS

1. 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.
2. 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 (W.S. 18-5-306).
3. 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 (W.S. 18-5-306).
4. NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306).
5. WELLS IN THE AREA ARE APPROXIMATELY 350 FEET DEEP WITH ACCEPTABLE WATER QUALITY.
6. NO PUBLIC MAINTENANCE OF STREETS OR ROADS, PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ALL LOT OWNERS MUST SHARE IN THE MAINTENANCE AND COSTS OF SUBDIVISION ROADS. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.
7. SOLID WASTE HAULING SERVICE NOT PROVIDED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
8. ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED. A 4000 GALLON BURIED WATER STORAGE TANK IS ON SITE (AS SHOWN) TO PROVIDE EMERGENCY FIRE PROTECTION.
9. THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION. THE EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.
10. WARNING: LOTS OF THIS SUBDIVISION ARE LOCATED IN AREAS OF SOMEWHAT LIMITED SOILS FEATURES FOR DWELLINGS WITH AND WITHOUT BASEMENTS, SMALL COMMERCIAL BUILDINGS, SEPTIC TANK ABSORPTION FIELDS, SHALLOW EXCAVATIONS, LOCAL ROADS AND STREETS IN ACCORDANCE WITH A SOILS REVIEW AND REPORT SUBMITTED BY THE LAKE DESMET CONSERVATION DISTRICT ON OCTOBER 27, 2005. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
COUNTY OF JOHNSON)

I, KERRY C. MONEY, being a duly Registered Land Surveyor in the State of Wyoming, do hereby certify that this plat of the SADDLEBACK MEADOWS SUBDIVISION does represent an actual survey performed by me from 2005 - 2007, and that it correctly shows the conditions on the ground.

070935

Professional Land Surveyor Kerry C. Money 5367 WYOMING
Date 4/12/07

STATE OF WYOMING)
) SS
COUNTY OF JOHNSON)

This instrument was filed for record on the 12th day of Sept., A.D. 2007, at 11:00 A.M., in Hanging File _____ page 291.

Filing Fee: $ 50.00

Linda Barnhart
Registrar of Deeds

PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86A64 PAGES 519- 526

The above and foregoing subdivision of a tract of land located in the W½SW¼ of Section 31, T53N, R80W, and the SE¼NE¼ and SE¼ of Section 36, T53N, R81W, of the 6th P.M., Johnson County, Wyoming, being more particularly described as follows:

Commencing at an existing 1948 BLM Brass Cap marking the ¼ corner common to said Section 31, T53N, R80W, and said Section 36, T53N, R81W;

thence N88°57'50"W a distance of 294.66 feet to an aluminum cap on a 5/8 inch rebar, stamped PLS 5367, said aluminum cap being the true point of beginning;

thence S81°29'16"W a distance of 1318.96 feet to a point on the Easterly Right-of-Way line of U.S. Highway 16, said point being an aluminum cap on a 5/8 inch rebar, stamped PLS 5367;

thence S06°07'22"E (WYDOT Record - S06°38'31.6"E) a distance of 522.19 feet to a point, said point being an existing 3¼ inch aluminum Right-of-Way monument marking station 152+50 at 60 feet left of centerline of said U.S. Highway 16;

thence continuing along said Easterly Right-of-Way line of U.S. Highway 16, N83°52'38"E (WYDOT Record - N83°21'28.4"E) a distance of 10.00 (Record) feet to a point, said point being an existing 3¼ inch aluminum Right-of-Way monument marking station 152+50 at 70 feet left of centerline of said U.S. Highway 16;

thence continuing along said Easterly Right-of-Way line of U.S. Highway 16, S06°07'22"E (WYDOT Record - S06°38'31.6"E) a distance of 695.05 (Record) feet to a point, said point being an existing 3¼ inch aluminum Right-of-Way monument marking the point of beginning of a tangent circular curve to the left (P.C.) at station 159+45.05 at 70 feet left of centerline of said U.S. Highway 16, said tangent circular curve to the left having a radius of 22848.32 feet;

thence continuing along said Easterly Right-of-Way line of U.S. Highway 16 and along said tangent circular curve to the left, through a central angle of 0°58'56" a distance of 391.71 feet to the point of ending of said tangent circular curve to the left, said point being on the centerline of an existing road;

thence leaving said Easterly Right-of-Way line of U.S. Highway 16, N79°40'38"E along said existing centerline of said road a distance of 69.99 feet to a point;

thence N69°13'41"E along said existing centerline of said road a distance of 1190.95 feet to a point, said point being the point of beginning of a tangent circular curve to the right, said tangent circular curve to the right having a radius of 176.39 feet;

thence continuing along said existing centerline of said road and along said tangent circular curve to the right through a central angle of 54°18'33" a distance of 167.19 feet to the point of ending of said tangent circular curve to the right;

thence continuing along said existing centerline of said road S56°27'36"E a distance of 23.29 feet to a point;

thence N60°13'15"E a distance of 151.31 feet to a point, said point being an aluminum cap on a 5/8 inch rebar, stamped PLS 5367;

thence N24°35'54"W a distance of 408.58 feet to a point, said point being an aluminum cap on a 5/8 inch rebar, stamped PLS 5367;

thence N18°24'52"E a distance of 671.85 feet to a point, said point being an aluminum cap on a 5/8 inch rebar, stamped PLS 5367;

thence N81°59'44"W a distance of 381.76 feet to a point, said point being an aluminum cap on a 5/8 inch rebar, stamped PLS 5367;

thence N08°30'29"W a distance of 254.96 feet to the true point beginning, as appears on this plat, is with free consent, and in accordance with the desires of the undersigned owners and proprietors; containing 50.01 acres, more or less; have by these presents laid out, and surveyed as "SADDLEBACK MEADOWS SUBDIVISION", and do hereby dedicate and reserve the streets or roads for private use as are laid out and designated on this plat, and do reserve perpetual easements for the installation and maintenance of underground 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 my hand and official seal this 13th day of April, A.D. 2007.

Neil W. Bangs, Owner
Penny N. Bangs, Owner

STATE OF WYOMING)
) SS
COUNTY OF JOHNSON)

KASSER R. JUGERT NOTARY PUBLIC COUNTY OF JOHNSON STATE OF WYOMING MY COMMISSION EXPIRES OCTOBER 13, 2010

The foregoing instrument was acknowledged before me by Neil W. Bangs and Penny N. Bangs this 13th day of April, A.D. 2007.
Witness my hand and official seal.

Kassie R. Jugert
Notary Public

My Commission Expires: October 8, 2010

APPROVAL BY THE JOHNSON COUNTY PLANNING COMMISSION

Approved by the Johnson County Planning Commission this 1st day of Aug., A.D. 2007.

Chairman of the Planning Commission
Attest: Linda Barnhart
County Clerk

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

Approved by the Johnson County Commissioners this 12th day of September, A.D. 2007.

Chairman
Attest: Linda Barnhart
County Clerk

KERRY C. MONEY
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1203
BUFFALO, WY 82834
PHONE: 307-684-2549
E-MAIL: 2ladies@vcn.com

DESIGN	NO.	REVISIONS	DATE
KCM			
DRAWN			
KCM			
DATE			
3-07			

DEVELOPERS:
NEIL W. AND PENNY N. BANGS
1456 U.S. HIGHWAY 16
BUFFALO, WY 82834
PH. 684-307-2857

FINAL PLAT
SADDLEBACK MEADOWS SUBDIVISION

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