

FINAL PLAT

SAND CREEK RANCH CONSERVATION COMMUNITY

Planned Unit Development

APPROVALS

Approved by the Johnson County Planning Commission this 8th day of May, 2007.

Attest: County Clerk Linda Barnhart Chairperson of the Commission Gene L. Fink

Approved by the Johnson County Board of County Commissioners this 15th day of May, 2007.

Attest: County Clerk Linda Barnhart Chairperson Gene L. Fink

State of Wyoming)
County of Johnson) ss 056284

This instrument was filed for record on the 16th day of May, 2007, at 3:55 P.M., and was duly recorded in the Hanging File, Page (s) 284A-284G.

Register of Deeds

Gene L. Fink
By: Deputy

Fee: \$ 50.00

Protective Covenants are recorded in Book 86A-63, pages 686-691.

A tract of land located in the SE1/4 of Section 13, T51N, R83W, and the W1/2 of Section 17, the S1/2 of Section 18, the N1/2 and N1/2SW1/4 of Section 19, and the NW1/4 of Section 20, T51N, R82W, of the 8th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the corner common to said Section 13 and Section 24, T51N, R83W, and said Sections 16 and 19, T51N, R82W, said corner being the true point of beginning of said tract of land;

thence N00°41'14"W along the Section line common to said Section 13, T51N, R83W, and said Sections 18, T51N, R82W, a distance of 2647.41 feet to a point, said point being the 1/4 corner common to said Section 13, T51N, R83W, and said Section 18, T51N, R82W;

thence S89°30'46"W along the East-West Mid-Section line of said Section 13, T51N, R83W, a distance of 1005.00 feet to a point;

thence N32°57'05"W a distance of 287.00 feet to a point;

thence N00°50'16"E a distance of 1058.00 feet to a point, said point lying on the Southerly right-of-way line of French Creek Road (County Road No. 91.5);

thence along said Southerly right-of-way line of French Creek Road (County Road No. 91.5), N89°47'16"E a distance of 394.68 feet to a point;

thence continuing along said Southerly right-of-way line of said French Creek Road (County Road No. 91.5), S89°41'18"E a distance of 1491.68 feet to a point;

thence continuing along said Southerly right-of-way line of said French Creek Road (County Road No. 91.5), S89°1'22"E a distance of 450.43 feet to a point;

thence continuing along said Southerly right-of-way line of said French Creek Road (County Road No. 91.5), S87°32'20"E a distance of 478.80 feet to a point;

thence continuing along said Southerly right-of-way line of said French Creek Road (County Road No. 91.5), S88°32'30"E a distance of 315.71 feet to a point;

thence continuing along said Southerly right-of-way line of said French Creek Road (County Road No. 91.5), S88°56'47"E a distance of 418.32 feet to a point;

thence continuing along said Southerly right-of-way line of said French Creek Road (County Road No. 91.5), S01°23'56"W a distance of 12.01 feet to a point, said point being the point of beginning of a non-tangent circular curve to the right having a radius of 935.04 feet, the bearing to the radius being S01°23'56"W;

thence along the Southwesterly right-of-way line of said French Creek Road (County Road No. 91.5) and along said non-tangent circular curve to the right, through a central angle of 47°44'50.6" a distance of 779.21 feet to the point of ending of said non-tangent circular curve to the right;

thence continuing along said Southwesterly right-of-way line of said French Creek Road (County Road No. 91.5), S40°51'13.4"E a distance of 338.51 feet to a point, said point being the point of beginning of a tangent circular curve to the left having a radius of 1033.46 feet;

thence continuing along said Southwesterly right-of-way line of said French Creek Road (County Road No. 91.5) and along said tangent circular curve to the left, through a central angle of 32°24'40.1" a distance of 594.61 feet to the point of ending of said tangent circular curve to the left;

thence continuing along said Southwesterly right-of-way line of said French Creek Road (County Road No. 91.5), S73°15'53.5"E a distance of 107.91 feet to a point, said point being the point of beginning of a tangent circular curve to the right having a radius of 935.04 feet;

thence continuing along said Southwesterly right-of-way line of said French Creek Road (County Road No. 91.5) and along said tangent circular curve to the right, through a central angle of 13°54'18.1" a distance of 1221.49 feet to the point of ending of said tangent circular curve to the right;

thence continuing along said Southwesterly right-of-way line of said French Creek Road (County Road No. 91.5), S58°13'53.1"E a distance of 525.11 feet to a point, said point being the point of beginning of a tangent circular curve to the right having a radius of 935.04 feet;

thence continuing along said Southwesterly right-of-way line of said French Creek Road (County Road No. 91.5) and along said tangent circular curve to the right, through a central angle of 13°54'18.1" a distance of 1221.49 feet to the point of ending of said tangent circular curve to the right;

thence continuing along said Southwesterly right-of-way line of said French Creek Road (County Road No. 91.5), N47°20'26"E a distance of 21.36 feet to a point;

thence continuing along said Southwesterly right-of-way line of said French Creek Road (County Road No. 91.5), S42°40'03"E a distance of 549.95 feet to a point;

thence continuing along said Southwesterly right-of-way line of said French Creek Road (County Road No. 91.5), S42°44'45"E a distance of 712.35 feet to a point;

thence continuing along said Southwesterly right-of-way line of said French Creek Road (County Road No. 91.5), S47°09'33"E a distance of 24.57 feet to a point;

thence S04°49'15"E a distance of 751.97 feet to a point;

thence N87°05'39"E a distance of 433.85 feet to a point, said point lying on the Westerly right-of-way line of said French Creek Road (County Road No. 91.5) and said point being the point of beginning of a non-tangent circular curve to the right having a radius of 935.04 feet, the bearing to the radius being N79°07'34"E;

thence along said Westerly right-of-way line of said French Creek Road (County Road No. 91.5) and along said non-tangent circular curve to the right, through a central angle of 01°53'12" a distance of 30.79 feet to the point of ending of said non-tangent circular curve to the right;

thence continuing along said Westerly right-of-way line of said French Creek Road (County Road No. 91.5), N50°44'40.5"E a distance of 21.45 feet to a point;

thence continuing along said Westerly right-of-way line of said French Creek Road (County Road No. 91.5), S08°58'45"E a distance of 823.76 feet to a point, said point being the point of beginning of a tangent circular curve to the left having a radius of 1033.46 feet;

thence continuing along said Westerly right-of-way line of said French Creek Road (County Road No. 91.5) and along said tangent circular curve to the left, through a central angle of 01°11'16" a distance of 418.73 feet to the point of ending of said tangent circular curve to the left;

thence continuing along said Westerly right-of-way line of said French Creek Road (County Road No. 91.5), S10°10'01"E a distance of 250.13 feet to a point;

thence continuing along said Westerly right-of-way line of said French Creek Road (County Road No. 91.5), S80°44'40.5"W a distance of 24.09 feet to a point;

thence continuing along said Westerly right-of-way line of said French Creek Road (County Road No. 91.5), S09°16'19.5"E a distance of 112.87 feet to a point, said point being the point of beginning of a tangent circular curve to the left having a radius of 1033.46 feet;

thence continuing along said Westerly right-of-way line of said French Creek Road (County Road No. 91.5) and along said tangent circular curve to the left, through a central angle of 05°08'31" a distance of 92.75 feet to the point of ending of said tangent circular curve to the left;

thence continuing along said Westerly right-of-way line of said French Creek Road (County Road No. 91.5), S14°23'50.5"E a distance of 128.89 feet to a point;

thence continuing along said Westerly right-of-way line of said French Creek Road (County Road No. 91.5), N75°36'09.5"E a distance of 23.66 feet to a point;

thence continuing along said Westerly right-of-way line of said French Creek Road (County Road No. 91.5), S13°24'56"E a distance of 68.96 feet to a point, said point being the point of beginning of a tangent circular curve to the left having a radius of 12130.64 feet;

thence continuing along said Westerly right-of-way line of said French Creek Road (County Road No. 91.5) and along said tangent circular curve to the left, through a central angle of 00°50'25.8" a distance of 177.95 feet to a point;

thence S88°29'48"W a distance of 1443.20 feet to a point;

thence S00°29'23"W a distance of 1279.15 feet to a point;

thence S50°40'00"W a distance of 972.65 feet to a point;

thence S69°36'36"W a distance of 1668.19 feet to a point;

thence S00°38'03"E a distance of 1317.52 feet to a point;

thence N89°54'23"W a distance of 1334.75 feet to a point;

thence N00°08'24"W a distance of 2255.00 feet to a point;

thence N88°55'16"W a distance of 1105.14 feet to a point, said point lying on the West line of said Section 19, T51N, R82W;

thence N00°19'45"W a distance of 1346.27 feet to the true point of beginning of said tract of land as appears on this Plat, is with free consent, and in accordance with the desires of the undersigned owners & proprietors containing 835.75 acres, more or less, have by these presents laid out & surveyed as Sand Creek Ranch Conservation Community Planned Unit Development and do hereby reserve Sand Creek Ranch Road, Hopkins Divide Loop, Winter Sun Drive, Headquarters Lane, Chokecherry Draw Lane, Wild Plum Drive, High Camp Lane, Horseshoe Meadow Lane, South Butte Lane, and all unnamed access easements as private roads and/or private access easements, said private road easements and/or private access easements also reserved as perpetual easements for the installation and maintenance of utilities. The reserving of Sand Creek Ranch Road, Hopkins Divide Loop, Winter Sun Drive, Headquarters Lane, Chokecherry Draw Lane, Wild Plum Drive, High Camp Lane, Horseshoe Meadow Lane, and South Butte Lane as private road easements 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 roads accordingly.

Witness my hand and seal this 7th day of May, 2007.

John G. Jenkins
John G. Jenkins, Manager
Sand Creek Ranch Improvement #1, LLC
By: Sand Creek, the Ranch Preservation Company, LLC
John G. Jenkins, Manager

STATE OF WYOMING)
COUNTY OF JOHNSON) ss

The foregoing instrument was acknowledged before me by John G. Jenkins, Manager of Sand Creek, the Ranch Preservation Company, LLC this 7th day of May, 2007.

Witness my hand and official seal
KEITH A. NEUSTEL, Notary Public
COUNTY OF JOHNSON, STATE OF WYOMING
MY COMMISSION EXPIRES SEP. 27, 2016
Notary Public Keith A. Neustel
My Commission Expires: 9/27/16

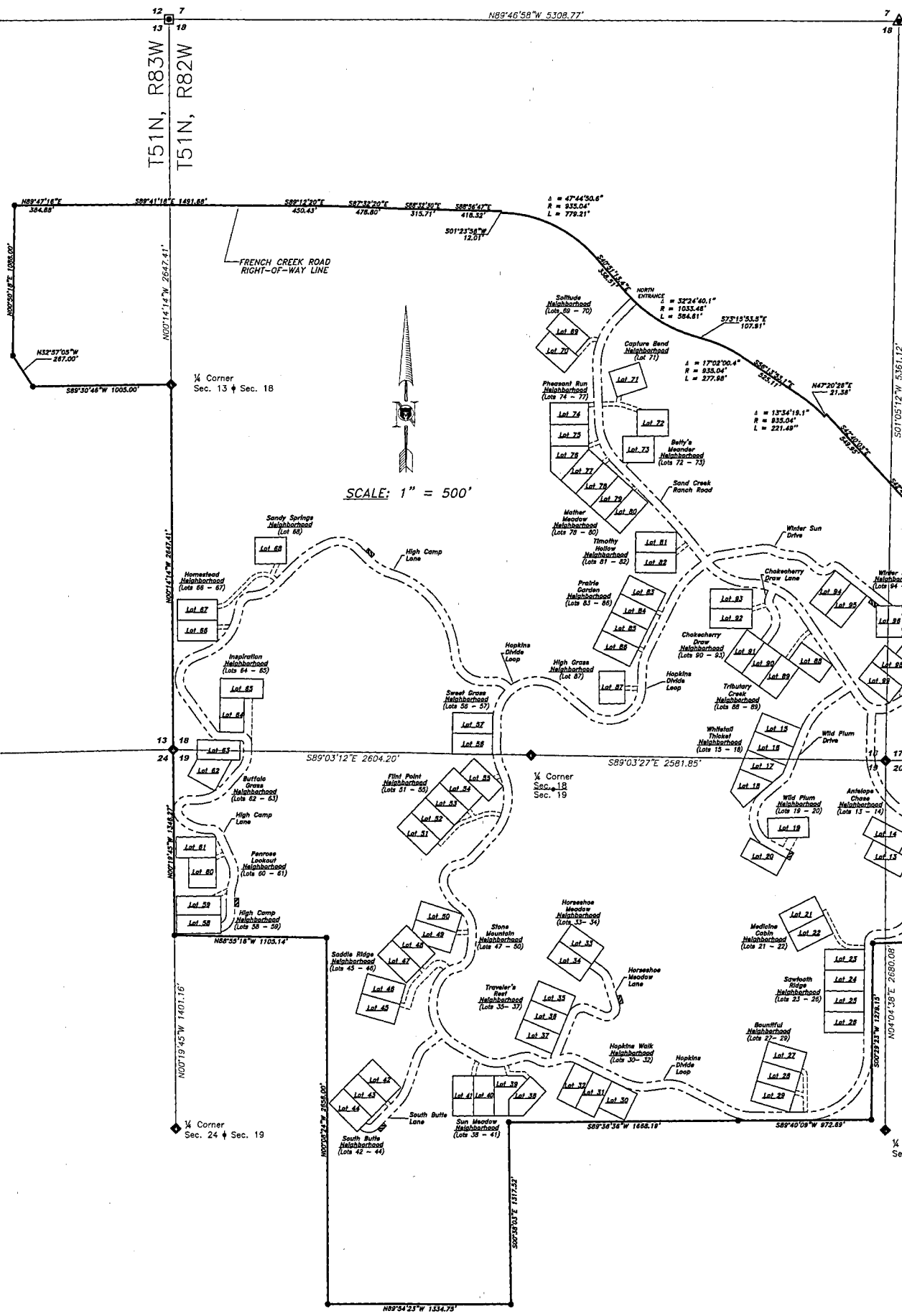
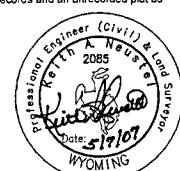
- ### LEGEND
- ▲ = BRASS CAP (PELS 2085)
 - ◆ = ALUMINUM CAPPED REBAR (LS 5367)
 - = BRASS CAP (LS 538)
 - = ALUMINUM CAPPED REBAR (PELS 2085)
 - = REBAR
 - ▭ = 30' x 60' TURNAROUND EASEMENT
 - = 60 FOOT ACCESS & UTILITY EASEMENT
 - = UNNAMED ACCESS & UTILITY EASEMENT

Total Acres = 835.75 AC±
Number of Residential Fee Lots = 99

PLAT WARNINGS LISTED ON PAGE 2/7

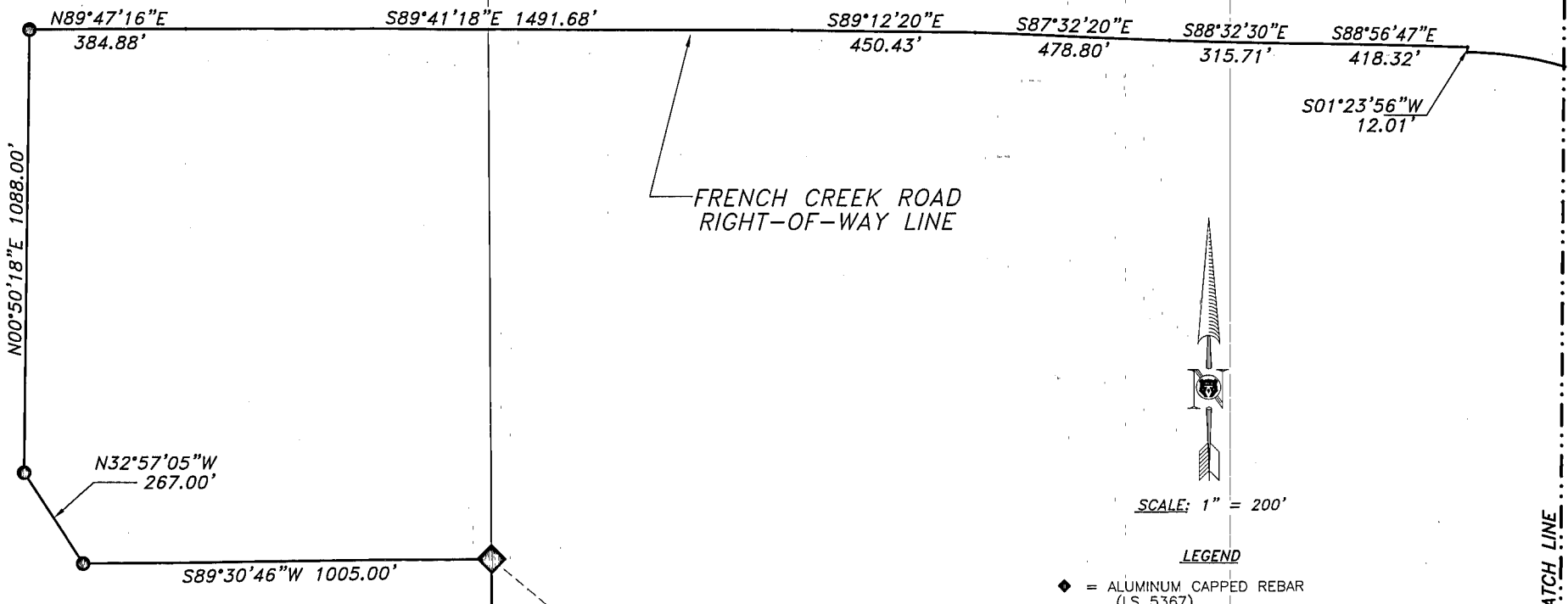
CERTIFICATE OF SURVEY

I, Keith A. Neustel, a duly Registered Professional Land Surveyor in the State of Wyoming do hereby certify that this plat of the SAND CREEK RANCH CONSERVATION COMMUNITY was prepared under my direction based on records and an unrecorded plat as surveyed by WY LS 5367.



GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004, BUFFALO, WYOMING 82834
307/684-7029
Date Drawn: 05/03/07 Scale: 1" = 500'
Drawn By: FPJ Checked By: KAN
Project No. B06-128 File Name: SAND CREEK.dwg

VICINITY MAP



PLAT WARNINGS

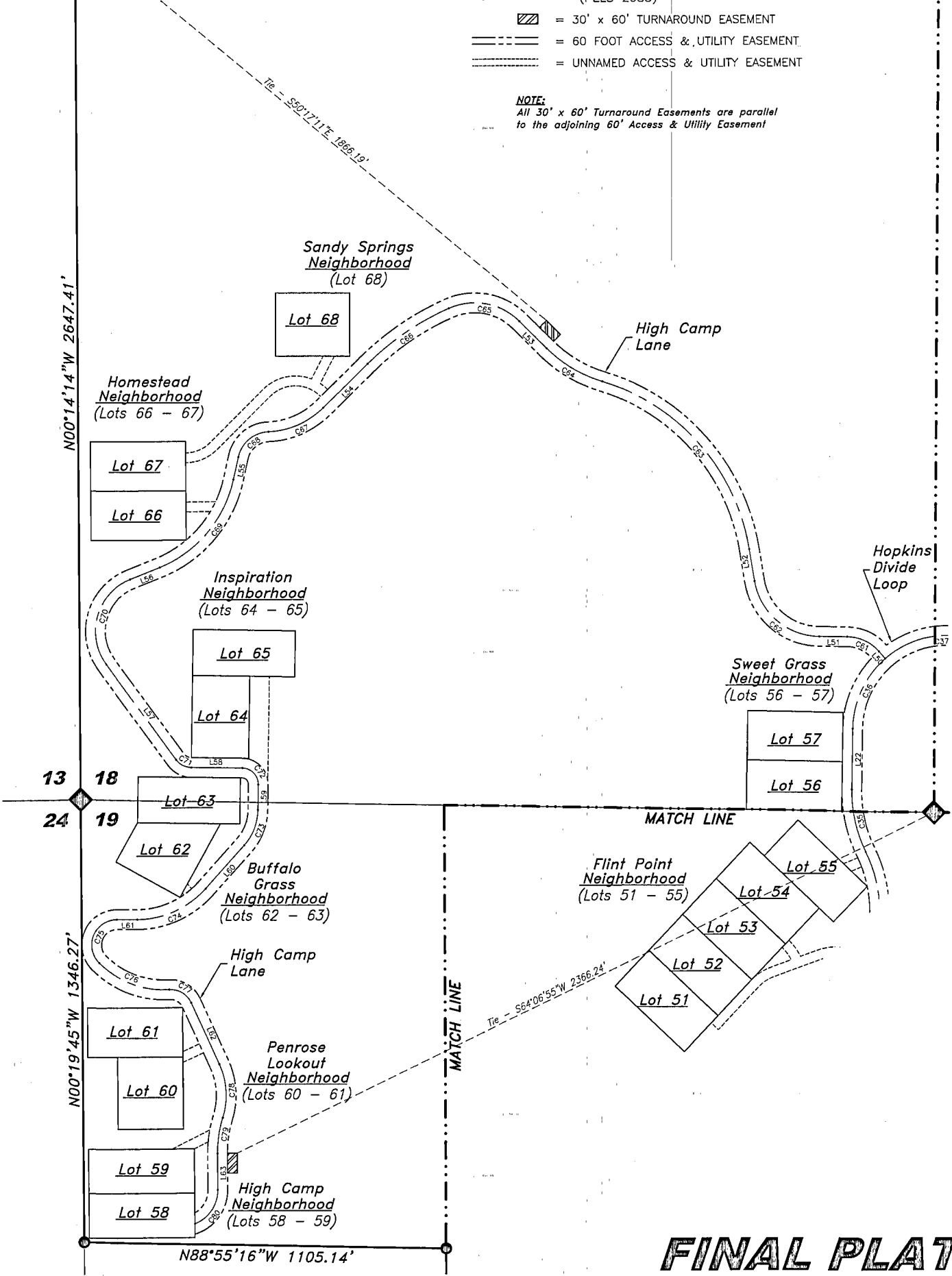
1. THE SELLER DOES NOT WARRANT TO THE PURCHASER THAT THE PURCHASER HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY EXISTING STREAM WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION. THE STATE OF WYOMING DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER (W.S. 18-5-306).
2. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM: LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM WHICH MEETS STATE AND COUNTY STANDARDS (W.S. 18-5-308). BASED ON THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW, (1) NO LEACH FIELD MAY BE LOCATED WITHIN 725 FEET OF THE DOWN GRADIENT BOUNDARY ON THE NORTH, NORTHEAST, AND EAST PROPERTY LINES OF THE PUD AND, (2) THE HELDT CLAY LOAM (CODE 448) SOILS ARE UNSUITABLE FOR SUBSURFACE WASTEWATER DISPOSAL. NO DEVELOPMENT OF SEPTIC TANKS AND LEACH FIELDS WILL BE ALLOWED ON HELDT CLAY LOAM SOILS.
3. NO PROPOSED PUBLIC DOMESTIC WATER SOURCE: LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306). BASED ON THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW, FOR EACH WELL, THE ANNULAR SPACE BETWEEN THE CASING AND THE BOREHOLE WALL SHALL BE CEMENTED FROM A MINIMUM DEPTH OF 100 FEET TO THE BASE OF THE PITLESS ADAPTER.
4. NO PUBLIC MAINTENANCE OF STREETS OR ROADS: PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ALL ROADS WITHIN THE PUD ARE PRIVATE ACCESS EASEMENTS.
5. SOLID WASTE HAULING SERVICE IS NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
6. ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED. ON-SITE FIREFIGHTING WATER SOURCE AVAILABLE.
7. THERE ARE EXISTING AGRICULTURE OPERATIONS WITHIN AND ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION.
8. LOTS IN THIS SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.
9. FROM AVAILABLE DATA, WELLS RANGE FROM 100 FEET TO 150 FEET IN DEPTH WITH GOOD QUALITY WATER.
10. SURFACE WATER RIGHTS EXIST WITHIN THE PUD AND SHALL BE MANAGED BY THE ASSOCIATION ESTABLISHED BY THE DECLARATION OF PRESERVATION COVENANTS.
11. BASED ON THE LAKE DESMET CONSERVATION DISTRICT SOILS REVIEW, FOR LOCAL ROADS, DWELLINGS WITH OR WITHOUT BASEMENTS, SHALLOW EXCAVATIONS, AND SEWAGE DISPOSAL ABSORPTION FIELDS, SOIL VARIES FROM SOMEWHAT LIMITED FEATURES TO VERY LIMITED FEATURES. A COMPLETE REVIEW WITH A MAP SHOWING THE VARIOUS SOILS IS ON FILE IN THE JOHNSON COUNTY PLANNING OFFICE.
12. THERE WILL BE NO MONUMENTATION OF THE FEE LOTS AND/OR BUILDING ENVELOPES. MONUMENTATION WILL BE REQUIRED WHEN THE LOT OWNER PROPOSES IMPROVEMENTS AND WILL BE THE RESPONSIBILITY OF THE LOT OWNER.

SCALE: 1" = 200'

LEGEND

- ◆ = ALUMINUM CAPPED REBAR (LS 5367)
- = ALUMINUM CAPPED REBAR (PELS 2085)
- ▨ = 30' x 60' TURNAROUND EASEMENT
- = 60 FOOT ACCESS & UTILITY EASEMENT
- = UNNAMED ACCESS & UTILITY EASEMENT

NOTE:
All 30' x 60' Turnaround Easements are parallel to the adjoining 60' Access & Utility Easement



FINAL PLAT

Sand Creek Ranch Conservation Community

Located within Section 13, T51N, R83W, and Sections 17, 18, 19, & 20, T51N, R82W, Johnson County, Wyoming

Prepared For:
Sand Creek, the Ranch Preservation Co., LLC
PO Box 905
Buffalo, Wy 82834

GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834

307/684-7029	Date Drawn: 05/03/07	Scale: 1" = 200'	2/7
Drawn By: FPJ	Checked By: KAN		
Project No. B06-128 File Name: SAND CREEK.dwg			

LINE & CURVE TABLES FOR NAMED ROADS ON PAGE 4/7

Δ = 47°44'50.6"
 R = 935.04'
 L = 779.21'

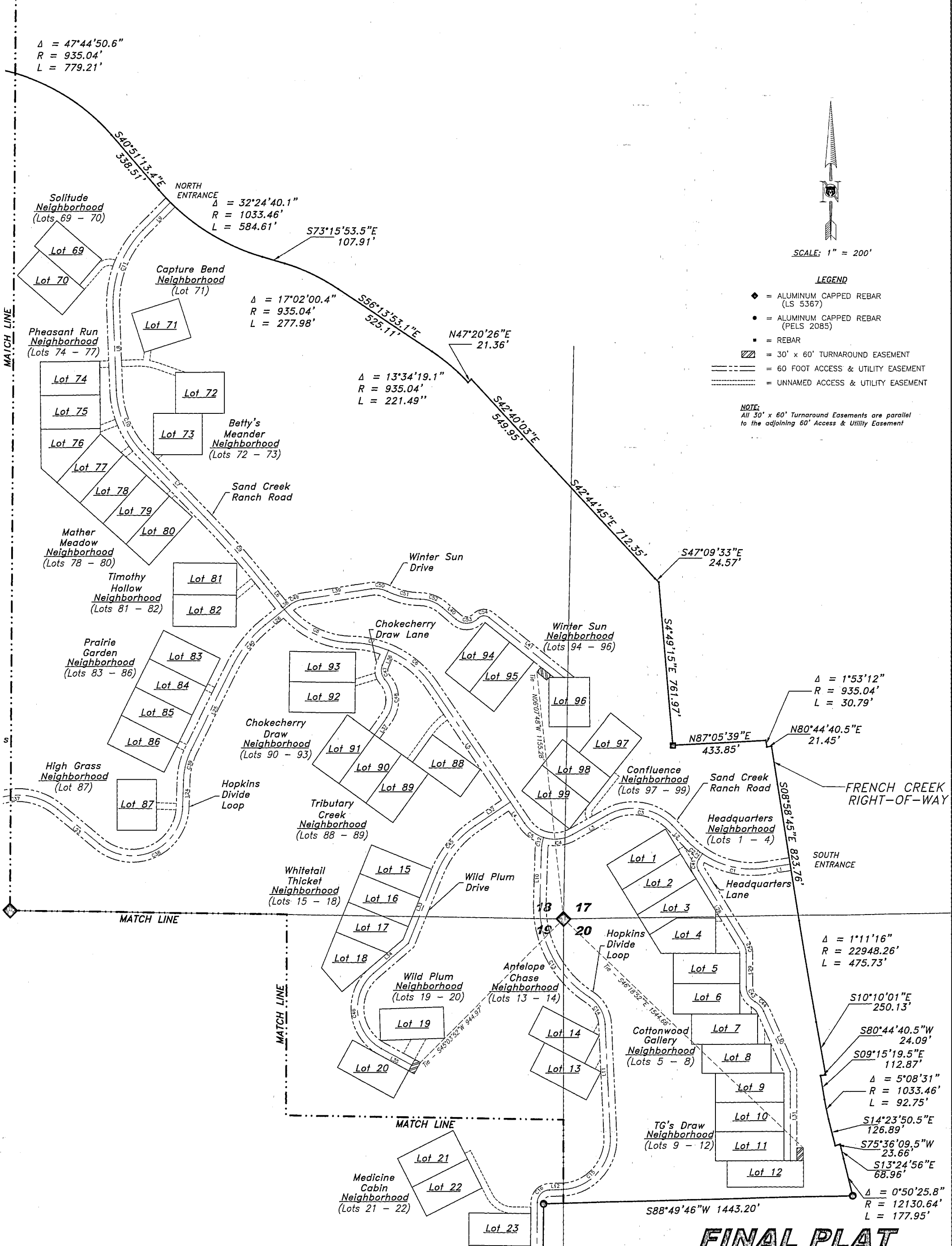


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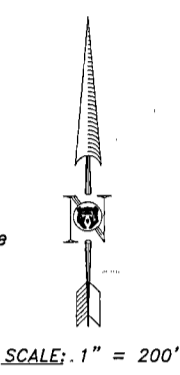
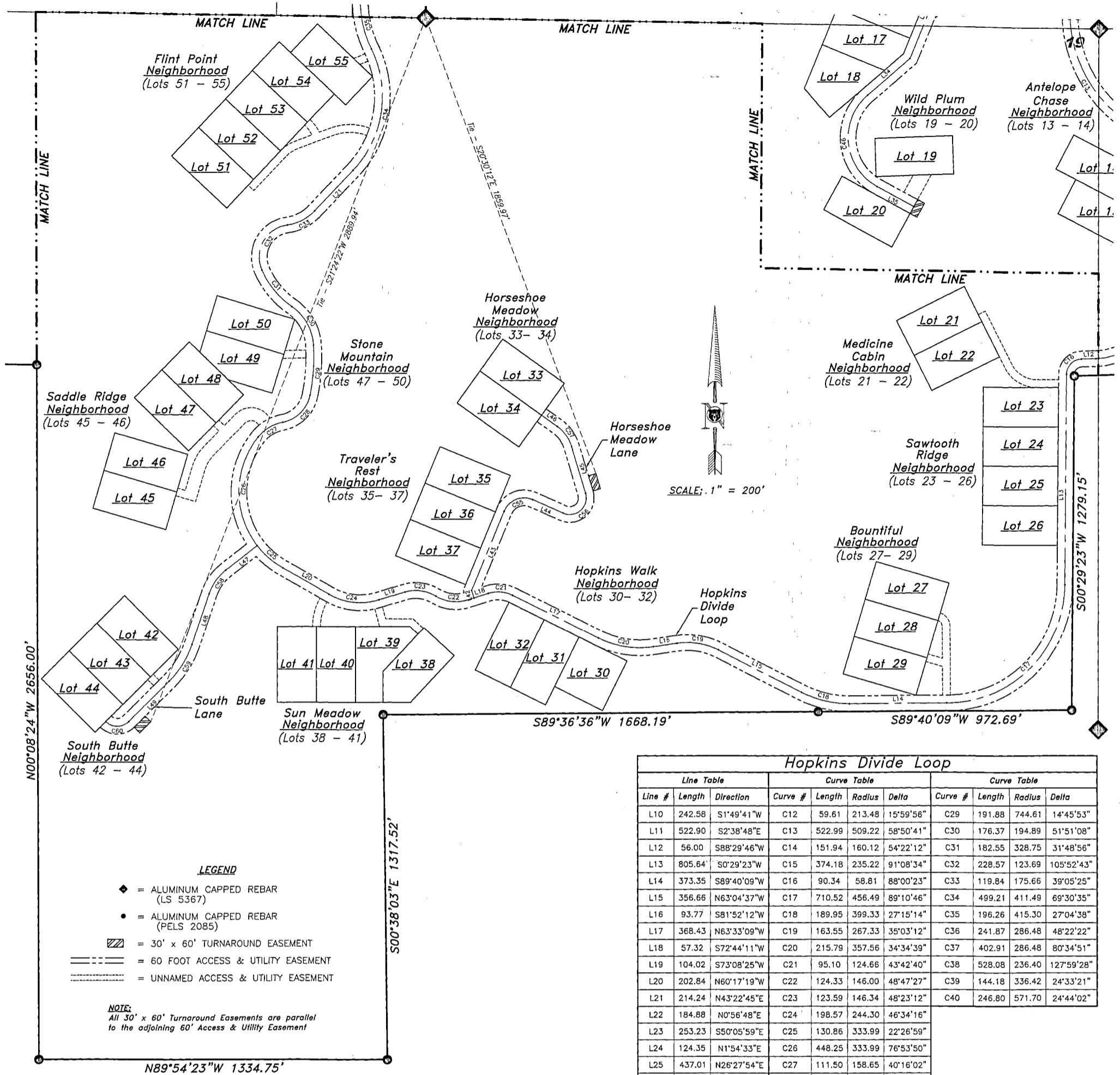
Sand Creek Ranch Conservation Community

Located within
 Section 13, T51N, R83W, and
 Sections 17, 18, 19, & 20, T51N, R82W,
 Johnson County, Wyoming

Prepared For:
 Sand Creek, the Ranch Preservation Co., LLC
 PO Box 905
 Buffalo, WY 82834

GRIZZLY ENGINEERING
 CONSULTING ENGINEERS and LAND SURVEYORS
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LINE & CURVE TABLES FOR NAMED ROADS ON PAGE 4/7



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Hopkins Divide Loop

Line Table			Curve Table			Curve Table				
Line #	Length	Direction	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
L10	242.58	S1°49'41"W	C12	59.61	213.48	15°59'56"	C29	191.88	744.61	14°45'53"
L11	522.90	S2°38'48"E	C13	522.99	509.22	58°50'41"	C30	176.37	194.89	51°51'08"
L12	56.00	S88°29'46"W	C14	151.94	160.12	54°22'12"	C31	182.55	328.75	31°48'56"
L13	805.64	S0°29'23"W	C15	374.18	235.22	91°08'34"	C32	228.57	123.69	105°52'43"
L14	373.35	S89°40'09"W	C16	90.34	58.81	88°00'23"	C33	119.84	175.66	39°05'25"
L15	356.66	N63°04'37"W	C17	710.52	456.49	89°10'46"	C34	499.21	411.49	69°30'35"
L16	93.77	S81°52'12"W	C18	189.95	399.33	27°15'14"	C35	196.26	415.30	27°04'38"
L17	368.43	N63°33'09"W	C19	163.55	267.33	35°03'12"	C36	241.87	286.48	48°22'22"
L18	57.32	S72°44'11"W	C20	215.79	357.56	34°34'39"	C37	402.91	286.48	80°34'51"
L19	104.02	S73°08'25"W	C21	95.10	124.66	43°42'40"	C38	528.08	236.40	127°59'28"
L20	202.84	N60°17'19"W	C22	124.33	146.00	48°47'27"	C39	144.18	336.42	24°33'21"
L21	214.24	N43°22'45"E	C23	123.59	146.34	48°23'12"	C40	246.80	571.70	24°44'02"
L22	184.88	N0°56'48"E	C24	198.57	244.30	46°34'16"				
L23	253.23	S50°05'59"E	C25	130.86	333.99	22°26'59"				
L24	124.35	N1°54'33"E	C26	448.25	333.99	76°53'50"				
L25	437.01	N26°27'54"E	C27	111.50	158.65	40°16'02"				
L26	114.17	N51°11'56"E	C28	156.22	131.75	67°56'01"				

Sand Creek Ranch Road

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	110.95	S81°01'15"W	C1	314.12	418.77	42°58'43"
L2	104.97	N43°37'46"W	C2	90.42	418.77	12°22'16"
L3	186.06	S60°52'56"W	C3	328.25	249.14	75°29'18"
L4	118.66	N34°00'41"W	C4	139.87	170.71	46°56'41"
L5	651.04	N34°00'41"W	C5	113.70	170.71	38°09'43"
L6	152.55	N38°48'04"W	C6	265.67	457.87	33°14'42"
L7	434.76	N43°54'43"W	C7	173.99	457.87	21°46'20"
L8	388.41	N2°08'10"W	C8	363.48	414.63	50°13'39"
L9	182.78	N44°42'33"E	C9	399.73	4481.33	5°06'39"
			C10	321.10	440.39	41°46'33"
			C11	394.38	482.36	46°50'43"

Headquarters Lane

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L27	30.00	S33°59'58"W	C41	57.31	50.14	65°29'32"
L28	401.29	S31°29'35"E	C42	44.77	81.46	31°29'35"
L29	155.85	S0°00'00"E	C43	85.41	80.22	61°00'09"
L30	308.10	S23°48'43"E	C44	59.97	92.38	37°11'26"
L31	415.17	S0°00'00"E				

High Camp Lane

Line Table			Curve Table			Curve Table				
Line #	Length	Direction	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
L50	30.00	N40°40'50"W	C62	282.24	200.31	80°43'46"	C76	235.15	280.19	48°05'10"
L51	84.64	N90°00'00"W	C63	715.70	643.20	63°45'14"	C77	82.36	68.52	68°52'17"
L52	98.43	N9°16'14"W	C64	199.20	412.61	27°39'43"	C78	166.22	226.85	41°58'57"
L53	117.22	N45°21'45"W	C65	232.52	195.07	68°17'43"	C79	110.85	357.49	17°46'02"
L54	191.08	S45°25'06"W	C66	300.80	823.69	20°55'26"	C80	132.08	109.05	69°23'58"
L55	70.15	S12°23'19"W	C67	186.62	252.22	42°23'42"				
L56	97.43	S68°03'15"W	C68	129.17	98.12	75°25'28"				
L57	359.87	S36°14'03"E	C69	362.66	373.29	55°39'56"				
L58	155.78	S89°03'12"E	C70	309.50	170.04	104°17'18"				
L59	77.39	S0°56'48"W	C71	53.69	58.24	52°49'09"				
L60	176.05	S41°56'38"W	C72	77.16	49.12	90°00'00"				
L61	62.15	S89°51'38"W	C73	118.26	165.28	40°59'50"				
L62	206.31	S24°32'40"E	C74	235.26	281.31	47°54'59"				
L63	111.36	S0°19'45"E	C75	182.90	77.51	135°11'25"				

South Butte Lane

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L47	153.27	S52°09'40"W	C58	111.11	189.90	33°31'25"
L48	204.80	S18°38'15"W	C59	167.78	363.78	26°25'31"
L49	219.04	S45°03'45"W	C60	97.50	62.07	90°00'00"

Wild Plum Drive

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L32	197.86	S55°59'19"W	C45	287.08	486.54	33°48'25"
L33	353.89	S22°10'54"W	C46	412.51	213.39	110°45'40"
L34	214.28	S49°29'22"W				
L35	161.64	S61°16'18"E				

Chokecherry Draw Lane

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L36	74.47	S22°44'37"W	C47	71.50	64.01	64°00'15"
L37	96.89	S35°57'26"W	C48	192.42	142.77	77°13'04"

Horseshoe Meadow Lane

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L42	30.00	N17°15'49"W	C55	132.26	82.80	91°31'07"
L43	326.46	N22°22'48"E	C56	144.71	63.46	130°39'11"
L44	126.68	S66°06'04"E	C57	96.38	146.72	37°38'14"
L45	186.14	N16°45'15"W				
L46	73.79	N54°23'29"W				

Winter Sun Drive

Line Table			Curve Table			
Line #	Length	Direction	Curve #	Length	Radius	Delta
L38	30.00	N51°11'56"E	C49	70.89	135.26	30°01'43"
L39	320.96	N81°13'39"E	C50	76.22	125.96	34°40'13"
L40	83.91	S49°09'27"E	C51	159.90	367.38	24°56'18"
L41	448.06	S51°23'58"E	C52	113.61	163.21	39°52'58"
			C53	113.13	74.30	87°14'31"
			C54	56.66	38.20	85°00'00"

FINAL PLAT

Sand Creek Ranch Conservation Community

Located within
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Johnson County, Wyoming

Prepared For:
Sand Creek, the Ranch Preservation Co., LLC
PO Box 905
Buffalo, WY 82834

GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834

307/684-7029	Date Drawn: 05/03/07	Scale: 1" = 200'	4 7
Drawn By: FPJ	Checked By: KAN		
Project No. B06-128	File Name: SAND CREEK.dwg		

1/4
18
19

SCALE: 1" = 100'

Horseshoe Meadow Neighborhood (Lots 33-34)

Whitetail Thicket Neighborhood (Lots 15-18)

Headquarters Neighborhood (Lots 1-4)

Antelope Chase Neighborhood (Lots 13-14)

Wild Plum Neighborhood (Lots 19-20)

Cottonwood Gallery Neighborhood (Lots 5-8)

TG's Draw Neighborhood (Lots 9-12)

Bountiful Neighborhood (Lots 27-29)

Hopkins Walk Neighborhood (Lots 30-32)

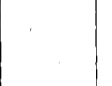
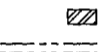
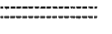
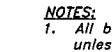
Medicine Cabin Neighborhood (Lots 21-22)

Sawtooth Ridge Neighborhood (Lots 23-26)

Travelers Rest Neighborhood (Lots 35-37)

Saddle Ridge Neighborhood (Lots 45-46)

Stone Mountain Neighborhood (Lots 47-50)

- LEGEND**
-  = BUILDING ENVELOPE WITHIN FEE LOT (100' X 100')
 -  = 30' X 60' TURNAROUND EASEMENT
 -  = 60 FOOT ACCESS & UTILITY EASEMENT
 -  = UNNAMED ACCESS & UTILITY EASEMENT

- NOTES:**
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 2. All unnamed access & utility easements are 30 feet wide unless otherwise noted.

FINAL PLAT

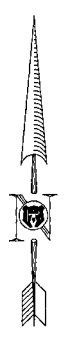
Sand Creek Ranch Conservation Community

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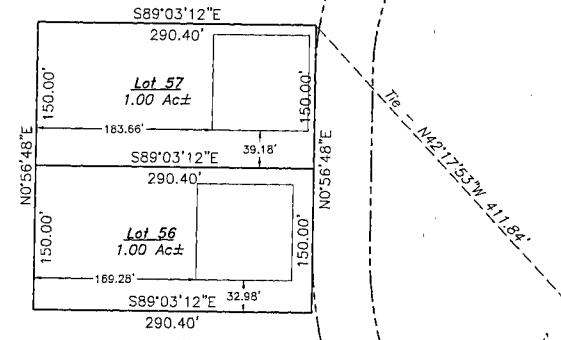
GRIZZLY ENGINEERING
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307/884-7029
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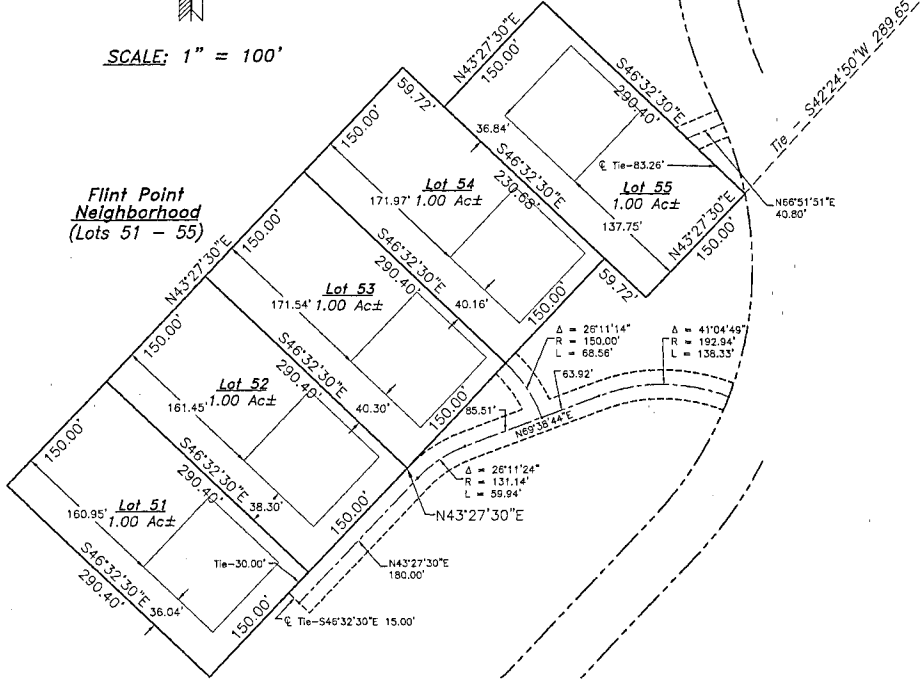


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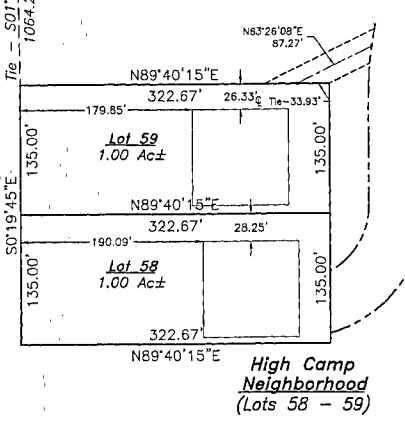
Sweet Grass Neighborhood
(Lots 56 - 57)



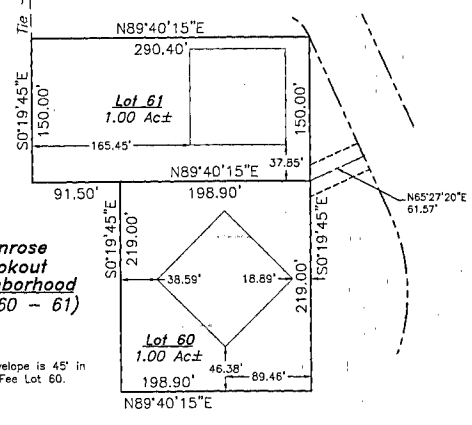
Flint Point Neighborhood
(Lots 51 - 55)



13/18
24/19

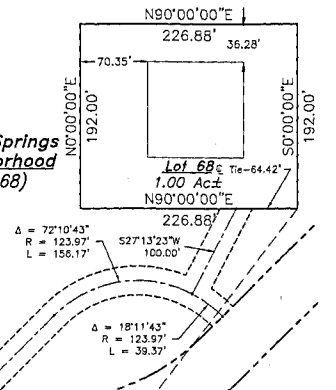


13/18
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NOTE:
Building Envelope is 45' in relation to Fee Lot 60.

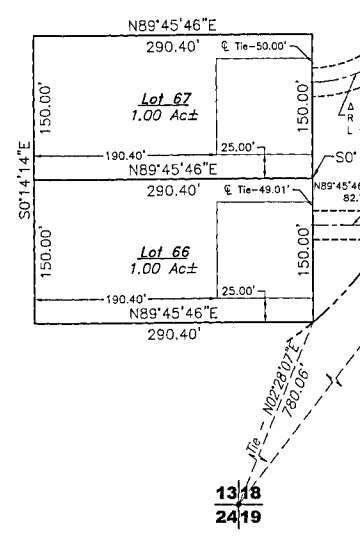
Sandy Springs Neighborhood
(Lot 68)



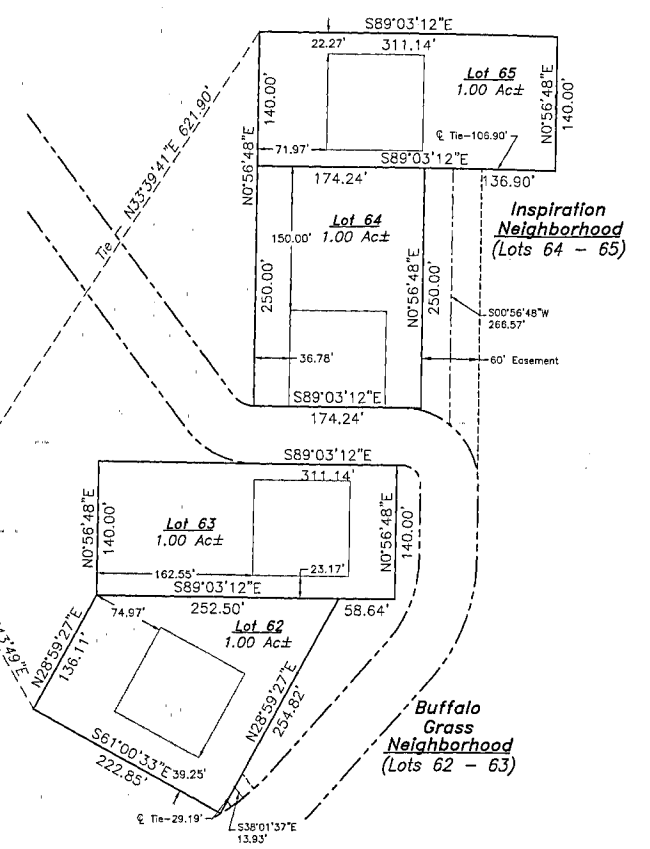
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Homestead Neighborhood
(Lots 66 - 67)



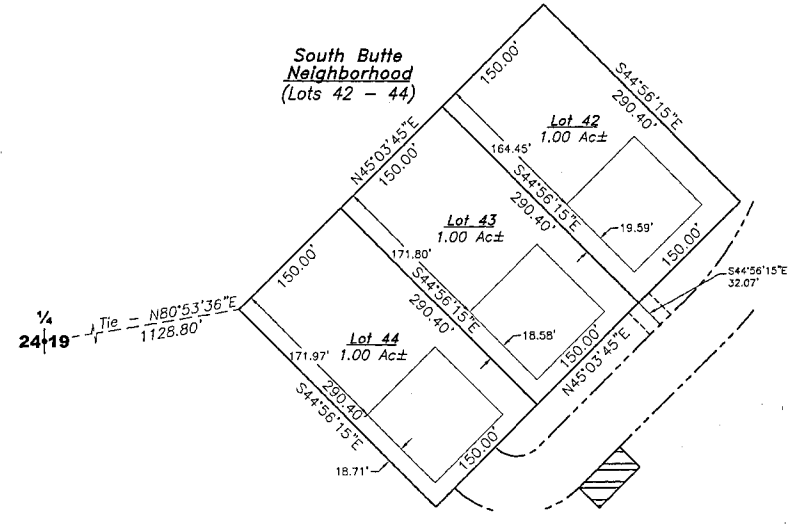
13/18
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13/18
24/19

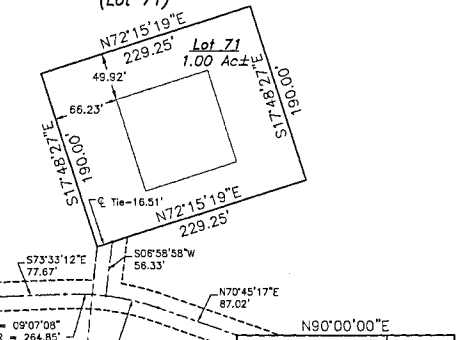


South Butte Neighborhood
(Lots 42 - 44)



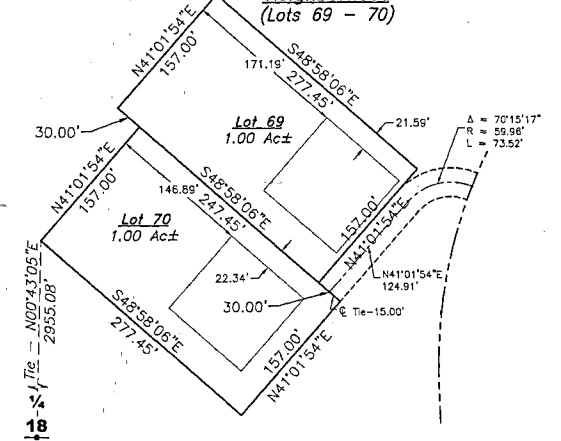
13/18
24/19

Capture Bend Neighborhood
(Lot 71)

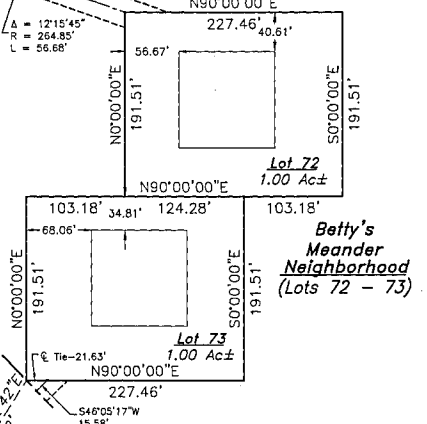


13/18
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Solitude Neighborhood
(Lots 69 - 70)



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24/19



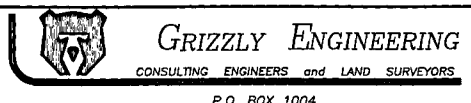
13/18
24/19

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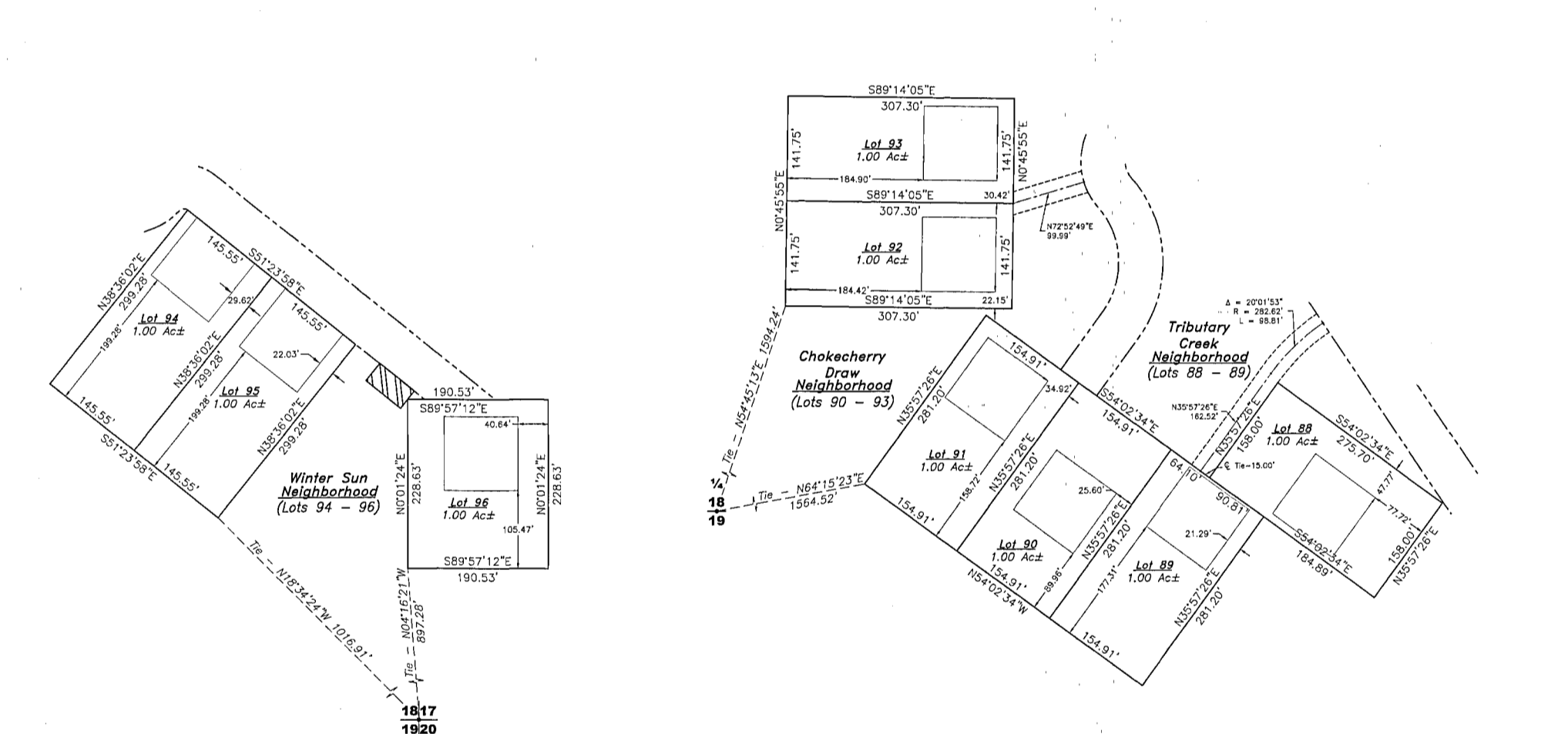
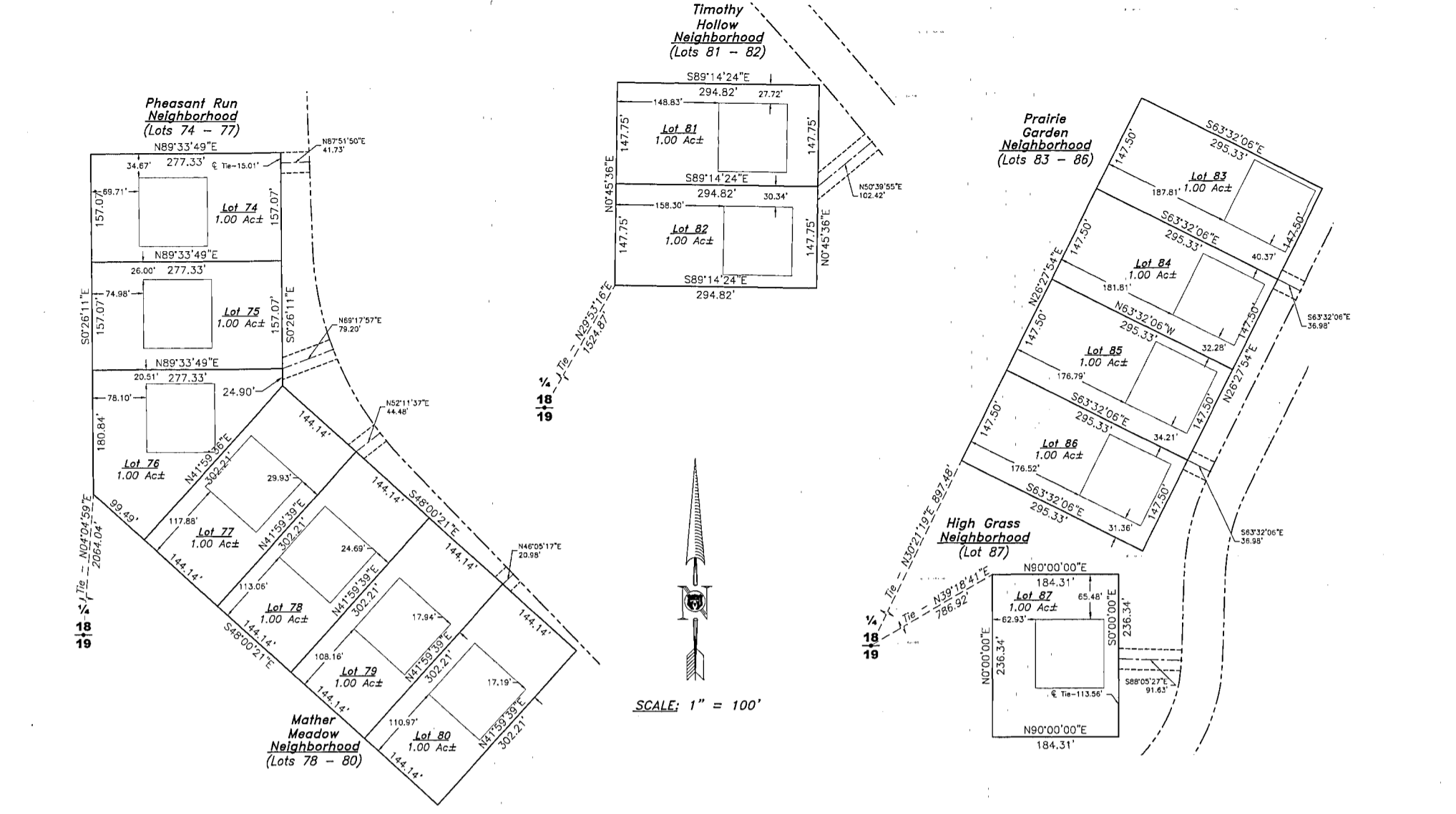


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