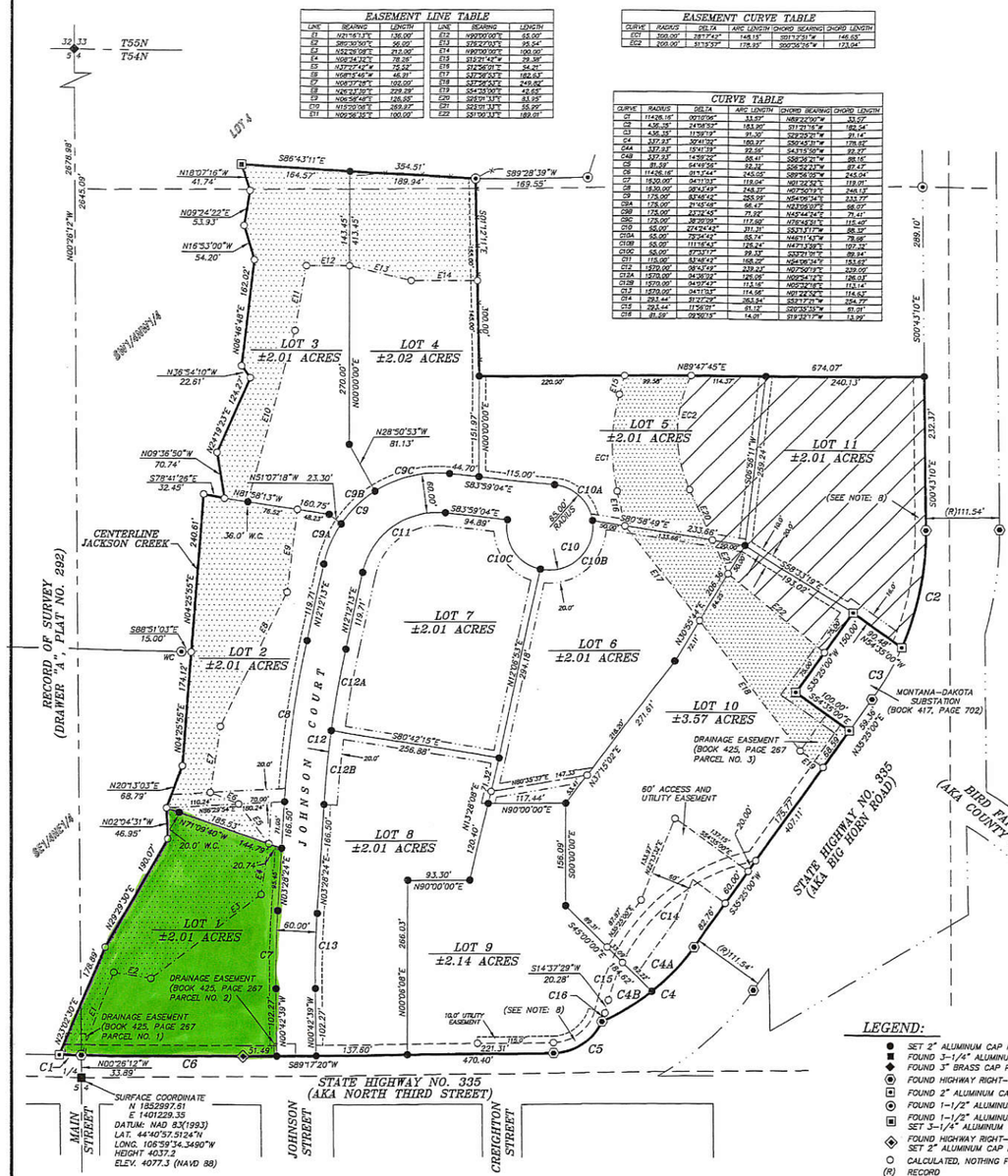


FINAL PLAT
LONGHORN SUBDIVISION

SITUATED IN THE W1/2NW1/4 OF SECTION 4, AND THE SE1/4NE1/4 OF SECTION 5, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

TOTAL = ±25.58 ACRES
TOTAL AREA OF ROAD = ±1.77 ACRES
TOTAL AREA OF LOTS = ±23.81 ACRES
TOTAL LOTS = 11

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION BEING A TRACT OF LAND SITUATED IN THE W1/2NW1/4 OF SECTION 4 AND THE SE1/4NE1/4 OF SECTION 5, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 4 (MONUMENTED WITH A 3-1/4" ALUMINUM CAP PER PLS 6812); THENCE N00°26'12"W, 33.89 FEET ALONG THE WEST LINE OF SAID SECTION 4 TO THE **POINT OF BEGINNING** OF SAID TRACT, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 335; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11426.16 FEET, A CENTRAL ANGLE OF 00°10'06", AN ARC LENGTH OF 33.57 FEET, A CHORD BEARING OF N89°22'09"W, AND A CHORD LENGTH OF 33.57 FEET TO A POINT; SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 432 OF DEEDS, PAGE 519; THENCE N23°02'30"E, 178.89 FEET ALONG SAID EAST LINE TO A POINT; THENCE N29°29'30"E, 190.07 FEET ALONG SAID EAST LINE TO A POINT; THENCE N02°04'31"W, 46.95 FEET ALONG SAID EAST LINE TO A POINT; THENCE N20°13'03"E, 68.79 FEET ALONG SAID EAST LINE TO A POINT; THENCE N04°25'55"E, 174.12 FEET ALONG SAID EAST LINE TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 432 OF DEEDS, PAGE 522; THENCE, CONTINUE N04°25'55"E, 240.61 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 432 OF DEEDS, PAGE 522 TO A POINT; THENCE S78°41'26"E, 32.45 FEET ALONG SAID EAST LINE TO A POINT; THENCE N09°36'50"W, 70.74 FEET ALONG SAID EAST LINE TO A POINT; THENCE N24°19'23"E, 124.27 FEET ALONG SAID EAST LINE TO A POINT; THENCE N36°54'10"E, 22.61 FEET ALONG SAID EAST LINE TO A POINT; THENCE N09°46'48"E, 162.02 FEET ALONG SAID EAST LINE TO A POINT; THENCE N16°53'00"W, 54.20 FEET ALONG SAID EAST LINE TO A POINT; THENCE N09°24'22"E, 53.93 FEET ALONG SAID EAST LINE TO A POINT; THENCE N18°07'16"W, 41.74 FEET ALONG SAID EAST LINE TO A POINT; THENCE S86°43'11"E, 354.51 FEET ALONG SAID EAST LINE TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 376 OF DEEDS, PAGE 522; THENCE S01°12'11"E, 300.00 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 376 OF DEEDS, PAGE 522 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 376 OF DEEDS, PAGE 522; THENCE N89°47'45"E, 674.07 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 376 OF DEEDS, PAGE 522 TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 335; THENCE S20°43'10"E, 232.37 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 436.35 FEET, A CENTRAL ANGLE OF 24°58'52", AN ARC LENGTH OF 183.90 FEET, A CHORD BEARING OF S11°21'16"W, AND A CHORD LENGTH OF 182.54 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 417 OF DEEDS, PAGE 702; THENCE N54°35'00"W, 90.48 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 417 OF DEEDS, PAGE 702 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 417 OF DEEDS, PAGE 702; THENCE S35°25'00"W, 150.00 FEET ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 417 OF DEEDS, PAGE 702 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 417 OF DEEDS, PAGE 702; THENCE S54°35'00"E, 100.00 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 417 OF DEEDS, PAGE 702 TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 335; THENCE S35°25'00"W, 407.11 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 337.93 FEET, A CENTRAL ANGLE OF 30°41'02", AN ARC LENGTH OF 180.97 FEET, A CHORD BEARING OF S50°45'31"W, AND A CHORD LENGTH OF 178.82 FEET TO A POINT; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 81.59 FEET, A CENTRAL ANGLE OF 64°49'36", AN ARC LENGTH OF 92.32 FEET, A CHORD BEARING OF S56°52'23"W, AND A CHORD LENGTH OF 87.47 FEET TO A POINT; THENCE S89°17'20"W, 470.40 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 335 TO A POINT; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11426.16 FEET, A CENTRAL ANGLE OF 01°13'44", AN ARC LENGTH OF 245.05 FEET, A CHORD BEARING OF S89°36'05"W, AND A CHORD LENGTH OF 245.04 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT.

CERTIFICATE OF OWNER(S)

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER(S) AND PROPRIETORS; CONTAINING 25.58 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE *LONGHORN SUBDIVISION*, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER ALL ROADS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS, UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 10 DAY OF July, 2017

BY: Toby Jay Johnson — TOBY JAY JOHNSON
BY: Marie E. Johnson — MARIE E. JOHNSON

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF July 2017 BY TOBY JAY JOHNSON AND MARIE E. JOHNSON, HUSBAND AND WIFE.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 18 Feb 2020

DAVID E. HORSEY — NOTARY PUBLIC — COUNTY OF SHERIDAN — STATE OF WYOMING — MY COMMISSION EXPIRES FEBRUARY 18, 2020

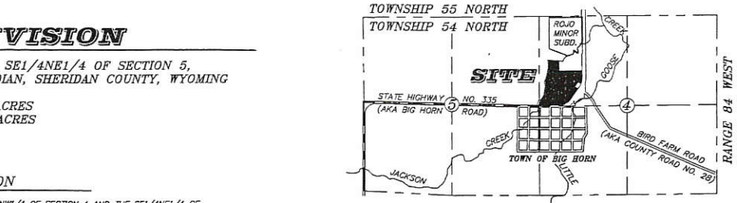
NOTARY PUBLIC

"SIGNED BY AFFIDAVIT"
BY: DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE,
(SEE AFFIDAVIT FILED IN BOOK 568, PAGE 248)

"SIGNED BY AFFIDAVIT"
BY: WELLS FARGO BANK, N.A. ("LIEN HOLDER"),
(SEE AFFIDAVIT FILED IN BOOK 568, PAGE 248)

"SIGNED BY AFFIDAVIT"
BY: BUFFALO FEDERAL BANK, ("LIEN HOLDER"),
(SEE AFFIDAVIT FILED IN BOOK 568, PAGE 246)

NOTICE
This plat is an image or reproduction of the original as is recorded in the Sheridan County Clerk's office. It is not a certified, complete or authoritative depiction of current property lines, easements or rights-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.



LOCATION MAP
SCALE: 1"=2000'

NOTES:

1. NO PROPOSED CENTRALIZED SEWAGE SYSTEM
2. DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH SAWS/IPB
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS
4. 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.
5. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS RESOLUTION AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
6. WHEN PUBLIC SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL CONNECT TO SAID SYSTEM.
7. LONGHORN SUBDIVISION IS LOCATED IN CLOSE PROXIMITY TO THE SHERIDAN COUNTY AIRPORT AND NO OWNER OR ANY LOT, NOR HIS SUCCESSORS OR ASSIGNS SHALL HAVE A CAUSE OF ACTION AGAINST DECLARANT OR COUNTY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCE WHICH MAY RESULT FROM LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER SAID SUBDIVISION.
8. 16' NON-EXCLUSIVE PERPETUAL EASEMENT FOR ALL UTILITIES INCLUDING BUT NOT LIMITED TO US WEST COMMUNICATIONS INC., MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP INC., TCI TKR OF CENTRAL FLORIDA INC., AND OR ANY OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (BOOK 417, PAGE 703).
9. ALL SEPTIC SYSTEMS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WYOMING. ALL SYSTEMS SHALL BE ENHANCED TREATMENT SYSTEMS MEETING THE FOLLOWING MINIMUM EFFLUENT CRITERIA: FECAL COLIFORM < 800 COLONIES/100 ML (MAXIMUM 30 DAY GEOMETRIC MEAN) AND TOTAL KJELDAHL NITROGEN < 25 MG/L (MAXIMUM 30 DAY AVERAGE).
10. 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. THE "OPEN SPACE" AS SHOWN HEREON IS HEREBY DEDICATED AS AN EASEMENT TO SHERIDAN COUNTY FOR DRAINAGE PURPOSES. THE OWNERS SHALL NOT CONSTRUCT OR PLACE OBJECTS WITHIN THE "OPEN SPACE", SAID "OPEN SPACE" MAY BE REVISED IN THE FUTURE BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WYOMING AND APPROVED BY THE GOVERNING BODIES. THE COUNTY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OR INJURIES RESULTING FROM THE OCCURRENCE OF A FLOOD.
11. DUE TO THE POTENTIAL FOR HIGH GROUNDWATER IN THE LOWER ELEVATION AREAS "LOT 11 AND INDICATED PORTIONS OF LOTS 5 & 10 REQUIRE MOUNDED SYSTEMS."
12. SEPTIC SYSTEMS SHALL NOT BE BUILT WITHIN TWENTY (20) FEET OF THE TOP BREAK IN SLOPE OF JACKSON CREEK DRAINAGE.
13. AT LEAST ONCE IN EVERY FIVE (5) YEAR PERIOD THE ENHANCED SEPTICS SHALL BE INSPECTED AND CERTIFIED AS WORKING BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WYOMING.
14. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
15. FENCE LINE AGREEMENT PER (BOOK 393, PAGE 564) ACKNOWLEDGES THE EXISTING FENCE LINE BETWEEN THE ADJOINING LAND OWNERS AND THAT IT DOES NOT FOLLOW THE LEGAL BOUNDARIES. THE PURPOSE OF THIS AGREEMENT WAS TO PREVENT FUTURE CLAIMS OF ADVERSE POSSESSION. THE RIGHT OF USE MAY BE REVOKED BY EITHER PARTY UPON THIRTY (30) DAYS WRITTEN NOTICE TO THAT EFFECT. THE FENCE LINE SHALL THEN BE PLACED ON THE PROPERTY LINE IF PRACTICABLE AND FEASIBLE.

CERTIFICATES OF ACTION

SHERIDAN COUNTY PLANNING AND ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION THIS 2nd DAY OF August, 2017.

ATTEST: CLERK — CHAIRMAN

SCALE: 1"=100'
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE
-100 0 50 100 200 400
(U.S. SURVEY FEET)
1 inch = 100 ft.

DATUM:
NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.0002468111
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

CERTIFICATE OF APPROVAL

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 5th DAY OF July, 2017

ATTEST: Kimberly Hoin, Chief Deputy — COUNTY CLERK — CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 11:03 O'CLOCK, THIS 4 DAY OF August, 2017, AND RECORDED IN PLAT BOOK 2, ON PAGE 34.

Kimberly Hoin, Chief Deputy — COUNTY CLERK

STAMP RECEIVING NUMBER: 2017-736544

CERTIFICATE OF ENGINEER

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I, THOMAS J. PILCH, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT AN ENGINEERED ON-SITE SEPTIC SYSTEM CAN BE DESIGNED, CONSTRUCTED AND OPERATED TO OFFER AN ADEQUATE AND SAFE SEWAGE DISPOSAL SYSTEM FOR THIS PROPERTY.

Professional Engineer (Civil) THOMAS J. PILCH 9252 WYOMING — Date: 7/11/17

"CERTIFICATE IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF ENGINEER SIGNED AND DATED"

CERTIFICATE OF ENGINEER

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I, MEGAN L. CROW, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WYOMING, DO HEREBY STATE THAT THE DOMESTIC WATER DISTRIBUTION SYSTEM AND JOHNSON COURT ROAD WAS PREPARED AND ENGINEERED BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Engineer (Civil) MEGAN L. CROW 9878 WYOMING — Date: 7/10/17

"CERTIFICATE IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF ENGINEER SIGNED AND DATED"

SURVEYOR'S CERTIFICATE

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF THE LONGHORN SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor THOMAS D. TUCKER 6812 WYOMING — Date: June 10, 2017

"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 3" BRASS CAP PER PEAS 537
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615 SET 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT (PRIOR SURVEY)
- SET 2" ALUMINUM CAP PER PLS 6812
- CALCULATED, NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- WC WITNESS CORNER
- SUBDIVISION BOUNDARY
- LOT/PROPERTY LINE
- HIGHWAY/COUNTY ROAD RIGHT-OF-WAY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- EXISTING DRAINAGE EASEMENT LINE (BOOK 425, PAGE 267)
- OPEN SPACE/DRAINAGE EASEMENT LINE
- 16' NON-EXCLUSIVE UTILITY EASEMENT (SEE NOTE: 8)
- 16' UTILITY EASEMENT LINE
- 10' UTILITY EASEMENT LINE
- 60' ACCESS & UTILITY EASEMENT
- CENTERLINE IRRIGATION & UTILITY EASEMENT
- IRRIGATION & UTILITY EASEMENT
- EXISTING FENCE LINE (2012) (SEE NOTE: 15)
- "OPEN SPACE" NO CONSTRUCTION OR SEPTIC SYSTEMS ALLOWED (SEE NOTES 10 & 12)
- (SEE NOTES 11 & 13)

SURFACE COORDINATE
N 1852997.51
E 1401229.35
DATUM: NAD 83(1993)
LAT. 44°40'57.3124"N
LONG. 106°59'34.3490"W
HEIGHT 4037.2
ELEV. 4077.3 (NAVD 88)

L-34

FINAL PLAT
LONGHORN SUBDIVISION
SHERIDAN COUNTY, WYOMING

BRESTFELDT SURVEYING
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

RECORD OWNERS:
TOBY JAY JOHNSON & MARIE E. JOHNSON
P.O. BOX 608
304 HIGHWAY 335
BIG HORN, WY 82833

JN: 26030
DN: 2006/20060303DS
PF: T2006030
JULY 14, 2015
REVISED: JUNE 14, 2017