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VACATION STATEMENT

- 1) IF THE PART OF THE RECORD TO WHICH THIS VACATION STATEMENT APPLIES HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF CHEYENNE, WYOMING, THE PART TO WHICH THIS VACATION STATEMENT APPLIES IS HEREBY VACATED...

PLAT NOTES

- 1) LOT 1, BLOCK 15, SUBDIVISION 2207, CHEYENNE, WYOMING, IS HEREBY VACATED FOR THE CITY OF CHEYENNE, WYOMING, AND THE CITY OF CHEYENNE, WYOMING, IS HEREBY VACATED FOR THE CITY OF CHEYENNE, WYOMING...

LEGEND

- ROAD 1/2" LINE WITH 1" ALUMINUM CAP
○ CITY OF CHEYENNE CONTROL, MONUMENT
○ CITY OF CHEYENNE CONTROL, MONUMENT

CURVE TABLE DATA

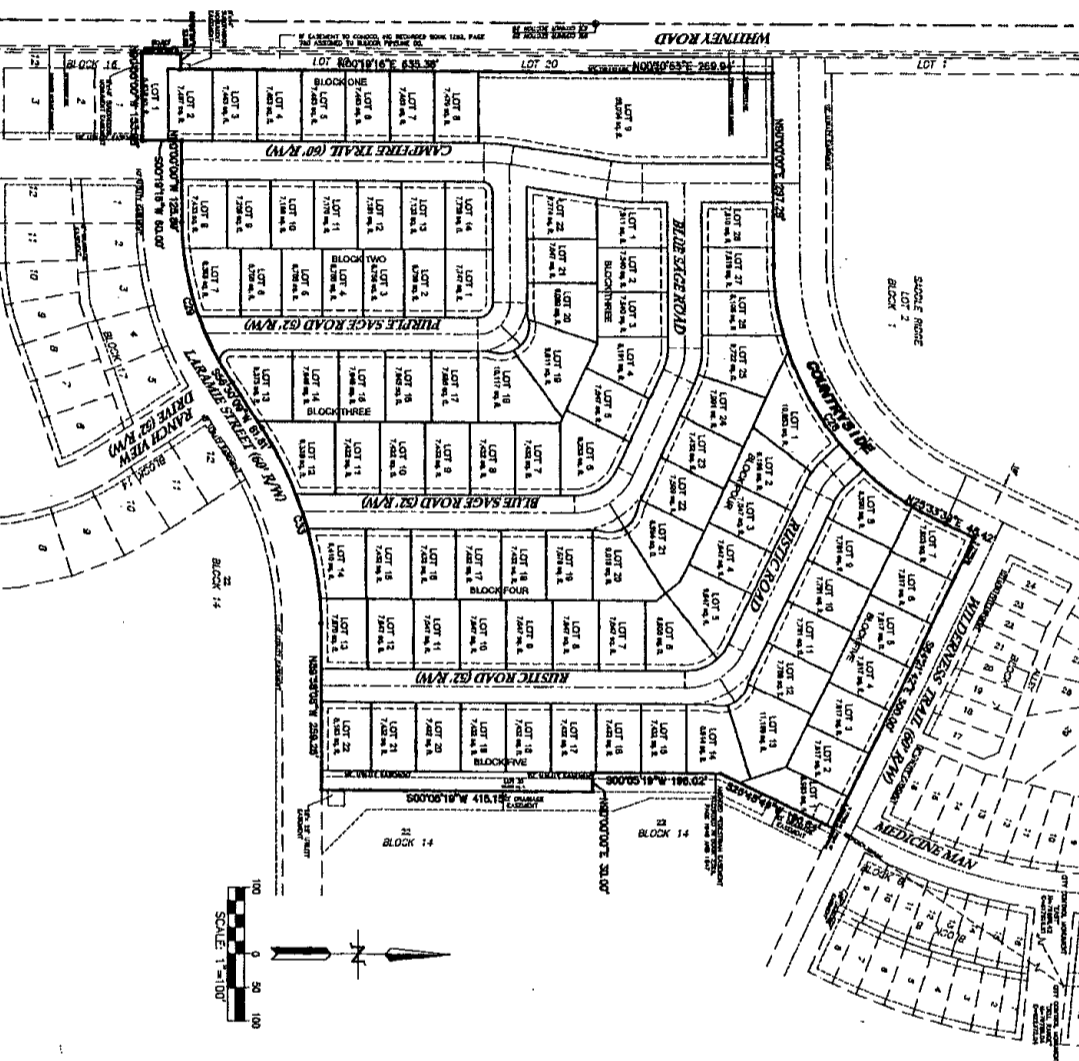
Table with columns for CURVE TABLE, CURVE DATA, and CURVE TABLE DATA. It lists various curve parameters for different lots and blocks.

GENERAL NOTES

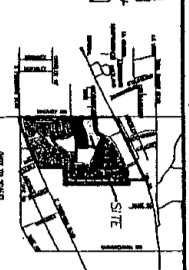
- 1) THE PLAT IS SUBJECT TO THE CITY OF CHEYENNE, WYOMING, AND THE CITY OF CHEYENNE, WYOMING, IS HEREBY VACATED FOR THE CITY OF CHEYENNE, WYOMING...

FINAL PLAT FOR SADDLE RIDGE FURTH FILING

OVERALL MAP OF AREA TO BE RE-PLATTED



VICINITY MAP



FILING RECORD

Reference: 5142823
The State of Wyoming } ss
County of Cheyenne }

APPROVALS

Approved by the Cheyenne Planning Commission this 5th day of...
Approved by the City of Cheyenne, Wyoming this 5th day of...

COMPUTATION TABLE

Table with columns for TOTAL AREA, SADDLE RIDGE, LOT AREA, and other area-related data.

DEDICATION

KNOW ALL PERSONS OF THESE PRESENTS THAT SADDLE RIDGE FURTH ROAD, AND THE CITY OF CHEYENNE, WYOMING, IS HEREBY DEDICATED TO THE PUBLIC USE OF THE CITY OF CHEYENNE, WYOMING...

WILLIAM L. EDWARDS
WYOMING UNITED LIABILITY COMPANY
WILLIAM L. EDWARDS
WYOMING UNITED LIABILITY COMPANY

ROBERT L. VANCE
CITY OF CHEYENNE
WYOMING UNITED LIABILITY COMPANY

ACKNOWLEDGEMENTS

STATE OF WYOMING ) ss
COUNTY OF LARAMIE )
The application instrument was acknowledged before me this 5th day of April, 2012, by WILLIAM L. EDWARDS, Managing Director of WYOMING UNITED LIABILITY COMPANY, LLC, a Wyoming Limited Liability Company.

STATE OF WYOMING ) ss
COUNTY OF LARAMIE )
The application instrument was acknowledged before me this 5th day of April, 2012, by ROBERT L. VANCE, Mayor of the City of Cheyenne, Wyoming, a Wyoming Municipality.

CERTIFICATE OF SURVEYOR

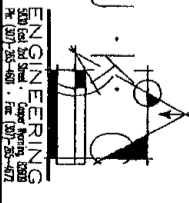
I, GARY R. HENNING, a Registered Professional Land Surveyor Licensed Under the Laws of the State of Wyoming, do hereby certify that this plat is a true and correct copy of the original plat as filed with me and shown to me by the person who caused it to be filed...



FINAL PLAT

SADDLE RIDGE FURTH FILING

RE-PLAT OF LOTS 1-19, 21 and 22, BLOCK 14, and LOTS 1-27, BLOCK 15, SADDLE RIDGE IS ALL LOCATED IN THE SW1/4 AND NW1/4 of Section 25, Township 14 North, Range 66 West of the 6th P.M., City of Cheyenne, Laramie County, Wyoming.



ENGINEERING
BY: [Signature]
DATE: APR 26 2012

**COMPUTATION TABLE**

TOTAL PLAT AREA:	23.07 ACRES
SELLABLE LOTS:	100,429 SQ.FT.
LOT AVERAGE:	7871 SQ.FT.
LOT MAXIMUM:	11106 SQ.FT.
LOT MINIMUM:	6756 SQ.FT.
LOT COUNT:	92
DONATED LOTS:	
LOT COUNT:	
NOT AREA:	1.84 ACRES
64370 SQ.FT.	
ROAD AREA:	4.51 ACRES
188250 SQ.FT.	

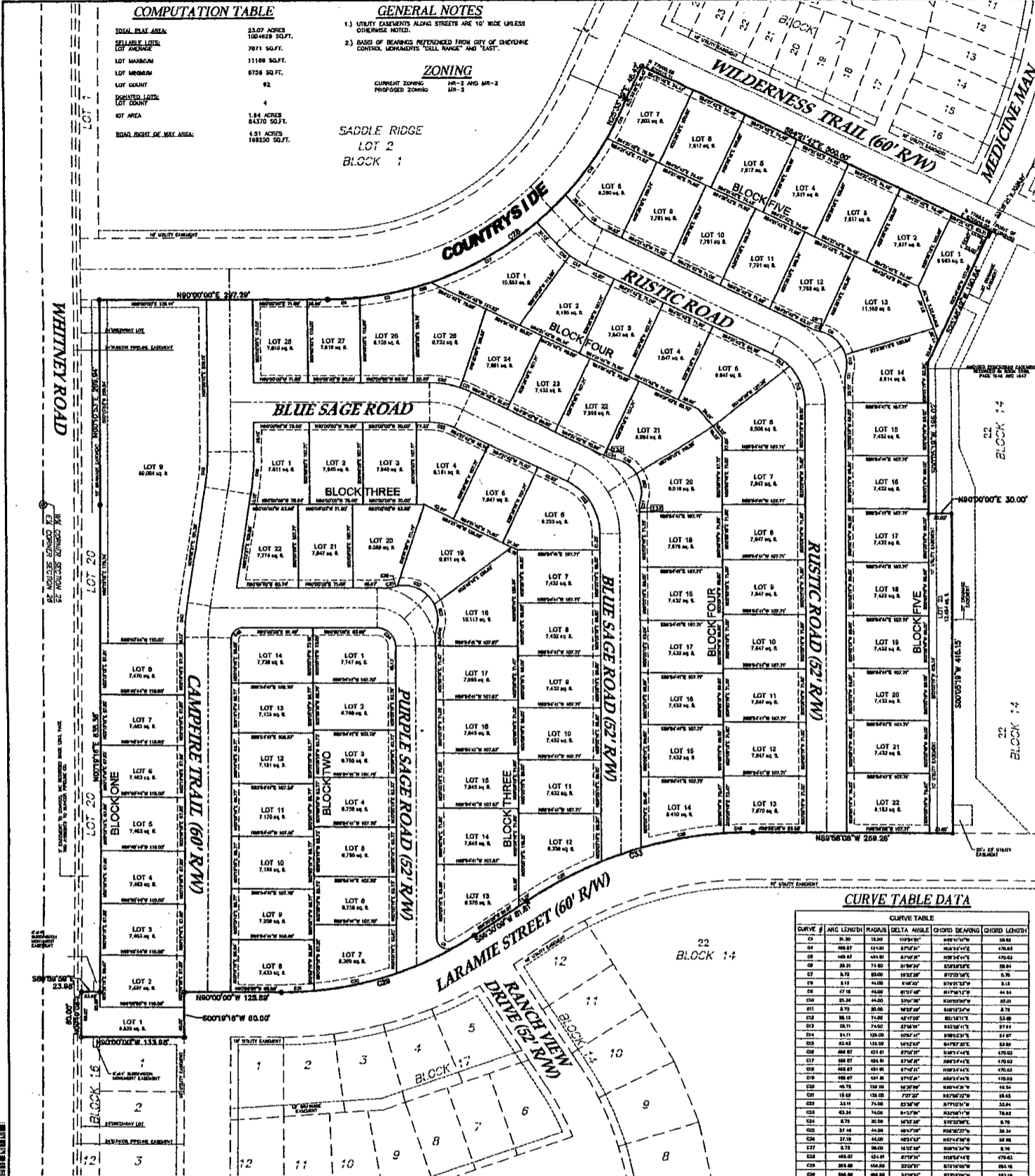
**GENERAL NOTES**

- 1.) UTILITY EASEMENTS ALONG STREETS ARE 10' WIDE UNLESS OTHERWISE NOTED.
- 2.) BASIS OF BEARINGS TAKEN FROM CITY OF CHEYENNE CONTROL MONUMENTS "SOUTH RANGE" AND "EAST."

**ZONING**

CURRENT ZONING: RR-2 AND RR-2  
PROPOSED ZONING: RR-2

SADDLE RIDGE  
LOT 2  
BLOCK 1



**CURVE TABLE DATA**

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
01	468.27	114.18	192°54'00"	S89°14'00"W	288.50
02	468.27	114.18	87°06'00"	N89°14'00"E	288.50
03	468.27	114.18	87°06'00"	N08°54'00"E	470.03
04	28.31	71.80	81°52'30"	S32°52'30"E	28.81
05	6.72	16.80	192°54'00"	S71°30'00"E	6.70
06	6.72	16.80	87°06'00"	N71°30'00"E	6.70
07	47.18	54.00	87°06'00"	S71°30'00"E	44.81
08	28.34	44.00	32°54'00"	N08°54'00"E	28.03
09	6.72	16.80	87°06'00"	S08°54'00"E	6.71
10	6.72	16.80	87°06'00"	N08°54'00"E	6.71
11	28.31	71.80	81°52'30"	S32°52'30"E	27.81
12	28.31	71.80	81°52'30"	S32°52'30"E	27.81
13	28.31	71.80	81°52'30"	S32°52'30"E	27.81
14	28.31	71.80	81°52'30"	S32°52'30"E	27.81
15	28.31	71.80	81°52'30"	S32°52'30"E	27.81
16	28.31	71.80	81°52'30"	S32°52'30"E	27.81
17	28.31	71.80	81°52'30"	S32°52'30"E	27.81
18	28.31	71.80	81°52'30"	S32°52'30"E	27.81
19	28.31	71.80	81°52'30"	S32°52'30"E	27.81
20	28.31	71.80	81°52'30"	S32°52'30"E	27.81
21	28.31	71.80	81°52'30"	S32°52'30"E	27.81
22	28.31	71.80	81°52'30"	S32°52'30"E	27.81

**LEGEND**

- FOUND BY "3/24" LONG REBAR WITH 15" ALUMINUM CAP STAMPED "555 PLS 2500"
- ▲ CITY OF CHEYENNE CONTROL MONUMENT
- SET 58" X 24" LONG REBAR WITH 15" ALUMINUM CAP STAMPED "555 PLS 2500"

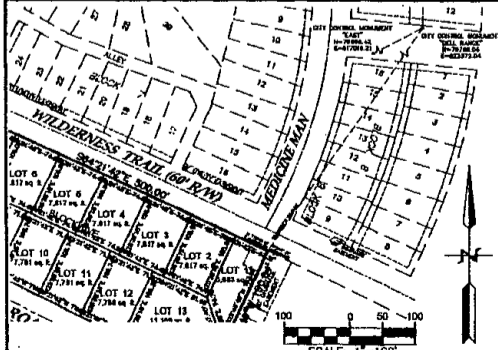
**VACATION STATEMENT**

- 1.) IT IS THE INTENT OF THIS RE-PLAT TO VACATE ALL LOT LINES AND ROAD RIGHTS OF WAY AS PREVIOUS PLATTED BY SADDLE RIDGE SUBDIVISION CONTAINED WITHIN THE BOUNDARIES OF THIS RE-PLAT.
- 2.) IT IS THE INTENT OF THIS RE-PLAT TO VACATE THE UTILITY EASEMENTS LOCATED IN THE FOLLOWING AREAS: LOTS 1-19 AND 23, BLOCK 14 AND LOTS 1-27, BLOCK 16 OF PREVIOUS PLATTED SADDLE RIDGE.
- 3.) IT IS THE INTENT OF THIS RE-PLAT TO VACATE THE BRANCH EASEMENT WITHIN BLOCK 15 OF PREVIOUS PLATTED SADDLE RIDGE.
- 4.) IT IS THE INTENT OF THIS RE-PLAT TO VACATE THE STORM WATER DRAINAGE EASEMENT LOCATED IN LOT 21, BLOCK 14 OF PREVIOUS PLATTED SADDLE RIDGE.

**PLAT NOTES**

- 1.) LOTS 1, 20-22, BLOCK FOUR WILL HAVE NO DIRECT ACCESS TO COUNTRYSIDE AVENUE FOR MOTOR VEHICLES.
- 2.) LOTS 7-A, BLOCK FIVE WILL HAVE NO DIRECT ACCESS TO COUNTRYSIDE AVENUE FOR MOTOR VEHICLES.
- 3.) LOT 1, BLOCK FIVE ARE OFFERED TO THE CITY OF CHEYENNE PARKS AND RECREATION DEPARTMENT FOR GREENWAY PATHWAY.
- 4.) LOT 1, BLOCK ONE ARE OFFERED TO THE CITY OF CHEYENNE PARKS AND RECREATION DEPARTMENT FOR GREENWAY PATHWAY.
- 5.) LOT 8, BLOCK ONE ARE OFFERED TO THE CITY OF CHEYENNE PARKS AND RECREATION DEPARTMENT FOR GREENWAY PATHWAY.
- 6.) LOT 23, BLOCK FIVE ARE OFFERED TO THE CITY OF CHEYENNE PARKS AND RECREATION DEPARTMENT FOR GREENWAY PATHWAY.

**CITY CONTROL TIES**



**FINAL PLAT**  
**SADDLE RIDGE**  
**FOURTH FILING**

RE-PLAT OF LOTS 1-19, 21 AND 23, BLOCK 14, and LOTS 1-27, BLOCK 15, SADDLE RIDGE IS ALL LOCATED IN THE S½NW¼ AND N½SW¼ OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED APRIL, 2012    REVISED MAY 24, 2012    SHEET 2 OF 2

**ENGINEERING**

303 East 2nd Street • Cooper Springs, WY 82029  
Ph: (307) 265-4631 • Fax: (307) 265-6272

## Declaration of Protective Covenants Saddle Ridge Subdivision Fourth Amendment and Addition of Lots

KNOW ALL MEN BY THESE PRESENTS, that Saddle Ridge, LLC, a Wyoming Limited Liability Company (hereinafter "Grantor" or "Declarant"), as the then Owner of all the following described lands in Saddle Ridge Subdivision, a Subdivision developed by the undersigned and located in Laramie County, Wyoming, as the same is more particularly described to wit:

Lots 2 – 5, Block 16, Saddle Ridge Subdivision (3 lots)  
Lot 7, Block 16, Saddle Ridge Subdivision (1 lot)  
Lots 9 and 10, Block 17, Saddle Ridge Subdivision (2 lots)  
Lots 9 – 14, Block 19, Saddle Ridge Subdivision (5 lots)  
Lot 1, Block 20, Saddle Ridge Subdivision (1 lot)  
Lot 26, Block 25, Saddle Ridge Subdivision (1 lot)  
Lots 29 – 36, Block 25, Saddle Ridge Subdivision (7 lots)  
Lots 40 – 44, Block 25, Saddle Ridge Subdivision (5 lots)  
Lot 48, Block 25, Saddle Ridge Subdivision (1 lot)  
Lots 4 and 8, Block 26, Saddle Ridge Subdivision (2 lots)  
Lots 1, 2, 4, 5, and 7, Block 27, Saddle Ridge Subdivision (5 lots)  
Lots 1 – 9, Block One, 4<sup>th</sup> Filing, Saddle Ridge Subdivision (9 lots)  
Lots 1 – 14, Block Two, 4<sup>th</sup> Filing, Saddle Ridge Subdivision (14 lots)  
Lots 1 – 22, Block Three, 4<sup>th</sup> Filing, Saddle Ridge Subdivision (22 lots)  
Lots 1 – 28, Block Four, 4<sup>th</sup> Filing, Saddle Ridge Subdivision (28 lots)  
Lots 1 – 23, Block Five, 4<sup>th</sup> Filing, Saddle Ridge Subdivision (23 lots),  
(Single Family Lots);

and

LOT(S) 13-22 (inclusive) BLOCK 9, Saddle Ridge Subdivision (10 lots)  
LOT(S) 17-30 (inclusive) BLOCK 5, Saddle Ridge Subdivision (14 lots)  
LOT(S) 1-16 (inclusive) BLOCK 8, Saddle Ridge Subdivision (16 lots)  
LOT(S) 1-22 (inclusive) BLOCK 6, Saddle Ridge Subdivision (22 lots), (Twin Home Lots);

The Declarant did execute on November 14, 2007 and then cause to be recorded on November 15, 2007 that certain "Declaration of Protective Covenants: Saddle Ridge Subdivision-Phase I" as recorded on November 15, 2007 at Book 2003, Page 1083 (Reception No. 487822) in the records of the ex officio recorder and County Clerk of Laramie County, Wyoming (hereinafter "Declaration of Protective Covenants").

And that Declarant did execute on July 20, 2009 and then cause to be recorded on July 22, 2009 that certain "Declaration of Protective Covenants: Saddle Ridge Subdivision-Phase I, First Amendment and Addition of Lots" as recorded on July 22 at Book 2124, Page 1 (Reception

No. 527335) in the records of the ex officio recorder and County Clerk of Laramie County, Wyoming (hereinafter "First Amendment") making certain amendments to the Declaration of Protective Covenants and adding and subjecting certain lots to the Declaration of Protective Covenants, as amended.

And that Declarant did execute on December 9, 2010 and then cause to be recorded on December 9, 2010 that certain "Declaration of Protective Covenants: Saddle Ridge Subdivision- Second Amendment and Addition of Lots" as recorded on December 9, 2010 at Book 2197, Page 740 (Reception No. 558834) in the records of the ex officio recorder and County Clerk of Laramie County, Wyoming (hereinafter "Second Amendment") making certain amendments to the Declaration of Protective Covenants and adding and subjecting certain lots to the Declaration of Protective Covenants, as amended.

And that Declarant did execute on May 3, 2012 and then cause to be recorded on May 4, 2012 that certain "Declaration of Protective Covenants: Saddle Ridge Subdivision- Third Amendment and Addition of Lots" as recorded on May 4, 2012 at Book 2273, Page 1468 (Reception No. 590636) in the records of the ex officio recorder and County Clerk of Laramie County, Wyoming (hereinafter "Third Amendment") making certain amendments to the Declaration of Protective Covenants and adding and subjecting certain lots to the Declaration of Protective Covenants, as amended.

Pursuant to the power reserved to Saddle Ridge, LLC to amend the protective covenants as long as the original intent and protection provided in the original covenants is not diminished, Saddle Ridge, LLC does hereby declare covenant, agree, and make the following Fourth Amendment to the Declaration of Protective Covenants, as amended, as to the limitations and restrictions of use to which the Lots which are within Saddle Ridge Subdivision ("the Subdivision") may be put:

- A. The following lots being owned by Saddle Ridge, LLC, a Wyoming Limited Liability Company, are added to the Declaration of Protective Covenants, as amended and are hereby incorporated by reference:

Lots 2 - 13, Block 1, 5<sup>th</sup> Filing, Saddle Ridge Subdivision (12 lots)  
Lots 1 - 10, Block 1, 6<sup>th</sup> Filing, Saddle Ridge Subdivision (10 lots)  
Lots 1 - 10, Block 2, 6<sup>th</sup> Filing, Saddle Ridge Subdivision (10 lots)

- B. Declaration of Protective Covenants provision, entitled "LANDSCAPING" (at page 10 and 11 as recorded) is hereby amended to include all of the surface area of each lot (excluding structure locations) to be landscaped so that the first sentence of the second paragraph contained in the provision entitled "LANDSCAPING" shall now read:

"Front, back, and side yard landscape improvements must be installed, planted, or otherwise completed prior to the time of a home or dwellings completion, which is evidenced by the date of the Certificate of Occupancy issued by the City of Cheyenne.



Upon written approval, reasonable accommodations may be made for winter months."

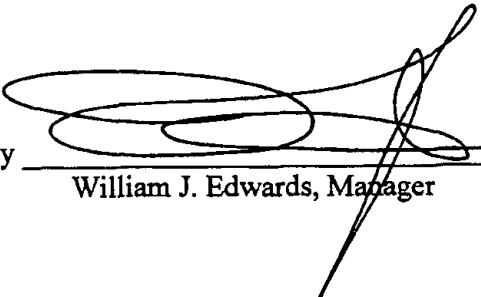
The provision entitled "LANDSCAPING" is further amended by including the following additional language as the first sentence to the second paragraph:

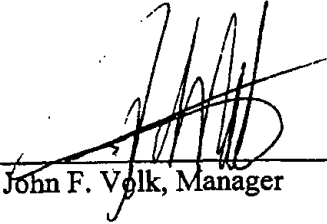
"4 inches of top soil shall be applied to all of the yard prior to any landscaping."

Except as specifically amended in this Fourth Amendment, the Declaration of Protective Covenants, as amended, remains in full force and effect.

IN WITNESS WHEREOF, Saddle Ridge LLC, a Wyoming limited liability company, has signed this Fourth Amendment on the date set forth in its acknowledgement.

Saddle Ridge, LLC

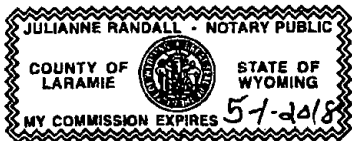
By   
William J. Edwards, Manager

By   
John F. Volk, Manager

ACKNOWLEDGMENTS

STATE OF WYOMING )  
 )ss.  
COUNTY OF LARAMIE )

This instrument was acknowledged before me on the 7<sup>th</sup> day of May, 2014 by William J. Edwards, as Manager of Saddle Ridge, LLC, and known to me to be a manager of the limited liability company that executed the Fourth Amendment and Addition of Lots and acknowledged the Fourth Amendment and Addition of Lots to be the free and voluntary act and deed of the limited liability company, by authority of statute or its Operating Agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute this Fourth Amendment and Addition of Lots and in fact executed the Fourth Amendment and Addition of Lots on behalf of the limited liability company.

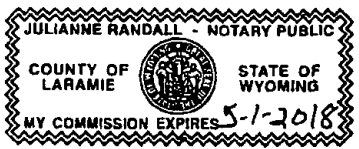


  
Notary Public

My Commission Expires: 5-1-2018

STATE OF WYOMING )  
 )ss.  
COUNTY OF LARAMIE )

This instrument was acknowledged before me on the 7<sup>th</sup> day of May, 2014 by John F. Volk, as Manager of Saddle Ridge, LLC, and known to me to be a manager of the limited liability company that executed the Fourth Amendment and Addition of Lots and acknowledged the Fourth Amendment and Addition of Lots to be the free and voluntary act and deed of the limited liability company, by authority of statute or its Operating Agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute this Fourth Amendment and Addition of Lots and in fact executed the Fourth Amendment and Addition of Lots on behalf of the limited liability company.



*Julianne Randall*  
Notary Public

My Commission Expires: 5-1-2018

RECORDED 5/07/2014 AT 4:15 PM REC# 637495 BK# 2388 PG# 1016  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 4 OF 4