



FINAL PLAT
GREEN WING MINOR SUBDIVISION
A RE-SUBDIVISION OF TRACT 11A, BLUE WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

ZONED: B-1
TOTAL AREA = ±35.40 ACRES
AREA OF 5 LOTS = ±34.95 ACRES
BLUE WING LANE = ±19,866 S.F.

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED TEAL PONDS, LLC, BEING THE OWNER(S), PROPRIETOR(S) OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **GREEN WING MINOR SUBDIVISION** BEING A RE-SUBDIVISION OF TRACT 11A, BLUE WING MINOR SUBDIVISION TO THE CITY OF SHERIDAN, WYOMING;

SAID GREEN WING MINOR SUBDIVISION CONTAINS ±35.40 ACRES OF LAND, MORE OR LESS.

THE **GREEN WING MINOR SUBDIVISION** AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AND EASEMENTS AS SHOWN.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE OF ALL EASEMENTS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

BLUE WING LANE AND UTILITY EASEMENTS WITHIN THE BOUNDARY LINES, AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE OF ALL EASEMENTS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS: BLUE WING LANE IS AN EASEMENT TO BE DEDICATED FOR PUBLIC INGRESS, EGRESS AND SERVICE TO BENEFIT GREEN WING MINOR SUBDIVISION. BLUE WING LANE IS ALSO A UTILITY, DRAINAGE, SANITATION ACCESS AND EMERGENCY VEHICLE EASEMENT WHICH SHALL BE MAINTAINED BY ALL OF THE OWNERS USING SAID BLUE WING LANE.

NO PUBLIC MAINTENANCE OF THE DETENTION PONDS: THE DETENTION POND FOR LOT 3 IS TO SERVICE AND BENEFIT SAID LOT. THE DETENTION POND SHALL BE MAINTAINED BY THE OWNER OF LOT 3. GREEN WING MINOR SUBDIVISION. THE DETENTION POND FOR LOT 2 IS TO SERVICE AND BENEFIT SAID LOT. THE DETENTION POND SHALL BE MAINTAINED BY THE OWNER OF LOT 2, GREEN WING MINOR SUBDIVISION.

A FIFTEEN (15.0') FOOT WIDE PUBLIC PEDESTRIAN PATHWAY EASEMENT ON LOT 5 IS DEFINED ON BLUE WING MINOR SUBDIVISION, RECORDED AT THE SHERIDAN COUNTY COURTHOUSE, SHERIDAN, WYOMING; PLAT BOOK "B", PAGE "66" DATED SEPTEMBER 5TH, 2013, AND SHALL BE PERPETUATED.

IN TESTIMONY WHEREOF:

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

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 15th DAY OF September, 2022.

TEAL PONDS, LLC
BY: P.A.B. Widener, Jr.
P.A.B. WIDENER, JR., MANAGING MEMBER

STATE OF WYOMING
COUNTY OF SHERIDAN : ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY P.A.B. WIDENER, JR. BEFORE ME THIS 15th DAY OF September, 2022.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES August 3, 2023

Thomas D. Tucker
NOTARY PUBLIC

Karen B. Koyama-Breen
COUNTY OF SHERIDAN
STATE OF WYOMING
MY COMMISSION EXPIRES August 3, 2023

CURVE TABLE				
CURVE	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	176°26'	730.00'	S00°14'29"E	16.23'
C2	27°44'55"	170.00'	S12°59'45"W	81.53'
C3	19°29'31"	230.00'	S17°07'27"W	77.87'
C4	81°5'24"	230.00'	S03°14'59"W	33.12'
C5	24°14'59"	170.00'	N11°14'47"E	71.41'
C6	12°09'58"	285.00'	N82°56'30"W	60.40'
C7	18°38'28"	215.00'	N86°10'45"W	69.64'
C8	68°12'48"	28.00'	N69°05'26"W	31.40'
C9	68°12'48"	28.00'	N00°52'38"W	31.40'
C10	18°38'28"	185.00'	S86°10'45"E	59.92'
C11	12°09'58"	315.00'	S82°56'30"E	66.76'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°17'41"E	38.44'
L2	S23°17'41"E	51.56'
L3	S01°04'32"W	63.95'
L4	S53°09'12"W	44.23'
L5	S44°44'29"E	38.85'
L6	S03°27'39"W	158.72'

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- WC WITNESS CORNER
- BOUNDARY LINE
- LOT/TRACT LINE
- CUL-DE-SAC RIGHT-OF-WAY EASEMENT (AS NOTED)
- RIGHT-OF-WAY LINE
- EASEMENT LINE AS NOTED
- CENTERLINE OF EASEMENT
- CENTERLINE 15.0' PUBLIC PEDESTRIAN PATHWAY EASEMENT
- FLOODWAY AREA IN ZONE AE
- APPROXIMATE 100 YEAR FLOOD (BASE FLOOD) LINE
- FLOODWAY EASEMENT (FLOODWAY AREA IN ZONE AE) (SEE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 560047 & 560044, PANEL NO. 0764E, MAP NUMBER 5603300764E, EFFECTIVE DATE JANUARY 16, 2014)
- SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) (SEE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 560047 & 560044, PANEL NO. 0764E, MAP NUMBER 5603300764E, EFFECTIVE DATE JANUARY 16, 2014)
- DETENTION POND AREA

SEAL

STATE OF WYOMING
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 12:59 O'CLOCK P.M., THIS 11 DAY OF October, 2022, AND IS RECORDED IN PLAT BOOK G, PAGE 24

Ela Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2022-781928

FINAL PLAT
GREEN WING MINOR SUBDIVISION
A RE-SUBDIVISION OF TRACT 11A, BLUE WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

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

CLIENT: TEAL PONDS, LLC
ATTN: P.A.B. WIDENER, JR.
P.O. BOX 6789
SHERIDAN, WY 82801

Out West, LLC
Agriculture and Engineering
craig@outwestllc.com
307-683-4150

JN: 1999-023
DF: 1999-023-SJ18-2022
TAB: 24X36
PF: 11999-023-SJ18
REVIEW: JP & CT
SEPTEMBER 14, 2022

GREEN WING MINOR SUBDIVISION

LOCATION MAP
NO TRUE SCALE

DECLARATION EXTINGUISHING PREVIOUS PLATS & EASEMENTS

1) THIS PLAT IS THE RE-SUBDIVISION OF TRACT 11A, BLUE WING MINOR SUBDIVISION, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED AT THE SHERIDAN COUNTY CLERK AND RECORDER OFFICE, SHERIDAN COUNTY COURTHOUSE, SHERIDAN, WYOMING; RECORDED IN DRAWER "B", PLAT NUMBER "66", DATED SEPTEMBER 5TH, 2013. TRACT 11A, BLUE WING MINOR SUBDIVISION AND EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED WITH THE FOLLOWING EXCEPTIONS.

2) A FIFTEEN (15.0) FOOT WIDE PUBLIC PEDESTRIAN PATHWAY EASEMENT IS SHOWN AND DESCRIBED ON BLUE WING MINOR SUBDIVISION, TO THE CITY OF SHERIDAN, WYOMING, AND SHALL BE PERPETUATED.

3) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS HAVE SENIOR RIGHTS AND ARE PROTECTED BY EASEMENTS SHOWN ON THIS PLAT.

NOTES:

1) LOT 4 IS RESTRICTED FROM ACCESSING EAST BRUNDAGE LANE (AKA STATE HIGHWAY NO. 334) AND SHALL NOT BE GRANTED AN ACCESS PERMIT. INGRESS AND EGRESS SHALL BE FROM WETLANDS DRIVE (A PUBLIC RIGHT-OF-WAY), AND BLUE WING LANE AS DEFINED IN THE CERTIFICATE OF DEDICATION.

2) THE 5.0' POND MAINTENANCE EASEMENT ON LOT 1 & LOT 3, THE 10.0' IRRIGATION PIPELINE EASEMENT ON LOT 2, THE 30.0' DRAINAGE EASEMENT ON LOT 1, AND THE 30.0' DRAINAGE & IRRIGATION EASEMENT ON LOT 2 & LOT 3 ARE TO BENEFIT LOT 4, GREEN WING MINOR SUBDIVISION.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 2nd DAY OF August, 2022.

ATTEST: VICE-CHAIRMAN M. Winden CHAIRMAN M. Winden

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 6 DAY OF October, 2022.

BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Hans Meier
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 6 DAY OF Sept, 2022.

ATTEST: CITY CLERK Richard Bridger MAYOR

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **GREEN WING MINOR SUBDIVISION** AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL STREETS, EASEMENTS, AND LOTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Thomas D. Tucker
Professional Land Surveyor
6812
Date: Sept 15, 2022
WYOMING

ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED

CERTIFICATE OF RECORDER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

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