

FINAL PLAT
OF
SHERIDAN LINKS
PLANNED UNIT DEVELOPMENT
SUBDIVISION
TO THE
CITY OF SHERIDAN, WYOMING

CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SHERIDAN LINKS, LLC AND GRACE ANGLICAN CHURCH BEING THE OWNERS, PROPRIETORS OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS **SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION**, IS SITUATED IN THE E1/2NW1/4, SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 2615); THENCE S88°20'52"W, 668.44 FEET ALONG THE NORTH LINE OF SAID E1/2NW1/4 TO THE POINT OF BEGINNING OF SAID TRACT; THENCE S00°10'32"E, 32.77 FEET TO A POINT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST FIFTH STREET (AKA WYOMING STATE HIGHWAY NO. 330); THENCE, CONTINUE S00°10'32"E, 147.05 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 4, COUNTRY CLUB ESTATES TO THE CITY OF SHERIDAN; THENCE, CONTINUE S00°10'32"E, 1192.30 FEET ALONG THE WEST LINE OF SAID COUNTRY CLUB ESTATES AND THE WEST LINE OF BLOCK ONE, FAIRWAY ACRES ADDITION TO THE CITY OF SHERIDAN TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 7, BLOCK ONE, FAIRWAY ACRES ADDITION; THENCE N89°13'16"E, 488.09 FEET ALONG THE SOUTH LINE OF SAID BLOCK ONE, FAIRWAY ACRES ADDITION TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 9, BLOCK ONE, FAIRWAY ACRES ADDITION; THENCE, CONTINUE N89°13'16"E, 70.52 FEET ALONG SAID SOUTH LINE OF BLOCK ONE, FAIRWAY ACRES ADDITION TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 18, BLOCK ONE, FAIRWAY ACRES ADDITION; THENCE, CONTINUE N89°13'16"E, 100.00 FEET ALONG THE SOUTH LINE OF SAID LOT 18 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 18; THENCE, CONTINUE N89°13'16"E, 5.68 FEET TO A POINT, SAID POINT LYING ON THE EAST LINE OF THE SE1/2NW1/4, BEING S00°00'38"E, 1.47 FEET FROM THE NORTHEAST CORNER OF SAID SE1/2NW1/4 (MONUMENTED WITH A 2 1/2" ALUMINUM CAP PER PLS 12600); THENCE S00°00'38"E, 1,379.39 FEET ALONG SAID EAST LINE OF THE SE1/2NW1/4, AND THE WEST LINE OF THE COUNTRY CLUB ADDITION TO THE CITY OF SHERIDAN TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SE1/2NW1/4, THE SOUTHWEST CORNER OF SAID COUNTRY CLUB ADDITION AND THE NORTHWEST CORNER OF THE SCOTT ADDITION TO THE CITY OF SHERIDAN; THENCE N89°43'32"W, 567.03 FEET ALONG THE EASTERLY LINE OF CLOUD PEAK RANCH ANNEXATION NO. 2, FILED IN DRAWER "A" OF PLATS, NUMBER "326", COUNTY CLERK'S OFFICE, SHERIDAN COUNTY COURTHOUSE TO A POINT; THENCE N08°13'02"W, 5.02 FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH ANNEXATION NO. 2 TO A POINT; THENCE N89°46'40"W, 332.26 FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH ANNEXATION NO. 2 TO A POINT; THENCE S07°26'45"W, 4.58 FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH ANNEXATION NO. 2 TO A POINT; THENCE N89°32'02"W, 166.30 FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH ANNEXATION NO. 2 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF FEATHERBED MINOR SUBDIVISION TO THE CITY OF SHERIDAN; THENCE, CONTINUE N89°32'02"W, 237.56 FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH ANNEXATION NO. 2 AND THE NORTH LINE OF SAID FEATHERBED MINOR SUBDIVISION TO A POINT; THENCE N01°01'33"W, 705.60 FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH ANNEXATION NO. 2 TO A POINT; THENCE N00°25'29"W, 355.14 FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH ANNEXATION NO. 2 TO A POINT; THENCE N02°14'44"W, 157.63 FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH ANNEXATION NO. 2 TO A POINT; THENCE N01°30'42"E, 134.60 FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH ANNEXATION NO. 2 TO A POINT; THENCE N86°26'56"E, 31.06 FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH ANNEXATION NO. 2 TO A POINT; THENCE N00°23'29"W, 177.63 FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH ANNEXATION NO. 2 TO A POINT; THENCE N89°57'53"E, 132.94 FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH ANNEXATION NO. 2 TO A POINT; THENCE N00°48'44"W, 665.58 FEET ALONG SAID EASTERLY LINE OF CLOUD PEAK RANCH ANNEXATION NO. 2 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF OUTLOT C, CLOUD PEAK RANCH THIRTEENTH FILING, A MINOR SUBDIVISION TO THE CITY OF SHERIDAN; THENCE, CONTINUE N00°48'44"W, 490.47 FEET ALONG THE EAST LINE OF SAID OUTLOT C AND OUTLOT B, CLOUD PEAK RANCH THIRTEENTH FILING TO A POINT, SAID POINT LYING ON SAID SOUTH RIGHT-OF-WAY LINE OF WEST FIFTH STREET (AKA WYOMING STATE HIGHWAY NO. 330) AND BEING THE NORTHEAST CORNER OF SAID OUTLOT B, CLOUD PEAK RANCH THIRTEENTH FILING; THENCE N88°26'53"E, 28.12 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WEST FIFTH STREET (AKA WYOMING STATE HIGHWAY NO. 330) TO A POINT; THENCE N00°11'38"E, 31.94 FEET TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF THE E1/2NW1/4, SECTION 28; THENCE N88°20'52"E, 479.27 FEET ALONG SAID NORTH LINE OF THE E1/2NW1/4 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS ±57.48 ACRES OF LAND, MORE OR LESS.

THE **SHERIDAN LINKS PLANNED UNIT DEVELOPMENT 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 OWNERS AND PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO TRACTS, OUTLOTS, LOTS, ROADS, AND EASEMENTS.

THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES THOSE STREETS AND UTILITY RIGHTS OF WAY WHICH ARE DESIGNATED ON THE PLAT AS BEING PUBLIC RIGHTS OF WAY WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED THEREON AND NOT OTHERWISE ALREADY DEDICATED. WITHIN THOSE DEDICATED STREETS AND UTILITY ROUTES SHOWN HEREON AS PUBLIC, THE CITY AND ITS LICENSEES SHALL HAVE THE USE OF SUCH ROUTES FOR INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATERLINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC. NOT ALL UTILITY AND ACCESS EASEMENTS OR ROUTES SHOWN WITHIN THE BOUNDARY LINES OF THE PLAT ARE FOR PUBLIC USE OR PUBLIC RIGHTS OF WAY.

NOTES:

- UTILITY EASEMENTS: ALL FUTURE PLACEMENT OF UTILITIES SHALL BE PLACED UNDERGROUND, WITH THE EXCEPTION OF THE EAST THIRTY FIVE (35.0) FEET OF TRACT 1, BLOCK 5.
- OUTLOT AA: WILL BE OWNED BY DECLARANT, OR ITS SUCCESSORS AND ASSIGNS, AND MAY BE USED FOR SUCH PURPOSES AS DESCRIBED IN THE CONCEPTUAL DESIGN REPORT, INCLUDING BUT NOT LIMITED TO, MAIL DELIVERY, BUILDINGS FOR THE STORAGE OF MACHINERY/ EQUIPMENT, A GOLFING GREEN IF THE EXISTING GOLF HOLE IS LEFT IN PLAY, AND SUCH OTHER USES ANCILLARY TO THE DEVELOPMENT AS DIRECTED BY THE DECLARANT AND IN ACCORD WITH THE COVENANTS AFFECTING THE OLD COURSE.
- OUTLOT BB: WILL BE DESIGNATED OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, AS DIRECTED BY DECLARANT AND IN ACCORD WITH THE COVENANTS AFFECTING THE OLD COURSE.
- OUTLOT CC: WILL BE DESIGNATED COMMON OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, AS DIRECTED BY DECLARANT AND IN ACCORD WITH THE COVENANTS AFFECTING THE OLD COURSE.
- OUTLOT DD: WILL BE DESIGNATED COMMON OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, AS DIRECTED BY DECLARANT AND IN ACCORD WITH THE COVENANTS AFFECTING THE OLD COURSE.
- OUTLOT EE: OPEN SPACE ON THE CONCEPTUAL PLAN WILL BE DESIGNATED COMMON OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, AS DIRECTED BY DECLARANT AND IN ACCORD WITH THE COVENANTS AFFECTING THE OLD COURSE.
- OUTLET FF: BUILDABLE SPACE SHALL BE OWNED BY DECLARANT, OR ITS SUCCESSORS AND ASSIGNS, AND MAY BE USED FOR SUCH PURPOSES AS DESCRIBED IN THE CONCEPTUAL DESIGN REPORT.
- BLOCK 3, LOTS A THROUGH D: ARE INTENDED TO BE OWNED BY THE ADJOINING HOMEOWNERS AND PRIMARILY ACCESSED FROM THOSE ADJACENT HOMES. THERE ARE, HOWEVER, TWO ACCESS DRIVEWAYS ACROSS OUTLOT CC TO PROVIDE SECONDARY ACCESS TO BLOCK 3. BLOCK 3 IS INTENDED TO BE PRIMARILY FOR GOLF AND YARD SPACE USE BUT BUILDINGS MAY ALSO BE CONSTRUCTED THEREON.
- OLD COURSE WAY: IS NOT DEDICATED FOR PUBLIC USE AND SHALL NOT BE MAINTAINED OR REPAIRED BY THE CITY. OLD COURSE WAY SHALL BE PRIVATELY MAINTAINED BY THE SHERIDAN LINKS HOMEOWNER'S ASSOCIATION UNTIL/UNLESS THE SAME IS CONSTRUCTED TO CITY SPECIFICATIONS AND DEDICATED TO THE PUBLIC USE. EACH LOT OWNER WITHIN THE OLD COURSE PHASE SHALL BE ASSESSED FOR MAINTENANCE AND REPAIR COSTS TO BE BORNE BY SAID ASSOCIATION IN ITS REPAIR AND MAINTENANCE OF THE ROAD.

E1/2NW1/4, SECTION 28, TOWNSHIP 56 NORTH,
RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

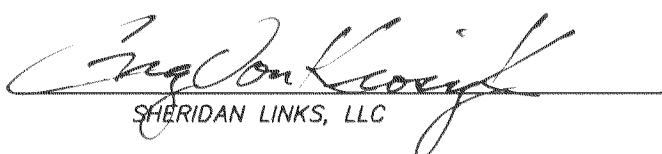
12 LOTS = ±5.25 ACRES
20 TRACTS = ±39.68 ACRES
6 OUTLOTS = ±9.51 ACRES
PRIVATE ROADS = ±1.97 ACRES
DEDICATED PUBLIC RIGHT-OF-WAY = ±1.07 ACRES

TOTAL AREA = ±57.48 ACRES

ZONED: PLANNED UNIT DEVELOPMENT

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 11th DAY OF July, 2013.


SHERIDAN LINKS, LLC


GRACE ANGLICAN CHURCH

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY SHERIDAN LINKS, LLC, BEFORE ME
THIS 11th DAY OF July, 2013.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 5-13-14

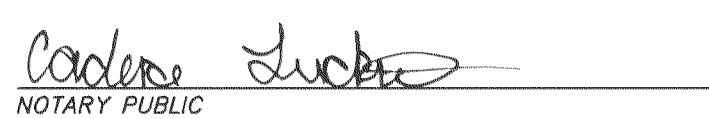

(NOTARY PUBLIC)

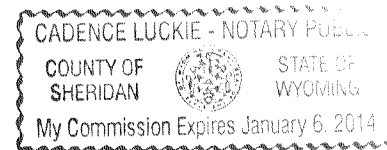


STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY GRACE ANGLICAN CHURCH BEFORE ME
THIS 10 DAY OF July, 2013.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES January 6, 2014

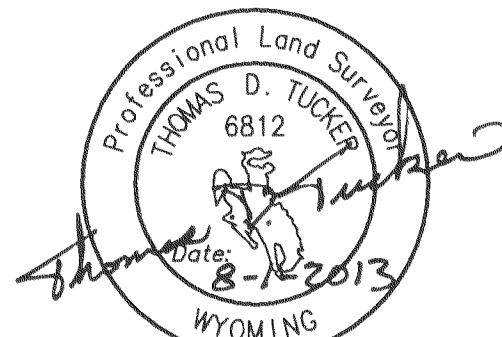

NOTARY PUBLIC



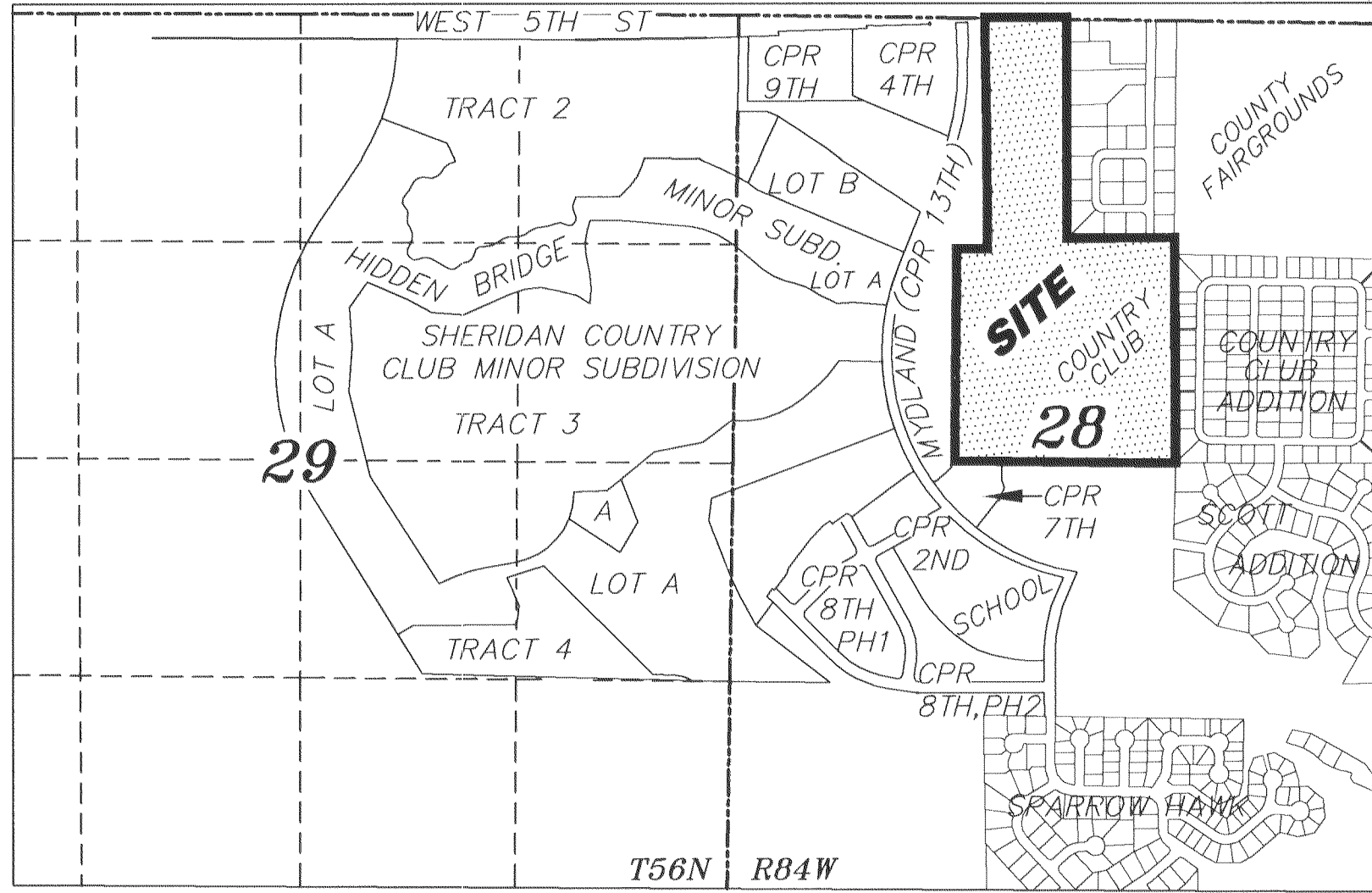
SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

I, THOMAS D. TUCKER, DO HEREBY STATE 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 **SHERIDAN LINKS PLANNED UNIT DEVELOPMENT 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 TRACTS, OUTLOTS, LOTS, ROADS, AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



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



LOCATION MAP
SCALE: 1"=1000'

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 1st DAY OF July, 2013.

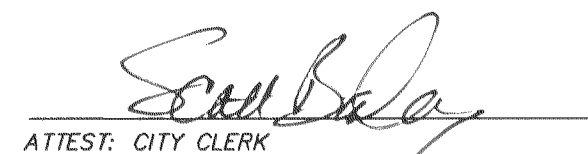

ATTEST: VICE-CHAIRMAN


CHAIRMAN

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 17 DAY OF July, 2013, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.


DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 1st DAY OF July, 2013.


ATTEST: CITY CLERK


MAYOR

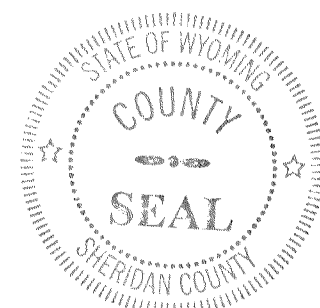
CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:44 O'CLOCK P.M.,
THIS 2, DAY OF August, 2013, AND IS DULY RECORDED IN DRAWER S, PLAT NO. 143.
FEE \$ 75.00


COUNTY CLERK

STAMP RECEIVING NUMBER 2013-704739



FINAL PLAT
OF
SHERIDAN LINKS
PLANNED UNIT DEVELOPMENT
SUBDIVISION
TO THE
CITY OF SHERIDAN, WYOMING

CLIENT: RIDGEPOINT CONSULTING, LLC

LOCATION: E1/2NW1/4, SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH P.M., SHERIDAN COUNTY, WYOMING


RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000


RIDGEPOINT
CONSULTING LLC
PROFESSIONAL ENGINEERS
51 Cullen Ave. Ste. 002 Sheridan, WY 82801 (307) 675-5434
www.ridgepointwyo.com

JN: 2013-006
DN: 2013-006-PP
PF: T2013-006
JUNE 12, 2013
SHEET 1 OF 2

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