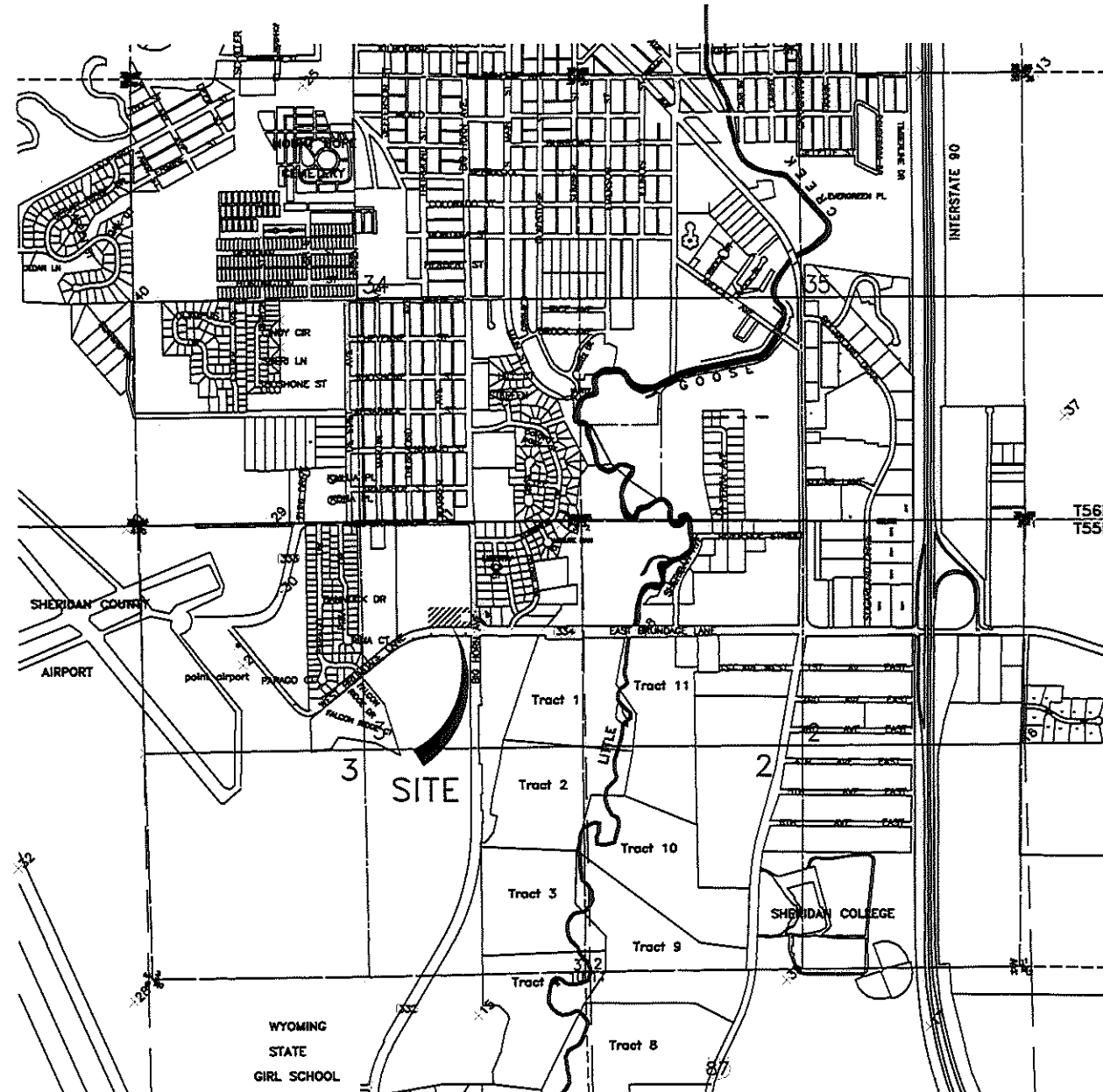


HAWKS REST MINOR SUBDIVISION FINAL PLAT

2150 BIG HORN AVENUE
THE NW1/4 NE1/4 OF SECTION 3
T55N, R84W, OF THE 6th. P.M.

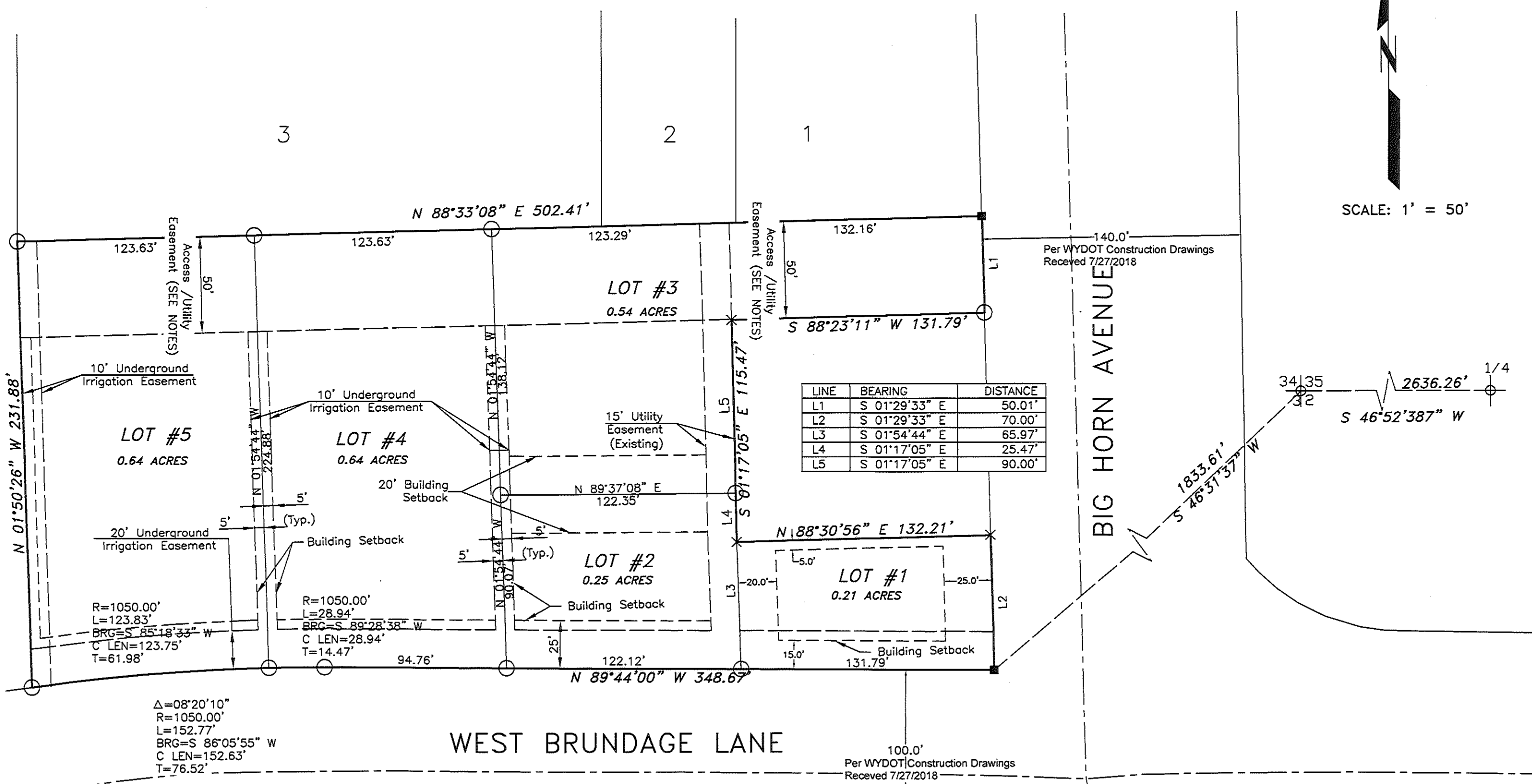
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

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'

SCALE: 1' = 50'



LINE	BEARING	DISTANCE
L1	S 01°29'33" E	50.01'
L2	S 01°29'33" E	70.00'
L3	S 01°54'44" E	65.97'
L4	S 01°17'05" E	25.47'
L5	S 01°17'05" E	90.00'

SCALE 1" = 50'
Basis Of Bearing
NAD 83 Wyoming East Central Zone
Vertical Datum NAVD 88

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE
NW1/4 NE1/4 SECTION 3, T55N, R84W, 6TH PM,
SHERIDAN COUNTY WYOMING AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point which is located
S46°31'37"W, 1,833.61 feet from the Northeast
corner of said Section 3, said point also being
located on the East right-of-way of Big Horn
Avenue at the intersection of Big Horn Avenue
and West Brundage Lane;

Thence along the North right-of-way of West
Brundage Lane N89°44'00"W, 348.67 feet to
the PC of a curve to the left with a radius
of 1,050 feet, an arc length of 152.77 feet, a
chord of S86°05'55"W, 152.63 feet to a point;

Thence leaving said right-of-way N01°50'26"W,
231.88 feet to a point;

Thence N88°33'08"E, 502.41 feet to a point,
said point being located on the West
right-of-way of Big Horn Avenue;

Thence along said right-of-way S01°29'33"E,
50.01 feet to a point;

Thence leaving said right-of-way S88°23'11"W,
131.79 feet to a point;

Thence S01°17'05"E, 115.47 feet to a point;

Thence N88°30'56"E, 132.21 feet to a point,
said point being located on the West
right-of-way of Big Horn Avenue;

Thence along said right-of-way S01°29'33"E,
70.00 feet to the point of BEGINNING
containing 2.28 acres, more or less.

CERTIFICATE OF SURVEY

I, William E. Pugh, 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 HAWKS
REST MINOR SUBDIVISION as laid out, plotted,
dedicated and shown herein, that this plat
was made from an accurate survey of said
property conducted by me or under my
supervision and correctly shows the location
and dimensions of all lots, easements and
streets of said subdivision in compliance with
City of Sheridan regulations governing the
subdivision of land.

Professional Land Surveyor
No. 5300

WYOMING

DATE: 1/11/2020

UNLESS SIGNED, SEALED AND DATED
THIS IS A PRELIMINARY PLAT.

CITY OF SHERIDAN
PLANNING COMMISSION
CERTIFICATE OF REVIEW
Reviewed by the City of Sheridan of
Planning Commission this 21 day
of August 2018.
Michael C. Grogan
Chairman
Attest: Vice-Chairman

OWNER
HELENA P. McWILLIAMS
1716 EAST BRUNDAGE LANE
SHERIDAN, WYOMING 82801
(307) 674 7149

NOTE:
Utility Easements
Unless otherwise noted, Utility Easements are reserved as follows:
15' wide utility easement along the East side line LOT#2
50' wide access/utility easement
along North boundary line

Zoning R1
Unless otherwise shown all setbacks are as
specified for R1 Zoning.

USE	ACREAGE
LOT #1	0.21 ACRES
LOT #2	0.25 ACRES
LOT #3	0.54 ACRES
LOT #4	0.64 ACRES
LOT #5	0.64 ACRES
TOTAL	2.28 ACRES

CITY OF SHERIDAN
CERTIFICATE OF APPROVAL
Approved by the City Council of the
City of Sheridan, Wyoming, this 4th day
of September 2018.
Cecilia Bond
Attest: City Clerk
Mayor

2019-147625
CERTIFICATE OF RECORDER
This plat was filed for record in the Office of
the Clerk and Recorder at 12:04 o'clock P.
m. This 17 day of January
2019. And is duly recorded in Book H
Page No. 66
Kimberly Hain chief deputy
County Clerk



STATE OF WYOMING }
SHERIDAN COUNTY } ss.

The foregoing instrument was
acknowledged before me this
11 day of January
2019, by
Helena P. McWilliams
haya and official seal.
Notary Public

DIRECTOR OF PUBLIC WORKS
CERTIFICATE OF APPROVAL
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
11 day of January
2019, by the Director of Public Works of
Sheridan, Wyoming.
Director of Public Works

STACEY HARTSHORN - NOTARY PUBLIC
County of
Sheridan
Notary Commission Expires JUNE, 14 2020

NOTES:

The fifty (50) foot Easement shown along the North line of this Subdivision is
granted to the extent shown in the following Deeds of Record

- 1 - Recorded December 5, 1962
BK 139 PG 573 No. 472491 B.B.
- 2 - Recorded October 23, 1970
BK 179 PG 34 No. 580999 B.B.
- 3 - Recorded December 18, 1978
BK 236 PG 548 No. 753344 B.B.
- 4 - Recorded January 03, 2008
BK 492 PG 0233 No. 596350

LEGEND

THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

BOUNDARY
LOT LINE
RIGHT OF WAY
BUILDING SETBACK LINE
EASEMENT LINE
RW-MRKR MONUMENT
2" ALUM CAP ON 5/8" REBAR (RLS 5300)
FENCE CORNER

BASIS OF BEARING-
WYO STATE PLANE (EAST CENTRAL ZONE)
NAD 83
EXISTING ZONING: R-1
AVERAGE LOT SIZE=24068.95 SQ. FT.
SETBACKS: RESIDENTIAL BUILDINGS