

# FINAL PLAT OF THE

# MORRISON RANCH FILING No.1

# TO THE CITY OF SHERIDAN, WYOMING

SITUATED IN THE SE1/4NW1/4, SW1/4NE1/4, E1/2NE1/4SW1/4, AND THE W1/2SE1/4 OF SECTION 3, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

 $TOTAL \ AREA = \pm 35.05 \ ACRES$   $AREA \ OF \ LOTS = \pm 9.04 \ ACRES$   $AREA \ OF \ OULOTS = \pm 20.57 \ ACRES$  $AREA \ OF \ ROADS = \pm 5.44 \ ACRES$ 

#### CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HEIDRICK & HILLEBY PROPERTIES, LP, BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS MORRISON RANCH FILING No.1, IS SITUATED IN THE SE1/4NW1/4, SW1/4NE1/4, E1/2NE1/4SW1/4, AND THE W1/2SE1/4 OF SECTION 3, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3 (MONUMENTED WITH A 3-1/4" ALUMINUM CAP PER PLS 6812); THENCE N50'19'34"E, 1390.66 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 332 (AKA BIG HORN AVENUE) AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 500 OF DEEDS, PAGE 584; THENCE N78 16'16"W. 100.00 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 500 OF DEEDS, PAGE 584 TO A POINT; THENCE S79°48'55"W, 82.00 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N4836'59"W. 40.00 FEET ALONG SAID SOUTH LINE TO A POINT: THENCE N75°51'28"W, 116.00 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N37°17'06"W, 66.00 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N71°49'07"W, 70.00 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N37°01'50"W, 85.00 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N73°35'26"W, 9.14 FEET ALONG SAID SOUTH LINE TO A POINT: THENCE N48°32'44"E, 71.14 FEET TO A POINT; THENCE N41°27'16"W, 70.00 FEET TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 85'49'21", AN ARC LENGTH OF 29.96 FEET, A CHORD BEARING OF NO5°38'04"E, AND A CHORD LENGTH OF 27.23 FEET TO A POINT; THENCE. THROUGH A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 735.00 FEET, A CENTRAL ANGLE OF 20°44'23", AN ARC LENGTH OF 266.05 FEET, A CHORD BEARING OF N26°54'25"W, AND A CHORD LENGTH OF 264.60 FEET TO A POINT; THENCE N16°32'14"W. 15.64 FEET TO A POINT; THENCE. THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, A CHORD BEARING OF N61°32'14"W, AND A CHORD LENGTH OF 28.28 FEET TO A POINT; THENCE N16'32'14"W, 60.00 FEET TO A POINT; THENCE S73'27'46"W, 85.00 FEET TO A POINT; THENCE N16°32'14"W, 397.17 FEET TO A POINT; THENCE N88°34'49"W, 68.33 FEET TO A POINT; THENCE S73°27'47"W. 130.00 FEET TO A POINT; THENCE \$55°01'40"W, 78.99 FEET TO A POINT; THENCE \$\text{N16"31'28"W, 39.03 FEET TO A POINT;} THENCE N12'03'42"W, 75.95 FEET TO A POINT; THENCE N19'22'03"E, 76.56 FEET TO A POINT; THENCE N70'37'57"W, 103.85 FEET TO A POINT; THENCE N51'03'06"W, 65.78 FEET TO A POINT; THENCE N67'29'07"W, 149.80 FEET TO A POINT; THENCE NO3'56'51"E, 62.18 FEET TO A POINT; THENCE N83'12'36"W, 120.72 FEET TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1732.45 FEET, A CENTRAL ANGLE OF 01°27'04", AN ARC LENGTH OF 43.88 FEET. A CHORD BEARING OF NO4"24'38"E. AND A CHORD LENGTH OF 43.88 FEET TO A POINT; THENCE N84"39"32"W, 250.26 FEET TO A POINT, SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 389 OF DEEDS PAGE 140; THENCE NO1'31'43"W, 372.87 FEET ALONG SAID EAST LINE OF A TRACT DESCRIBED IN BOOK 389 OF DEEDS, PAGE 140 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF FALCON RIDGE DEVELOPMENT; THENCE N78°02'24"E. 250.56 FEET ALONG THE SOUTH LINE OF SAID FALCON RIDGE DEVELOPMENT TO A POINT; THENCE N31"11'13"E, 151.37 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S80'46'29"E, 425.33 FEET ALONG SAID SOUTH LINE TO A POINT: THENCE S64\*21'15"E, 353.92 FEET ALONG SAID SOUTH LINE TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID FALCON RIDGE DEVELOPMENT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 462 OF DEEDS. PAGE 278; THENCE S62'11'41"E, 263.79 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 462 OF DEEDS. PAGE 278 TO A POINT, SAID POINT LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 352 OF DEEDS, PAGE 32: THENCE SOO'51'24"E, 222.78 FEET ALONG SAID WEST LINE TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 352 OF DEEDS, PAGE 32; THENCE S60°24'58"E, 693.32 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 352 OF DEEDS, PAGE 32, THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 362 OF DEEDS. PAGE 327, AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 451 DEEDS, PAGE 467 TO A POINT, SAID POINT LYING ON SAID WEST RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 332 (AKA BIG HORN AVENUE); THENCE SOO\*49'36"E, 98.91 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT: THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2794.79 FEET, A CENTRAL ANGLE OF 01°59'21", AN ARC LENGHT OF 97.02 FEET, A CHORD BEARING OF S00°08'27"W, AND A CHORD LENGTH OF 97.02 FEET TO A POINT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 435 OF DEEDS. PAGE 256: THENCE N59'57'57"W 544.59 FEET ALONG SAID NORTH LINE TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 435 OF DEEDS, PAGE 256; THENCE, S00'52'26"E, 349.90 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 435 OF DEEDS. PAGE 256 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 435 OF DEEDS, PAGE 256; THENCE S59°56'40"E, 508.05 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 435 OF DEEDS, PAGE 256 TO A POINT, SAID POINT LYING ON SAID WEST RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 332 (AKA BIG HORN AVENUE); THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2794.79 FEET, A CENTRAL ANGLE OF 10°42'22", AN ARC LENGTH OF 522.23 FEET, A CHORD BEARING OF

SAID TRACT CONTAINS 35.05 ACRES OF LAND, MORE OR LESS.

THE MORRISON RANCH FILING No.1, 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 LOTS, BLOCKS, STREETS 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 FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

S13'18'54"W, AND A CHORD LENGTH OF 521.47 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND IT'S LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

## 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 LOTH DAY OF NOVERN BERN 2013.

Martha Willeby,
HEIDRICK & HILLEBY PROPERTIES, LP
MARTHA HILLEBY, OWNER

STATE OF WYOMING COUNTY OF SHERIDAN :ss

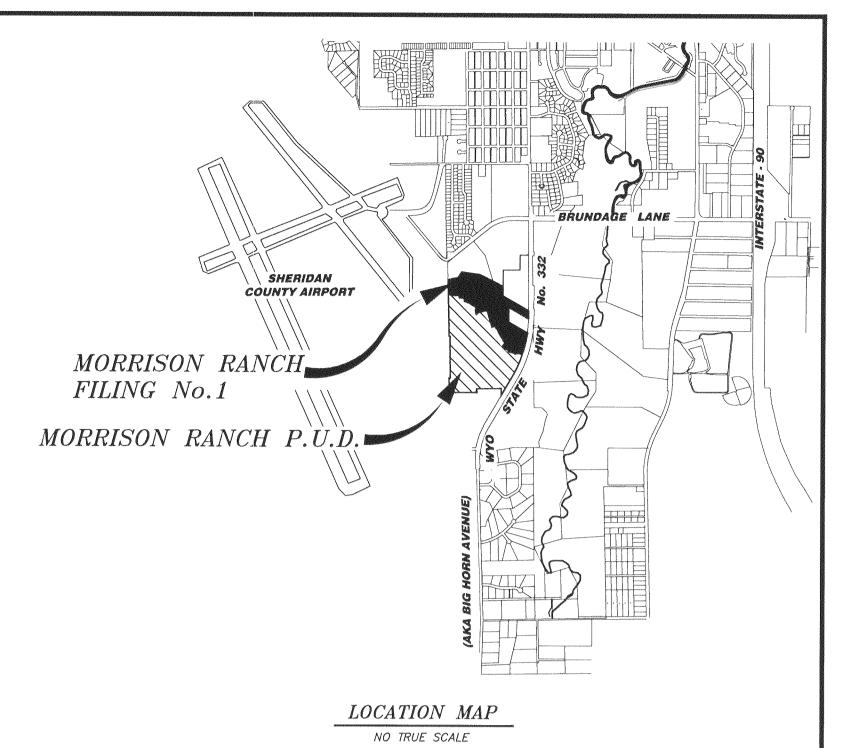
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF NOVEMBER.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 FEBRUARY 2016

NOTABY BUBLIO

DAVID E. HORNEY NOTARY PUBLIC
COUNTY OF SHERIDAN WYCMING
MY COMMISSION EXPIRES FEBRUARY 18, 2016

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-ofway. Delineations, measurement or representations may have occurred since the original plat was recorded.



#### CITY OF SHERIDAN CERTIFICATES OF APPROVAL

THEST: VICE-CHAIRMAN PLANNING COMMISSION THIS 11th DAY OF JULY

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 1310 DAY OF NOVERVOER, 2013, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

PPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 13 DAY OF NOVEMBEN, 201

ATTEST: CITY CLERK MAYOR Exercis hisialint

## CERTIFICATE OF RECORDER

STATE OF WYOMING COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:13 O'CLOCK P.M.,

THIS 25, DAY OF NOVEMBER, 20 13, AND IS DULY RECORDED IN DRAWER M, PLAT NO. 11

FEE \$ 75.00

Eda Schurk Thompson

STAMP RECEIVING NUMBER 2013-709130

OF THE

LYCORUS ON RANGER

ETILING NO. 1

TO THE
CITY OF SHERIDAN, WYOMING.

SITUATED IN THE SE1/4NW1/4, SW1/4NE1/4, E1/2NE1/4SW1/4, AND THE W1/2SE1/4 OF SECTION 3, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

> CLIENT: HEIDRICK & HILLEBY PROPERTIES, LP P.O. BOX 6852 SHERIDAN, WY 82801



JN: 2013–063 & 2008–004 PF: T2008004 DN: 2008/2008004DF1 OCTOBER 01, 2013

SHEET 1 OF 2