



FINAL PLAT
OF THE
THE LINKS - LAST TEE
TO THE
CITY OF SHERIDAN, WYOMING

A RESUBDIVISION OF TRACT 3, BLOCK 4,
SHERIDAN LINKS P.U.D. SUBDIVISION, TO THE CITY
OF SHERIDAN, SHERIDAN COUNTY, WYOMING

TOTAL AREA = ±69,578 SQUARE FEET
AREA OF LOTS = ±62,455 SQUARE FEET
AREA OF OUTLOT = ±7,123 S.F.
NUMBER OF LOTS = 5
NUMBER OF OUTLOTS = 1

ZONED: PLANNED
UNIT DEVELOPMENT

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.

"SIGNED BY AFFIDAVIT"
BY: FIRST NORTHERN BANK OF WYOMING,
(SEE AFFIDAVIT FILED IN BOOK 551, PAGE 786.)

SCALE: 1" = 20'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE
(U.S. SURVEY FEET)
1 inch = 20 feet

DATUM:
NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A RESUBDIVISION OF THE TRACT 3, BLOCK 4, SHERIDAN LINKS P.U.D. SUBDIVISION, TO
THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN
COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE, ALL EARLIER PLATS OR
PORTION THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

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 18 DAY OF February, 2015, BY THE DIRECTOR OF PUBLIC WORKS OF
SHERIDAN, WYOMING.

CERTIFICATE OF APPROVAL

THE FOREGOING ADMINISTRATIVE REPLAT WAS COMPLETED IN ACCORD WITH CITY OF SHERIDAN
CODE, APPENDIX B SECTION 306, AND IS CERTIFIED TO BE EFFECTIVE AS OF THE 23RD DAY
OF February, 2015.

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:33 O'CLOCK P.M.,
THIS 23RD DAY OF February, 2015, AND IS DULY RECORDED IN DRAWER L, PLAT NO. 28
FEE \$ 75.00

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 0015-717715

LOCATION MAP
SCALE: 1"=1000'

CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED JOSHUA Q. GARDNER BEING THE
OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS THE LINKS - LAST TEE IS A RESUBDIVISION OF TRACT 3, BLOCK 4,
SHERIDAN LINKS P.U.D. SUBDIVISION, A SUBDIVISION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID SUBDIVISION CONTAINS ±1.60 ACRES OF LAND, MORE OR LESS.

THE THE LINKS - LAST TEE 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 AND EASEMENTS AS SHOWN.

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 OF ALL EASEMENTS WITHIN THE BOUNDARY LINES OF THE PLAT, AS
INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

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 FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING
AND MAINTAINING SEWERS, WATERLINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS
AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THE PLAT DO HEREBY GRANT AN EASEMENT, FOR
THE PURPOSES OF A PRIVATE INGRESS AND EGRESS DRIVEWAY AND INSTALLATION OF UNDERGROUND UTILITY SERVICE LINES,
TO AND FOR THE BENEFIT OF LOTS 1, 2, AND 3 HEREIN AND THE LOTS IMMEDIATELY ADJACENT TO THE NORTH OF THIS
PLAT.

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 10 DAY OF February, 2015

JOSHUA Q. GARDNER
MISTY GARDNER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JOSHUA Q. GARDNER BEFORE ME THIS 10 DAY
OF February, 2015

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 18 Feb 2016

NOTARY PUBLIC

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MISTY GARDNER BEFORE ME THIS 10 DAY
OF February, 2015

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 18 Feb 2016

NOTARY PUBLIC

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OF
THE LINKS - LAST TEE
TO THE
CITY OF SHERIDAN, WYOMING.

A RESUBDIVISION OF TRACT 3, BLOCK 4, SHERIDAN LINKS P.U.D.
SUBDIVISION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

CLIENT: JOSHUA Q. GARDNER & MISTY GARDNER
P.O. BOX 306
BIG HORN, WY 82833

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

JN:2014-086
DN:2014-086D
PF:2014-083
JANUARY 21, 2015