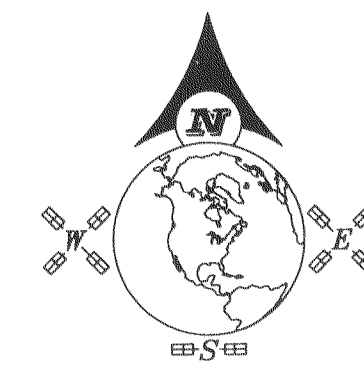


FINAL PLAT
RE-ZONE FROM B1 TO R1

LOT 3, BLUE WING MINOR SUBDIVISION
&
TRACT 18, BRUNDAGE PLACE, CITY OF SHERIDAN, WYOMING

LOT 3 ZONED: B1
TRACT 18 ZONED: R1



SCALE: 1" = 30'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE
GRAPHIC SCALE
(U.S. SURVEY FEET)
1 inch = 30 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

LOCATION MAP
NO TRUE SCALE

SITE OF
RE-ZONE

SHERIDAN
COUNTY AIRPORT

BRUNDAGE LANE

WY STATE HWY No. 332

BIG HORN AVENUE (AKA WY STATE HWY No. 87)

U.S. HIGHWAY No. 87
(AKA COPPER AVENUE)

INTERSTATE - 90

FIRST AVENUE WEST
(R)60'

ZONED: B1

ZONED: R1

LOT 3
BLUE WING MINOR
SUBDIVISION

RECORD OWNERS:
LANE ALLEN VANDERHOEF, 1/2 INTEREST
&
RAE LYNN BRIDGER, 1/2 INTEREST
(BOOK 549, PAGE 98)

TRACT 18
BRUNDAGE PLACE

RECORD OWNERS:
LANE A. & HEATHER A. VANDERHOEF
(BOOK 568, PAGE 31)

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 5/8" REBAR/SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- ▣ FOUND 2" ALUMINUM CAP PER PLS 5300
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- NA NOT ACCEPTED
- WC WITNESS CORNER
- BOUNDARY LINE
- PROPERTY/DEED LOT LINE
- ORIGINAL LOT LINE
- - - CENTERLINE, IRRIGATION/DRAINAGE DITCH EASEMENT
- - - IRRIGATION/DRAINAGE DITCH EASEMENT
- - - ZONING CHANGE LINE
- ▨ AREA TO BE RE-ZONED FROM B1 TO R1 (±429 SF)

LEGAL DESCRIPTION:
A TRACT OF LAND BEING A PORTION OF LOT 3, BLUE WING MINOR SUBDIVISION TO THE CITY OF SHERIDAN, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S01°13'24"E, 33.02 FEET ALONG THE WEST LINE OF TRACT 18, BRUNDAGE PLACE TO A POINT; THENCE N89°23'51"W, 13.50 FEET ALONG SAID WEST LINE OF TRACT 18, BRUNDAGE PLACE TO A POINT; THENCE N00°32'48"E, 33.00 FEET TO A POINT, SAID POINT LYING ON THE NORTH LINE OF SAID LOT 3, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF FIRST AVENUE WEST; THENCE S89°23'51"E, 12.48 FEET ALONG SAID NORTH LINE OF LOT 3 AND THE SOUTH RIGHT-OF-WAY LINE OF FIRST AVENUE WEST TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 429 SQUARE FEET OF LAND, MORE OR LESS.

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

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, measurements, or representations may have occurred since the original plat was recorded.

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 1:19 O'CLOCK P.M., 621
THIS 13, DAY OF April, 2021, AND IS DULY RECORDED IN PLAT BOOK A, PAGE 620
FEE \$ 50.00

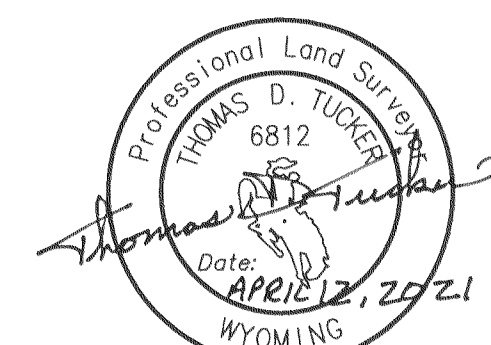
Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2021-768141

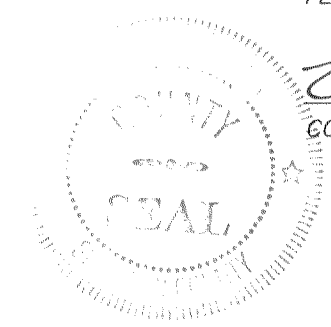
SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



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



FINAL PLAT
**RE-ZONE FROM B1
TO R1**

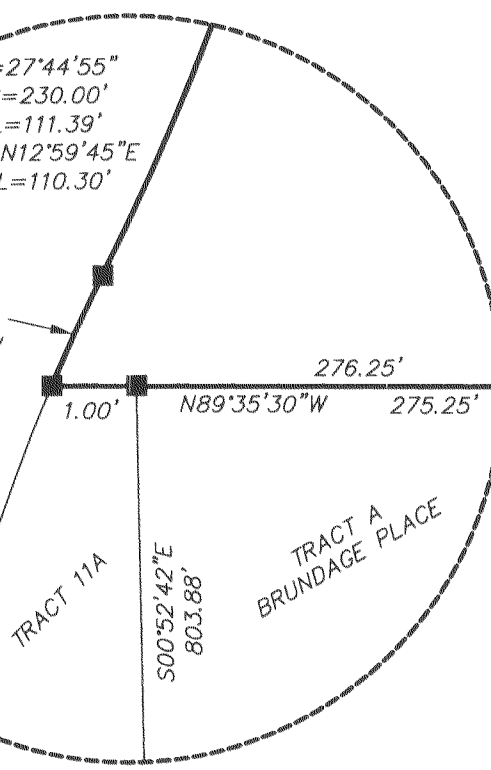
LOT 3, BLUE WING MINOR SUBDIVISION, & TRACT 18, BRUNDAGE PLACE,
CITY OF SHERIDAN, WYOMING

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

CLIENT: LANE VANDERHOEF
612 1ST AVENUE WEST
SHERIDAN, WY 82801

JN: 2020-074 SJ: 3
DN: 2020-074 REZONE
TAB: REZONE
PF: T2020-074
REVIEWED BY: CT
FEBRUARY 03, 2021

DETAIL:
NO TRUE SCALE



#621