



LOCATION MAP  
SCALE 1"=1000'

**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 21 day of April, 2009, by the Director of Public Works of Sheridan, Wyoming.

*William E. Pugh*  
Director of Public Works

**CITY OF SHERIDAN  
PLANNING COMMISSION  
CERTIFICATE OF REVIEW**

Reviewed by the City of Sheridan Planning Commission this 21 day of April, 2009.

*Nancy A. Sella*  
Attest, Vice-Chairman

*William E. Pugh*  
Chairman

**CITY OF SHERIDAN  
CERTIFICATE OF APPROVAL**

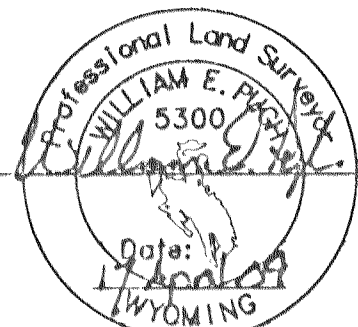
Approved by the City of Sheridan, Wyoming, this 21 day of April, 2009.

*William E. Pugh*  
Attest, City Clerk

*Dan Knudsen*  
Mayor

**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 Cottonwood Point 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 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.



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

**CERTIFICATE OF OWNER**

Know by all men by these presents that the undersigned SBC Development, LLC, being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Cottonwood Point, is located in a part of SW1/4 SE1/4, Section 26, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, also a part of Block 9, Wood's Addition, more particularly described as follows:

BEGINNING at the Southeast corner of Lot 14, Block 3 of the Woods Sub-Division, Block 9, of Wood's Addition, Thence North 89°47'39" East 4.00 feet to a point; Thence South 00°12'21" East 705.81 feet to a point; Thence South 89°46'51" West 4.00 feet to a point; Thence South 00°12'21" East 32.92 feet to a point, said point being located on the South line of the original Block 9, Woods Addition;

Thence with said South line South 89°58'17" West 624.23 feet to a point, said point being located North 89°46'22" East 2642.08 feet from the Southwest corner of said Section 26;

Thence North 00°12'21" West 583.62 feet to a point; Thence North 89°47'39" East 169.18 feet to a point, said point being located on the East Right of Way of a 15 foot alley located in Block 3 of the Sub-Division of Block 9 Wood's Addition;

Thence with the East line of said alley North 00°08'31" East 153.19 feet to a point, said point being at the Southwest corner of Lot 14, Block 4 of the Sub-Division of Block 9 of Wood's Addition;

Thence North 89°47'39" East 454.11 feet to the point of BEGINNING, containing 10.04 acres and That this 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 owner(s) and proprietor(s); and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owner(s) of the land shown and described on this plat does (do) hereby dedicate to the City of Sheridan and its licensees for public use for the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use. Utility easements, 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, water lines, 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.

Drainage easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use, to accommodate the flow or storage of storm waters and shall be kept free of all structures or other impediments not related to drainage.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released. Executed this 17th day of April, 2009,

by: *Scott Badley*  
SBC Development, LLC, Member

STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.

The foregoing instrument was acknowledged before me on this 17th day of April, 2009, by

*Scott Badley*  
Witness my hand and official seal.

*Wendi Brown*  
Notary Public

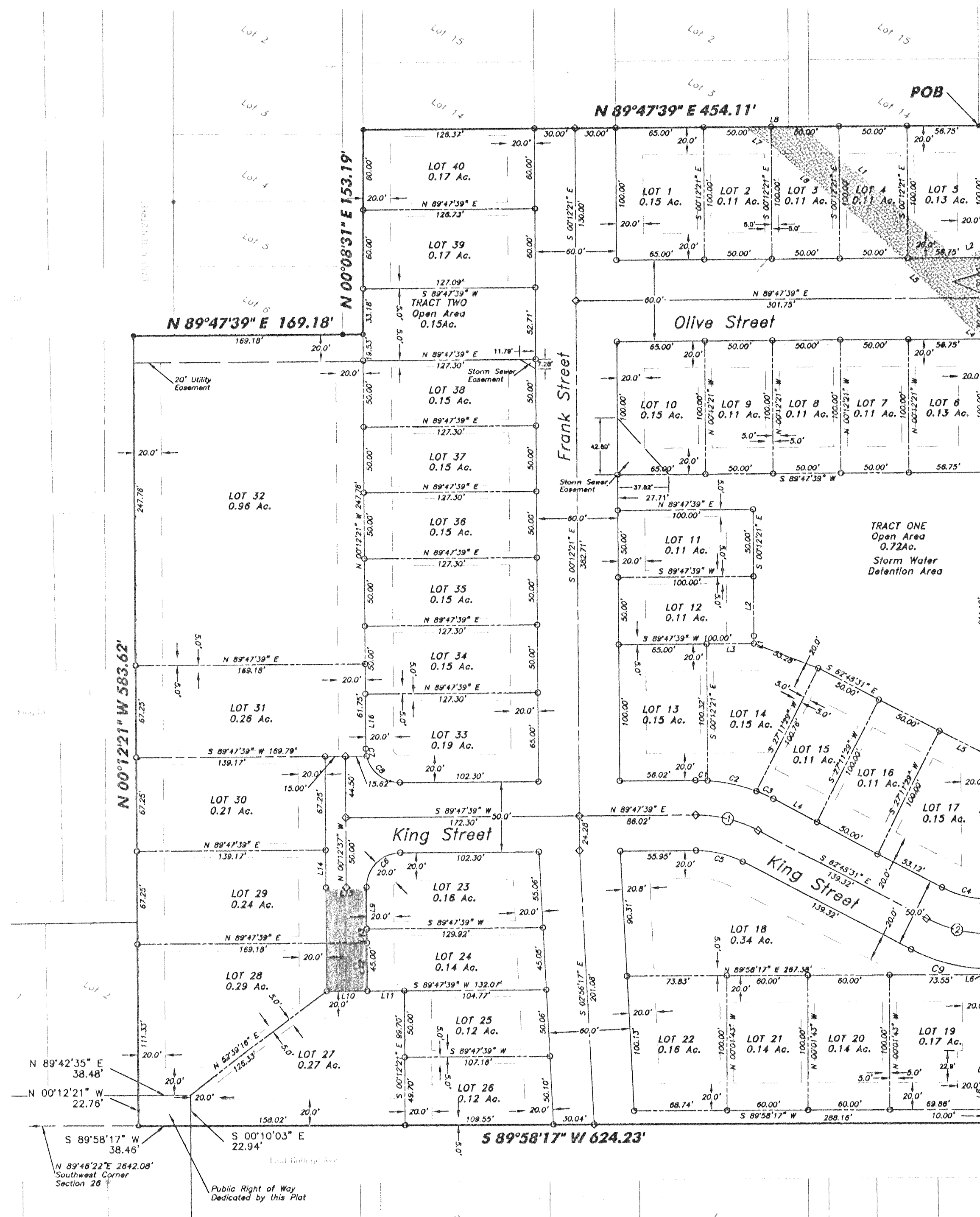
by: *Scott Badley*  
Bank Of Sheridan, Mortgagee

STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.

The foregoing instrument was acknowledged before me on this 20th day of April, 2009, by

*Scott Badley*  
Witness my hand and official seal.

*Rebecca Campbell*  
Notary Public



**FINAL PLAT  
COTTONWOOD POINT  
SBC DEVELOPMENT, LLC  
A PART OF BLOCK 9, WOOD'S ADDITION  
SHERIDAN, WYOMING**

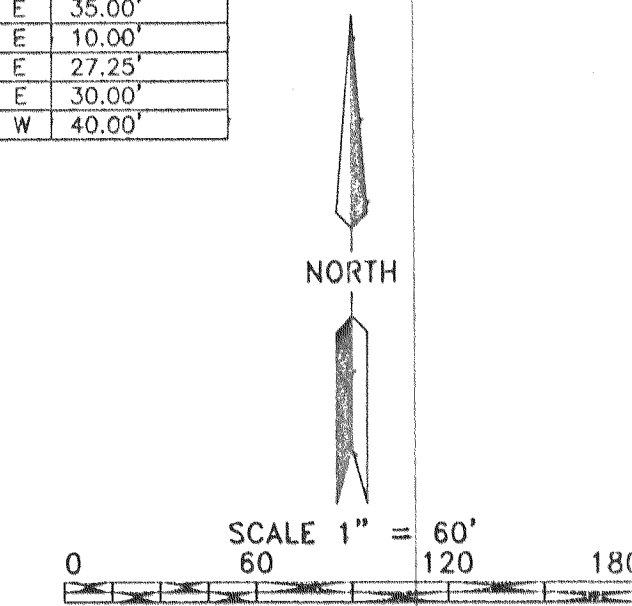
LINE	BEARING	DISTANCE
L1	S 48°45'01" E	151.47'
L2	N 89°47'39" E	205.53'
L3	S 00°12'21" E	87.13'
L4	S 89°46'51" W	18.20'
L5	S 44°28'51" E	38.50'
L6	S 48°45'01" E	86.87'
L7	S 00°12'21" E	24.83'
L8	N 89°47'39" E	44.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4°07'07"	125.00'	8.99'	N 88°08'48" W	8.98'
C2	16°56'26"	125.00'	36.96'	N 77°37'01" W	36.92'
C3	6°20'17"	125.00'	13.83'	N 65°58'40" W	13.82'
C4	27°23'51"	75.00'	35.66'	N 76°30'26" W	35.52'
C5	27°23'51"	75.00'	35.66'	S 76°30'26" E	35.52'
C6	90°00'16"	25.00'	39.27'	N 44°47'31" E	35.36'
C7	12°42'33"	25.00'	5.55'	S 06°33'58" E	5.53'
C8	77°17'27"	25.00'	35.72'	S 81°33'58" E	51.22'
C9	27°23'51"	125.00'	59.77'	S 76°30'26" E	59.20'

LINE	BEARING	DISTANCE
L1	S 00°12'21" E	5.63'
L2	S 00°12'21" E	44.37'
L3	N 89°47'39" E	35.00'
L4	N 62°48'51" W	36.20'
L5	S 62°48'51" E	40.18'
L6	S 00°12'21" E	4.49'
L7	S 89°46'51" W	4.00'
L8	S 00°12'21" E	22.92'
L9	N 00°12'37" W	30.00'
L10	N 89°47'23" E	30.00'
L11	N 89°47'39" E	27.30'
L12	S 00°12'37" E	35.00'
L13	S 00°12'37" E	10.00'
L14	S 00°12'37" E	27.25'
L15	N 89°47'23" E	30.00'
L16	N 00°12'21" W	40.00'

① L 47°52'  
R 100.00'  
C 12°42'33"  
C LEN 47.36'  
ANG S 76°30'26" E

② L 47°52'  
R 100.00'  
C 12°42'33"  
C LEN 47.36'  
ANG S 76°30'26" W



Basis Of Bearing  
NAD 83 Wyoming East Central Zone  
Vertical Datum NAVD 88

**NOTES:**

Owner  
SBC Development, LLC  
PO Box 391  
Big Horn, Wyoming 82833  
752-0003

Total Acres  
Existing Zoning  
Flood Zone  
Basis Of Bearing  
Basis Of Elevation

10.04 Acres  
R2  
X  
Wyoming State Plane  
East Central Zone  
NAD 83  
NAVD 88

Section 507(A)(1)(c), of Appendix B, Subdivision Regulations of the City Code, has been chosen by the Developer to comply with Parkland and Open Space dedication, which requires fees to be paid-in-lieu of Parkland or Open Space dedication at the time of building permit review.

Open Space Tract One and Two shown on this plat is dedicated to and maintained by the Home Owners Association.

**LEGEND**

- These standard symbols will be found in the drawing.
- Boundary
- Lot Line
- Right of Way
- Building Setback Line
- Easement Line
- Existing Monument
- Rebar With Aluminum Cap RLS 5300
- Access and Utility Easement

**CERTIFICATE OF RECORDER**

This plat was filed for record in the Office of the Clerk and Recorder at 2:30 o'clock P.M., This 23 day of April, 2009. And is duly recorded in Book C, Page No. 73

*Andrey Koltusha*  
County Clerk

**COTTONWOOD POINT  
CITY OF SHERIDAN, WYOMING  
SBC DEVELOPMENT, LLC  
FINAL PLAT**

REV.	DESCRIPTION	BY	DATE
1	Add Access and Utility Easement	wep	3 Nov 08



ARCHITECTS - ENGINEERS - SURVEYORS  
237 North Main St. - Sheridan, WY 82801 - (307) 672-1111  
400 South Miller Ave. - Gillette, WY 82716 - (307) 682-1141

DATE: 21 Feb 08  
DRAWN BY: WEP

PROJECT NO.  
06082 FINAL

SHEET NO.  
**ONE**