

SITUATED IN THE SE1/4NW1/4 AND SW1/4NW1/4 OF SECTION 23,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

OUTLOT C: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE POPLAR GROVE P.U.D. PHASE TWO HOME OWNERS ASSOCIATION WITH USE AS RECREATION ALSO INCLUDED IS A UTILITY EASEMENT AS SHOWN ON THE PLAT.

OUTLOT F: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE POPLAR GROVE P.U.D. PHASE TWO HOME OWNERS ASSOCIATION WITH USE AS RECREATION ALSO INCLUDED IS A UTILITY EASEMENT AS SHOWN ON THE PLAT.

RECORD OWNER:
TRUST COMPANY OF AMERICA FBO JOHN W. MUECKE
BOOK 536, PAGE 668

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R-4 SETBACKS:
APPENDIX C (ORDINANCE No. 1284

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED TRUST COMPANY OF AMERICA FBO JOHN W. MUECKE, BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS **POPULAR GROVE P.U.D. PHASE TWO**, IS SITUATED IN THE SE1/4NW1/4 OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

SAID TRACT CONTAINS 3.08 ACRES OF LAND, MORE OR LESS

ALSO

A TRACT OF LAND SITUATED IN THE SE1/4NW1/4 OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23 (MONUMENTED WITH A 3-1/4" ALUMINUM CAP PER PL 6812); THENCE S40°17'59"E, 2923.04 FEET TO THE POINT OF BEGINNING OF SAID TRACT; THENCE S62°48'36"E, 205.52 FEET TO THE SOUTHWEST CORNER OF POPLAR GROVE P.L.D. PHASE ONE (MONUMENTED WITH A 2" ALUMINUM CAP PER PL 2615); THENCE S62°48'36"E, 162.04 FEET ALONG THE SOUTHERLY LINE OF POPLAR GROVE P.L.D. PHASE ONE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PL 2615); SAID POINT LYING ON THE SOUTHERLY LINE OF A TRACT OF LAND RECORDED IN BOOK 480 OF DEEDS, PAGE 68; THENCE N76°15'17"W, 377.91 FEET ALONG SAID SOUTHERLY LINE RECORDED IN BOOK 480 OF DEEDS, PAGE 68 TO A POINT; THENCE N27°11'24"E, 87.87 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 0.37 ACRES OF LAND, MORE OR LESS

ALSO

A TRACT OF LAND SITUATED IN THE SE1/4NW1/4 AND SW1/4NW1/4 OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23 (MONUMENTED WITH A 3-1/4" ALUMINUM CAP PER PLAT 6594); THENCE S44°20'00"E 188.35 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT; SAID POINT LYING ON THE WESTERN BOUNDARY LINE OF SAID TRACT DESCRIBED IN BOOK 536 OF DEEDS, PAGE 688 TO A POINT; THENCE S23°32'45"E 544.4 FEET TO A POINT; THENCE S20°30'30"E 124.71 FEET TO A POINT; THENCE N65°56'20"E 100.58 FEET TO A POINT; THENCE S89°27'00"E 109.58 FEET TO A POINT; THENCE N55°25'47"E 174.71 FEET TO A POINT; THENCE N64°28'02"E 35.73 FEET TO A POINT; THENCE N64°28'02"E 35.73 FEET TO A POINT; THENCE N25°53'32"E 51.29 FEET TO A POINT; THENCE N64°28'02"E 35.73 FEET TO A POINT; SAID POINT LYING ON THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 536 OF DEEDS, PAGE 688 TO A POINT; THENCE S89°27'00"E 109.58 FEET TO A POINT; THENCE N55°25'47"E 174.71 FEET TO A POINT; THENCE N64°28'02"E 35.73 FEET TO A POINT (MONUMENTED WITH A 1-1/4" ALUMINUM CAP PER PLAT 2615); THENCE N01°19'10"E 27.86 FEET TO THE **POINT OF BEGINNING** OF THE WESTERN LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 536 OF DEEDS, PAGE 688 TO THE **POINT OF BEGINNING** OF SAID TRACT OF LAND DESCRIBED IN BOOK 536 OF DEEDS, PAGE 688 TO THE

SAID TRACT CONTAINS 8.55 ACRES OF LAND, MORE OR LESS

THE POPLAR GROVE P.U.D. PHASE TWO, 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 AND PROPRIETOR; AND THAT THIS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATE FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY GRANTED 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.

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 BY AFFIDAVIT.

"SIGNED BY AFFIDAVIT"

BY: CHRIS MAGRUDER,
INVESTMENT PROCESSING REPRESENTATIVE,
TRUST COMPANY OF AMERICA FBO JOHN W. MUECKE
(SEE AFFIDAVIT FILED IN BOOK 541, PAGE 219)

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 29 DAY OF April, 2013, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

NILGUIS DAL

CERTIFICATE OF APPROVAL PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 11th DAY OF march, 201


 ATTEST: VICE-CHAIRMAN


 CHAIRMAN

CERTIFICATE OF APPROVAL CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 1st DAY OF April, 201

ATTEST: CITY CLERK Seal City MAYOR James M. ...

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 4:27 O'CLOCK P.M.,
COUNTY CLERK
THIS 18, DAY OF June, 20 13, AND IS DULY RECORDED IN DRAWER P, PLAT NO. 90

FEE: 50.00
Eda Schunk Thompson STAMP RECEIVING NUMBER 2013-705508
 COUNTY CLERK

FINAL PLAT


OF THE
POPLAR GROVE P.U.D. PHASE TWO
TO THE
CITY OF SHERIDAN, WYOMING.

LOCATED IN THE SE1/4NW1/4 AND SW1/4NW1/4 OF SECTION 23,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

SUBDIVIDER: TRUST COMPANY OF AMERICA FBO JOHN W. MUECKE
P.O. BOX 6580
ENGLEWOOD, CO 80115-6580

AGENT: JEFFREY E. ROSEN LUND, P.E., PTP; DOWL HKM
307-672-9006; CELL: 307-751-6235

JN: 2012-104
DF: 2012-104_Phase Two
TAB: FINAL
APRIL 16, 2013

The seal of Sheridan County, Wyoming, is a circular emblem. It features a central five-pointed star. Surrounding the star is a ring containing the text "SHERIDAN COUNTY WYOMING". The outermost ring of the seal contains the text "STATE OF WYOMING" at the top and "SHERIDAN COUNTY" at the bottom, separated by small stars.

RESTFELDT
SURVEYING

PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

NOTICE
This plat is
Sheridan
authorita
way. Deli
since the

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6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

LOTS 17-19, BLOCK 2: ZONED R-2
LOTS 2-9 & 21, BLOCK 3: ZONED R-2
LOT 1, BLOCK 4: ZONED R-3
LOT 2, BLOCK 4: ZONED R-4
CONTAINING ±12.00 ACRES

OUTLOT C: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE POPLAR GROVE P.U.D. PHASE TWO HOME OWNERS ASSOCIATION WITH USE AS RECREATION. ALSO INCLUDED IS A UTILITY EASEMENT AS SHOWN ON THE PLAT.

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**FUTURE DEVELOPMENT
"NOT PART OF THIS SUBDIVISION"**
RECORD OWNER:
TRUST COMPANY OF AMERICA FBO JOHN W. MUECKE
BOOK 536, PAGE 668

**LOT 2
BLOCK 4
±8.55 AC**

**LOT 1
BLOCK 4
14,933 sq. ft.**

**LOT 2
7,200 sq. ft.**

**LOT 3
7,200 sq. ft.**

**LOT 4
7,200 sq. ft.**

**LOT 5
7,200 sq. ft.**

**LOT 6
7,200 sq. ft.**

**LOT 7
7,200 sq. ft.**

**LOT 8
7,200 sq. ft.**

**LOT 9
7,200 sq. ft.**

**LOT 21
BLOCK 3
5,600 sq. ft.**

**LOT 17
7,140 sq. ft.**

**LOT 18
6,730 sq. ft.**

**LOT 19
6,083 sq. ft.**

**OUT LOT "C"
±16,686 SF
±0.38 AC**

WILLOW TRAIL

LOOKOUT POINT DRIVE

ASPEN TRAIL

POPLAR GROVE P.U.D. PHASE ONE

POPLAR GROVE P.U.D. PHASE TWO

LOCATION MAP
SCALE: 1"=1000'

NOTES

LEGEND

DATE: 4/17/2013

SURVEYOR'S CERTIFICATE

STATE OF WYOMING

SEAL

RESTFELD SURVEYING

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