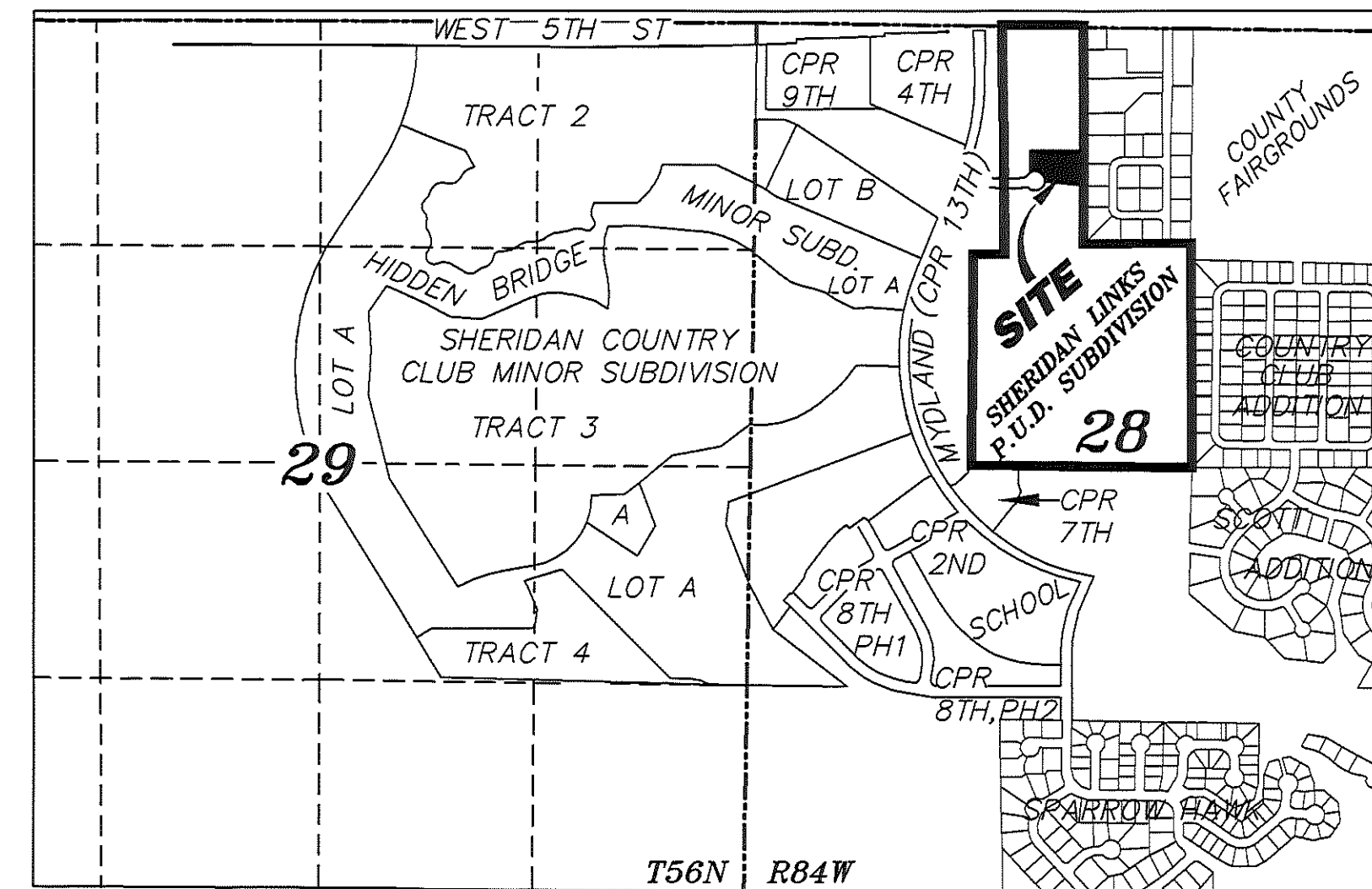


FINAL PLAT
OF THE
THE LINKS - NORTH POND
TO THE
CITY OF SHERIDAN, WYOMING

A RESUBDIVISION OF TRACT 2, BLOCK 4, SHERIDAN LINKS
P.U.D. SUBDIVISION, TO THE CITY OF SHERIDAN, SHERIDAN
COUNTY, WYOMING

TOTAL AREA = ±61,832 S.F.
AREA OF LOTS = ±61,832 S.F.
NUMBER OF LOTS = 5
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.



LOCATION MAP
SCALE: 1"=1000'

CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ROYAL WOLF DEVELOPMENT, LLC, BEING THE OWNERS,
PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS **THE LINKS - NORTH POND** IS A RESUBDIVISION OF TRACT 2,
BLOCK 4, SHERIDAN LINKS P.U.D. SUBDIVISION, A SUBDIVISION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.
SAID SUBDIVISION CONTAINS ±1.42 ACRES OF LAND, MORE OR LESS.

THE **THE LINKS - NORTH POND** 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 3, 4, AND 5 HEREIN AND THE LOTS ADJACENT TO AND SOUTH 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.

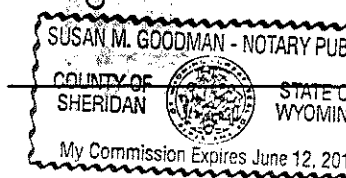
THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 19th DAY OF November, 2014.

Greg VonKnecht
ROYAL WOLF DEVELOPMENT, LLC

STATE OF WYOMING :ss
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY Greg VonKnecht BEFORE ME THIS 19th DAY
OF November, 2014.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES
Susan M. Goodman
NOTARY PUBLIC



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 19 DAY OF Nov, 2014, BY THE DIRECTOR OF PUBLIC WORKS OF
SHERIDAN, WYOMING.

Nicholas H. Bots
DIRECTOR OF PUBLIC WORKS

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 19th DAY
OF November, 2014.

Scott Bailey
ATTEST: CITY CLERK

Bob Leahy
MAYOR

FINAL PLAT
OF

THE LINKS - NORTH POND

TO THE
CITY OF SHERIDAN, WYOMING.

A RESUBDIVISION OF TRACT 2, BLOCK 4, SHERIDAN LINKS P.U.D.
SUBDIVISION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

CLIENT: ROYAL WOLF DEVELOPMENT, LLC
P.O. BOX 602
SHERIDAN, WY 82801



JN: 2014-083
DN: 2014-0830
PF: 12014-083
NOVEMBER 13, 2014

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN :ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:44 O'CLOCK P.M.,
THIS 19 DAY OF November, 2014, AND IS DULY RECORDED IN DRAWER 1, PLAT NO. 26
FEE \$ 75.00

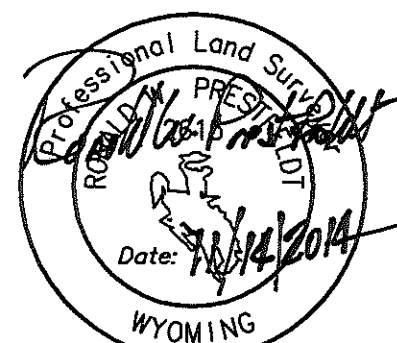
Ede Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 304-716002

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN :ss

I, RONALD W. PRESTFELDT, DO HEREBY STATE 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 **THE LINKS - NORTH POND** 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 DIRECT
SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS,
EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF
SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



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

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	24°09'36"	60.00'	25.30'	S88°35'12"W	25.11'
C2	56°58'45"	60.00'	59.67'	N50°50'37"W	57.24'
C3	28°12'12"	60.00'	29.53'	N08°15'09"W	29.24'
EC1	67°01'56"	27.20'	31.83'	S00°00'00"E	30.04'
EC2	16°30'24"	60.00'	17.29'	S68°15'12"W	17.23'



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 2, 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.

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