

KADEN COURT MINOR SUBDIVISION

BEING A RE-SUBDIVISION OF LOTS 20-28 AND 28A OF BLOCK 3 AND A PORTION OF VACATED HILL COURT RIGHT-OF-WAY OF THE COLONY SOUTH ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
 LOCATED IN THE NE $\frac{1}{4}$ SE $\frac{1}{4}$, SECTION 34, T56N, R84W, 6TH P.M.,
 SHERIDAN COUNTY, WYOMING
 TOTAL AREA=±3.20 ACRES



LOCATION MAP
 SCALE: 1"=2000'

SITE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED EXCALIBUR CONSTRUCTION, INC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS KADEN COURT MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE $\frac{1}{4}$ SE $\frac{1}{4}$), SECTION 34, TOWNSHIP 56N, RANGE 84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, IS A RESUBDIVISION OF LOTS 20-28 AND 28A AND A PORTION OF VACATED HILL COURT OF BLOCK 3, COLONY SOUTH ADDITION AS RECORDED IN SHERIDAN COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 3, COLONY SOUTH ADDITION, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SUBJECT PARCEL; THENCE N00°44'23"W, 394.03 FEET ALONG THE EAST LINE OF STEINHILBER ADDITION TO THE SOUTHWEST CORNER OF LOT 101 OF SHELTERED ACRES SUBDIVISION; THENCE S89°32'28"E, 37.47 FEET ALONG THE SOUTH LINE OF SAID LOT 101; THENCE N83°26'50"E, 176.45 FEET ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF SAID LOT 28, BLOCK 3, COLONY SOUTH ADDITION; THENCE S24°41'13"E, 81.12 FEET ALONG THE EAST LINE OF SAID LOT 28; THENCE S31°12'48"E, 40.10 FEET ALONG SAID EAST LINE OF LOT 28; THENCE S31°12'48"E, 135.34 FEET ALONG THE EAST LINE OF SAID LOTS 28 & 28A, BLOCK 3, COLONY SOUTH ADDITION, TO A POINT ON THE NORTH LINE OF HILL COURT RIGHT-OF-WAY; THENCE S85°20'11"W, 15.30 FEET, ALONG SAID HILL COURT RIGHT-OF-WAY TO A POINT ON A CHAIN LINK FENCE; THENCE S64°41'29"E, 40.52 FEET ALONG SAID FENCE; THENCE N84°03'38"E, 101.49 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SOUTH MAIN STREET; THENCE S31°43'51"E, 25.69 FEET ALONG SAID RIGHT-OF-WAY, THENCE ALONG SAID RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 105.25 FEET, A RADIUS OF 593.86 FEET, A DELTA ANGLE OF 10°09'17", A CHORD BEARING OF S36°42'03"E AND A CHORD LENGTH OF 105.12 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID BLOCK 3, COLONY SOUTH ADDITION; THENCE S48°27'14"W, 57.03 FEET ALONG THE NORTH LINE OF SAID LOT 19; THENCE S85°32'35"W, 489.94 FEET ALONG THE NORTH LINES OF LOTS 19, 5 AND 4 OF SAID BLOCK 3, TO THE POINT OF BEGINNING OF SUBJECT TRACT CONTAINING AN AREA OF 3.20 ACRES, MORE OR LESS

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD, AND

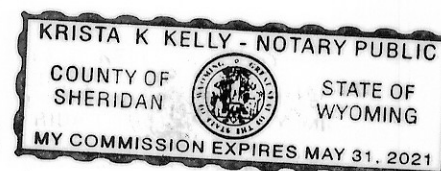
THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND

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.

EXECUTED THIS 26 DAY OF February, 2020.

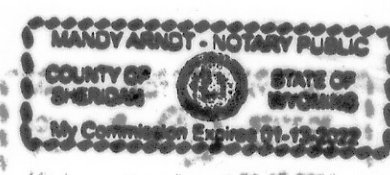
Excalibur Construction, Inc.
 EXCALIBUR CONSTRUCTION, INC
 (MEMBER)

STATE OF WYOMING } ss
 COUNTY OF SHERIDAN }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 THIS 26th DAY OF February, 2020.
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 5-31-21
Krista K Kelly
 NOTARY PUBLIC



First Northern Bank
 FIRST NORTHERN BANK
 (MORTGAGEE)

STATE OF WYOMING } ss
 COUNTY OF SHERIDAN }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 THIS 26th DAY OF February, 2020.
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 1-13-22
Notary Public
 NOTARY PUBLIC



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 4 DAY OF March, 2020, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Director of Public Works
 DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 18th DAY OF Feb. 2020

Attest: City Clerk
 ATTEST: CITY CLERK

Mayor
 MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING } ss
 COUNTY OF SHERIDAN }

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 12:04 O'CLOCK THIS 13th DAY OF March, 2020, AND IS DULY RECORDED IN PLAT BOOK K ON PAGE 88.

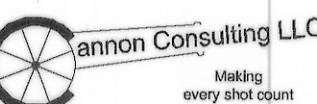
Elda Jelenc Thompson
 COUNTY CLERK
 2020-756538
 STAMP RECEIVING
 NUMBER

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS 27th DAY OF January, 2020.

Attest: Vice Chairman
 ATTEST: VICE CHAIRMAN

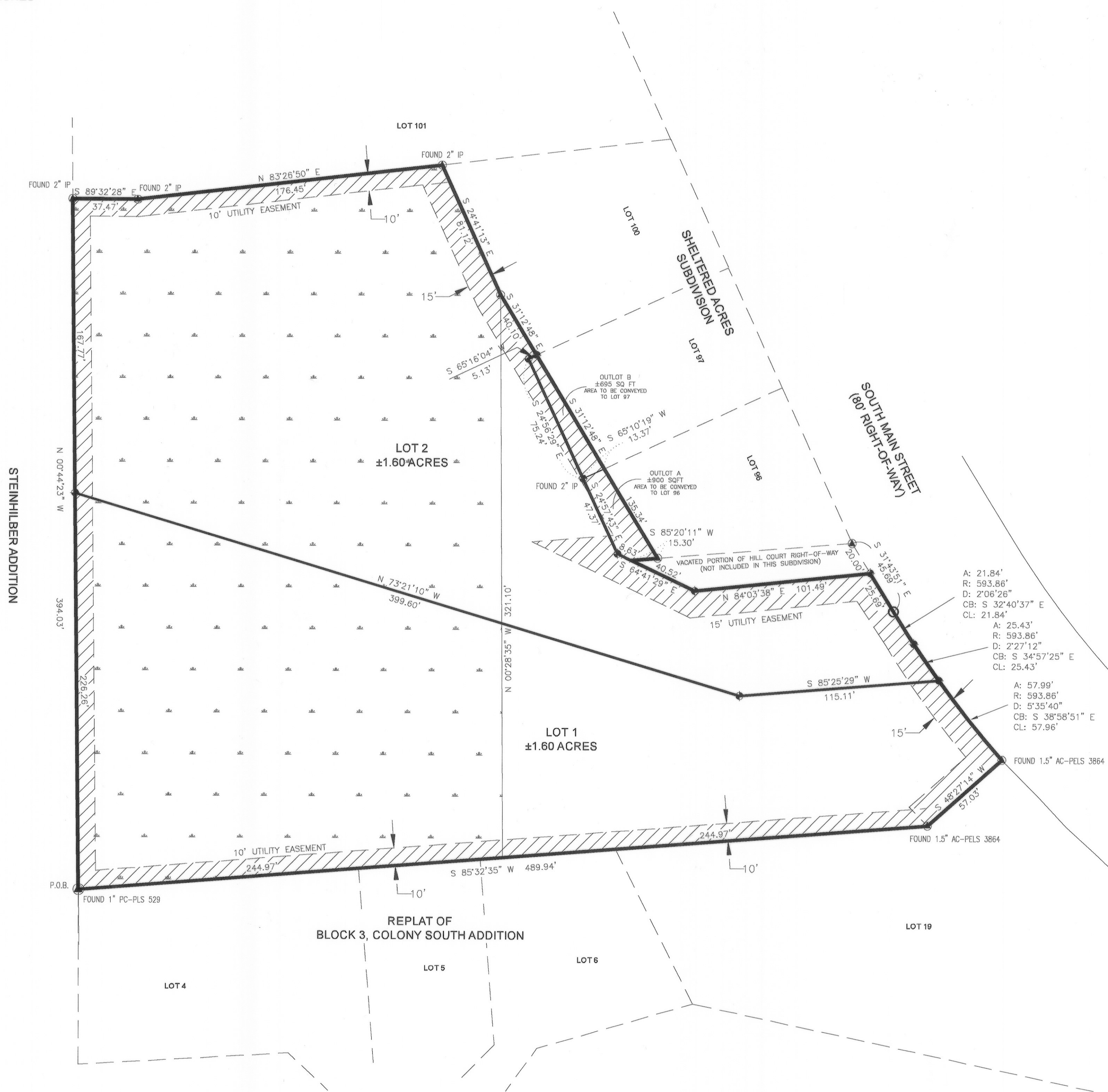
Chairman
 CHAIRMAN



Prepared by Cannon Consulting LLC / (307) 752-0109

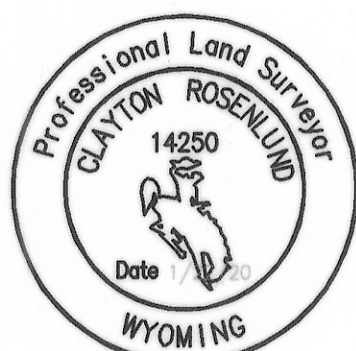
LEGEND

- SET 1.5" AC-LS 14250
- FOUND 1.5" AC-LS 10287 OR AS NOTED
- CALCULATED CORNER
- ALUMINUM CAP
- PLASTIC CAP
- IRON PIPE
- POINT OF BEGINNING
- PRESERVATION AREA
 THE PRESERVATION AREA PROHIBITS ANY STORAGE, OUTBUILDINGS, VEHICLES, AND/OR TRAILERS OF ANY KIND
- UTILITY EASEMENT

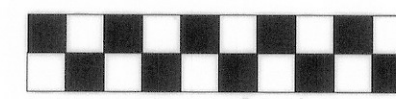


CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENBLUND, 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 KADEN COURT MINOR 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.



REGISTERED LAND SURVEYOR
 NO. 14250



SCALE: 1"=40'
 BASIS OF BEARINGS IS
 US STATE PLANE, NAD 83
 WYOMING EAST CENTRAL ZONE
 DISTANCES ARE GROUND (US SURVEY FEET)
 PAF:1.000235

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOTS 20-28 AND 28A AND HILL COURT (VACATED) OF BLOCK 3, COLONY SOUTH ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

RECORD OWNER:
 EXCALIBUR CONSTRUCTION, INC
 2275 DRY RANCH ROAD,
 SHERIDAN, WYOMING 82801