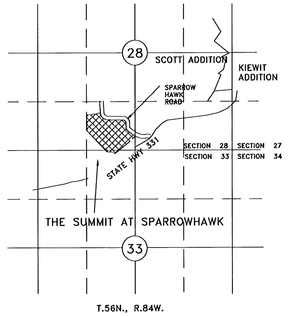
FINAL PLAT
THE SUMMIT AT SPARROWHAWK

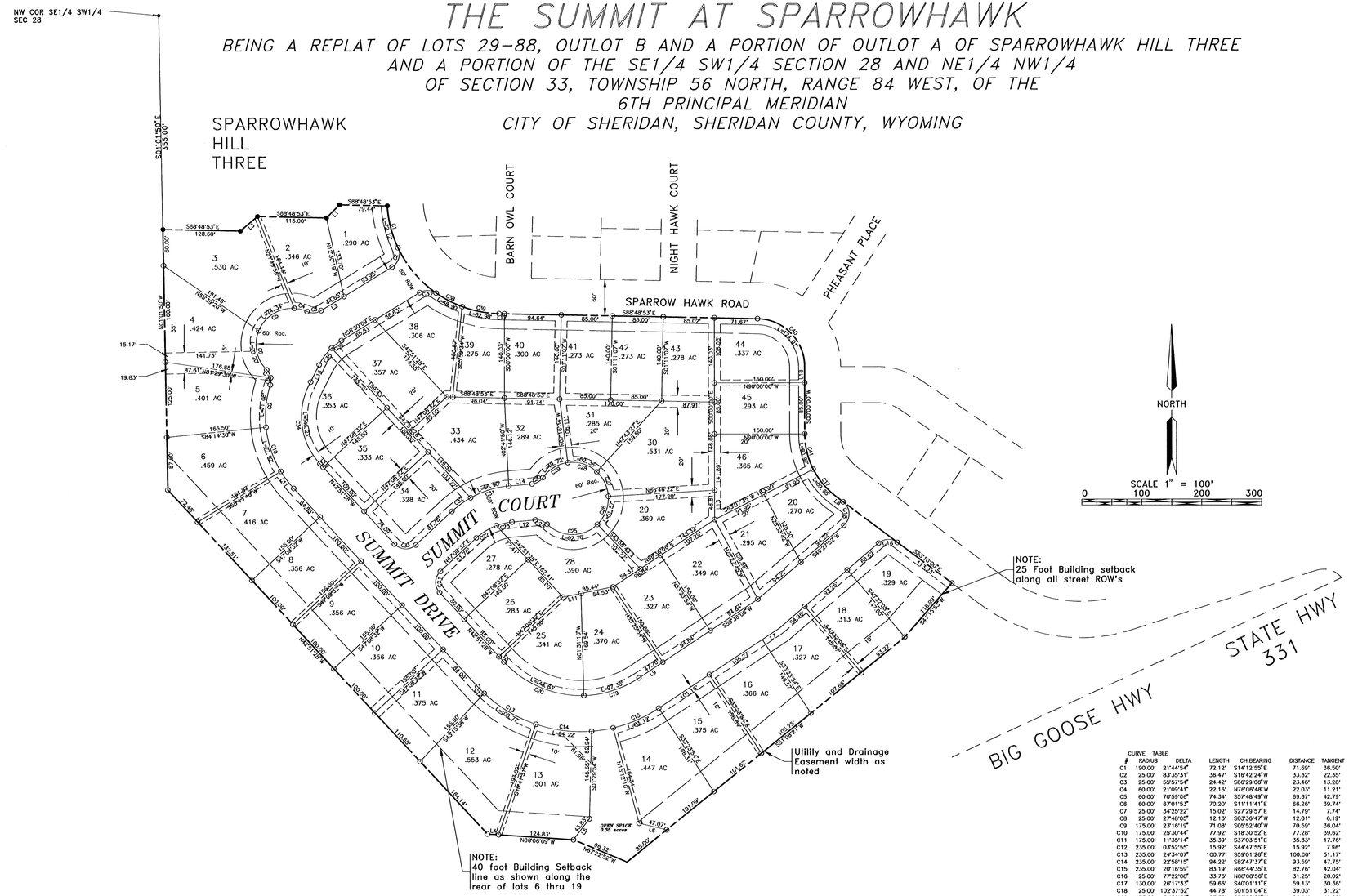
BEING A REPLAT OF LOTS 29–88, OUTLOT B AND A PORTION OF OUTLOT A OF SPARROWHAWK HILL THREE AND A PORTION OF THE SE1/4 SW1/4 SECTION 28 AND NE1/4 NW1/4 OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPAL MERIDIAN

CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING



VICINITY MAP

SCALE 1" = 2000'



APPROVALS

APPROVED BY THE CITY ENGINEER OF SHERIDAN, WYOMING THIS 16th DAY OF August 1995

EDITH JOHNSON-LAMERES

APPROVED BY THE MAYOR AND CITY CLERK IN THE CITY OF SHERIDAN, WYOMING THIS 16th DAY OF August, 1995

ATTEST:

Deputy CITY CLERK — MAYOR

CERTIFICATE OF RECORD

STATE OF WYOMING } SS
COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 8:00 O'CLOCK A.M. ON THE 18 DAY OF AUG, 1995 AND RECORDED IN DRAWER 5 PLAT # 91.

NO. 205529
FEE $50.00

COUNTY CLERK

CERTIFICATE OF APPROVAL

THE SHERIDAN PLANNING COMMISSION HEREWITH RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 16th DAY OF August, 1995.

CHAIRMAN — SECRETARY

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED MAYOR AND CITY CLERK IN AND FOR THE CITY OF SHERIDAN, COUNTY OF SHERIDAN, STATE OF WYOMING, ON THIS 16 DAY OF August, 1995.

MAYOR — ~~SECRETARY~~ Deputy clerk

CERTIFICATE OF SURVEY

I WILLIAM E PUGH, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AT THE SUMMIT AT SPARROWHAWK AS SHOWN HEREON TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION DURING APRIL 1995

WILLIAM E. PUGH RLS 5300

CERTIFICATE OF DEDICATION

THE ABOVE SUBDIVISION OF THE SUMMIT AT SPARROWHAWK AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 19.76 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT; AND SURVEYED THE FOLLOWING DESCRIBED TRACT; BEGINNING AT A POINT WHICH IS LOCATED SOUTH 01°01'50" EAST 355.00 FEET FROM THE SW 1/16 CORNER OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY WYOMING; THENCE SOUTH 88°48'53" EAST 128.60 FEET; THENCE NORTH 49°43'43" EAST 37.36 FEET; THENCE SOUTH 88°48'53" EAST 115.00 FEET; THENCE NORTH 45°00'00" EAST 30.56 FEET; THENCE SOUTH 88°48'53" EAST 79.44 FEET; THENCE WITH THE ARC OF A CURVE A CHORD OR SOUTH 46°04'40" EAST 257.89 FEET; THENCE SOUTH 88°48'53" EAST 430.00 FEET; THENCE WITH THE ARC OF A CURVE A CHORD OF SOUTH 44°24'26" EAST 111.96 FEET; THENCE SOUTH 00°00'00" EAST 111.56 FEET; THENCE WITH THE ARC OF A CURVE A CHORD OF SOUTH 26°34'59" EAST 116.35 FEET; THENCE SOUTH 53°10'00" EAST 240.50 FEET; THENCE SOUTH 41°15'53" WEST 118.99 FEET; THENCE SOUTH 51°08'21" WEST 594.39 FEET; THENCE NORTH 67°22'52" WEST 96.32 FEET; THENCE NORTH 86°06'09" WEST 143.67 FEET; THENCE NORTH 42°51'28" WEST 779.65 FEET; THENCE NORTH 01°01'50" WEST 432.60 FEET TO THE POINT OF BEGINNING AND DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE FOREVER HEREAFTER THE STREETS AS LAID OUT AND DESIGNATED ON THIS PLAT; AND ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS. EXECUTED THIS 23rd DAY OF July, 1995.

GARLAND ENTERPRISES INC.

STATE OF WYOMING } SS
COUNTY OF WYOMING }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July, 1995, BY William H. Garland WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES June 25, 1999.

NOTARY PUBLIC

S-91

CURVE #	RADIUS	DELTA	LENGTH	CH.BEARING	DISTANCE	TANGENT
C1	190.00'	21°44'54"	72.12'	S14°12'55"E	71.69'	36.50'
C2	25.00'	83°35'31"	36.47'	S18°42'24"W	33.32'	22.35'
C3	25.00'	55°57'54"	24.42'	S88°29'08"W	23.46'	13.28'
C4	60.00'	21°09'41"	22.18'	N16°08'48"W	22.03'	11.21'
C5	60.00'	70°59'06"	74.34'	S57°48'49"W	69.67'	42.79'
C6	60.00'	67°01'53"	70.20'	S11°11'41"E	66.28'	39.74'
C7	25.00'	34°25'22"	15.02'	S27°29'57"E	14.79'	7.74'
C8	25.00'	27°48'05"	12.13'	S03°36'47"W	12.01'	6.19'
C9	175.00'	23°16'19"	71.08'	S09°52'40"W	70.59'	36.04'
C10	175.00'	25°30'44"	77.92'	S18°30'52"E	77.28'	39.62'
C11	175.00'	11°35'14"	35.39'	S37°03'51"E	35.33'	17.76'
C12	235.00'	03°52'55"	15.92'	S44°47'55"E	15.92'	7.96'
C13	235.00'	24°34'07"	100.77'	S59°01'28"E	100.00'	51.17'
C14	235.00'	22°58'15"	94.22'	S82°47'37"E	93.59'	47.75'
C15	235.00'	20°16'59"	83.19'	N68°44'35"E	82.76'	42.04'
C16	25.00'	77°22'08"	33.76'	N88°08'58"E	31.25'	20.02'
C17	130.00'	26°17'33"	59.66'	S40°01'11"E	59.13'	30.36'
C18	130.00'	102°37'52"	44.78'	S01°51'04"E	39.03'	31.22'
C19	175.00'	31°52'38"	97.36'	S72°32'25"W	96.11'	49.98'
C20	175.00'	48°39'48"	148.63'	N67°11'22"W	144.21'	79.13'
C21	25.00'	90°00'00"	39.27'	N02°08'32"E	35.36'	25.00'
C22	100.00'	22°28'16"	39.22'	N58°22'40"E	38.97'	19.87'
C23	100.00'	19°18'28"	26.72'	N77°16'01"E	26.64'	13.44'
C24	25.00'	49°40'47"	21.68'	S70°14'23"E	21.00'	11.57'
C25	60.00'	88°34'44"	92.76'	S89°41'21"E	83.79'	58.53'
C26	60.00'	49°14'55"	51.57'	N21°23'49"E	50.00'	27.50'
C27	60.00'	44°02'55"	46.13'	N25°15'06"W	45.00'	24.27'
C28	60.00'	50°00'01"	52.36'	N72°16'34"W	50.71'	27.98'
C29	60.00'	47°29'00"	49.72'	S58°58'58"W	48.31'	26.39'
C30	25.00'	49°40'47"	21.68'	S60°04'50"W	21.00'	11.57'
C31	160.00'	23°57'2"	66.90'	S72°58'30"W	66.42'	33.95'
C32	160.00'	13°49'15"	38.59'	S54°03'09"W	38.50'	19.39'
C33	25.00'	90°00'00"	39.27'	N87°51'28"W	35.36'	25.00'
C34	115.00'	72°51'26"	146.23'	N06°25'45"W	136.58'	84.87'
C35	100.00'	19°58'49"	34.87'	N36°35'40"E	34.70'	17.61'
C36	100.00'	11°55'05"	20.80'	N52°32'37"E	20.76'	10.44'
C37	25.00'	66°25'15"	28.98'	S88°17'14"E	27.39'	16.37'
C38	190.00'	14°44'50"	48.90'	S62°27'01"E	48.77'	24.59'
C39	190.00'	18°59'28"	62.98'	S79°19'10"E	62.69'	31.78'
C40	80.00'	88°48'53"	124.01'	S44°24'27"E	111.96'	78.36'
C41	130.00'	28°52'25"	60.97'	S13°28'13"E	60.42'	31.08'

LINE #	BEARING	DISTANCE
L1	N45°00'00"E	30.56'
L2	S58°30'09"W	44.65'
L3	N49°43'43"E	37.36'
L4	N86°06'09"W	18.84'
L5	S37°25'23"W	43.83'
L6	N76°28'23"W	47.07'
L7	N59°36'06"E	34.69'
L8	S53°10'00"E	14.55'
L9	S59°36'06"W	47.70'
L10	N42°51'28"W	12.01'
L11	N78°31'55"E	30.92'
L12	N84°55'14"E	38.83'
L13	S00°00'00"W	48.81'
L14	S84°55'14"W	38.83'
L15	N42°51'28"W	7.84'
L16	N26°36'15"E	31.81'
L17	S88°48'53"E	8.67'
L18	S00°00'00"W	26.56'

NOTE:

LOCATION OF UNDERGROUND UTILITIES IS FROM EXISTING DRAWINGS FROM THE CITY OF SHERIDAN ENGINEERING DEPARTMENT.

EXISTING ZONING R—2

● DENOTES FOUND CORNER

O 5/8" REBAR & CAP R.L.S. 5300 TO BE SET AT COMPLETION OF CONSTRUCTION

LOT LINE

BUILDING SETBACK LINE

EASEMENT LINE

Basis of Bearing:
Wyoming State plane coordinates
East Central Zone (1.00030 factor)

NO.	DATE	REVISION	APP'D

DATE: 3/31/95
SCALE: 1" = 100'
DRAWN: WEP
CH'K'D:
APPR'D:

CENTENNIAL ENGINEERING & RESEARCH, INC.
ENGINEERING–BUILDING DESIGN–SURVEYING–TESTING SERVICES
237 NORTH MAIN STREET
SHERIDAN, WYOMING 82801
PH. (307) 672-1711

FINAL PLAT
THE SUMMIT AT SPARROWHAWK
GARLAND ENTERPRISES INC.

PROJECT NO. 95024-Z

SHEET NO. ONE