

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 13 day of August, 2009, by the Director of Public Works of Sheridan, Wyoming.

Nancy J. New
Director of Public Works

CITY OF SHERIDAN
PLANNING COMMISSION
CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this 13 day of July, 2009.

Nancy J. New
Attest: Vice-Chairman Chairman

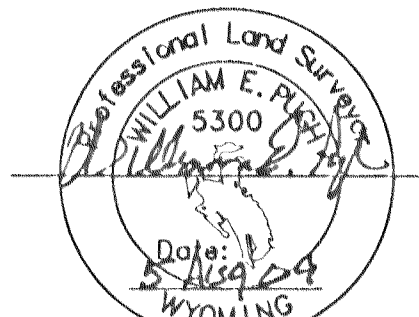
CITY OF SHERIDAN
CERTIFICATE OF APPROVAL

Approved by the City of Sheridan, Wyoming, this 3 day of August, 2009.

Scott B. Bly
Attest: City Clerk
Dave Kinsey
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 Hoyt 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 Rhonda A. Hoyt, being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify: That the foregoing plat designated as Hoyt Subdivision, is located in a part of SE1/4NW1/4, Section 2, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, being Lot 20, Brundage Place Subdivision, City of Sheridan, Wyoming, more particularly described as follows; BEGINNING at the Northeast corner of said Lot 20, Brundage Place; Thence with the East line of said Lot 20, South 00°29'01" West 310.00 feet to a point; Thence North 89°35'00" West 140.50 feet to a point; Thence North 00°29'01" East 310.00 feet to a point; Thence South 89°35'00" East 140.50 feet to the point of BEGINNING, containing 1.00 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.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released. Executed this 5th day of August, 2009,

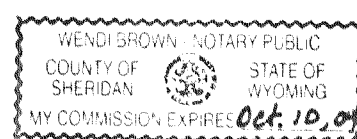
by: *Rhonda A. Hoyt, Trustee*
Rhonda A. Hoyt, Owner, Trustee

STATE OF WYOMING)
SHERIDAN COUNTY) ss.

The foregoing instrument was acknowledged before me on this 5th day of August, 2009, by

Rhonda A. Hoyt, Trustee
Witness my hand and official seal.

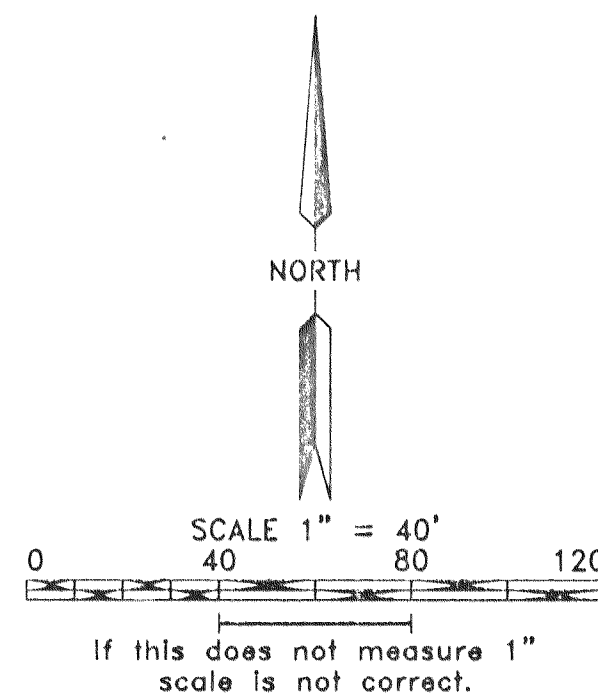
Wendi Brown
Notary Public



NOTES:
Owner

Rhonda A. Hoyt
644 1st Avenue
Sheridan, Wyoming 82801

Total Acres 01.00 Acres
Existing Zoning R1
Flood Zone X
Basis Of Bearing Wyoming State Plane East Central Zone NAD 83



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

DECLARATION VACATING PREVIOUS PLATTING

This plat is the subdivision of Lot 20, of Brundage Place, Sheridan, Wyoming, as recorded in the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

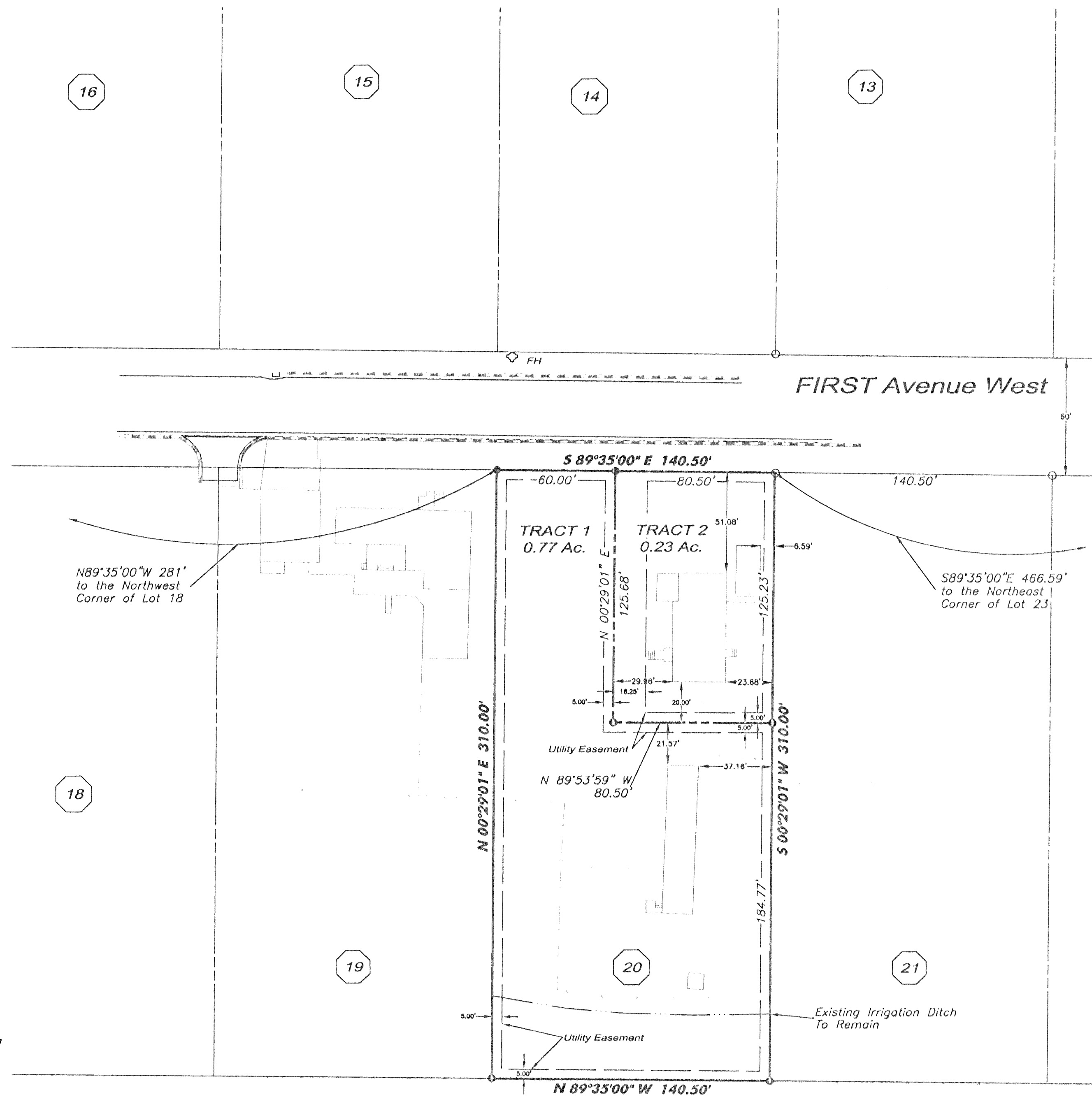
CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 3 o'clock P.M., This 12 day of August, 2009. And is duly recorded in Book 47, Page No. 56.

Indy K. Miller
County Clerk

FINAL PLAT
HOYT SUBDIVISION

A PART OF THE SE1/4NW1/4, SECTION 2, T55N, R84W, 6TH. P.M.
A SUBDIVISION OF LOT 20, BRUNDAGE PLACE
SHERIDAN, WYOMING



LEGEND

These standard symbols will be found in the drawing.

- Boundary
- Lot Line
- Right of Way
- Easement Line
- Existing Improvements
- Fence
- Existing Curb
- Existing Monument
- Rebar With Aluminum Cap RLS 5300



HOYT SUBDIVISION
CITY OF SHERIDAN, WYOMING
RHONDA A. HOYT, OWNER
FINAL PLAT



ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. - Sheridan, WY 82801 - (307) 682-1711
400 South Miller Ave. - Gillette, WY 82716 - (307) 682-1141

DATE: 9 March 09
DRAWN BY: WEP

PROJECT NO.
08053 FP

SCALE: 1" = 40'

SHEET NO.

ONE

REV.	DESCRIPTION	BY	DATE

H-56