

FINAL PLAT  
OF THE  
POPLAR GROVE P.U.D.  
PHASE ONE  
TO THE  
CITY OF SHERIDAN, WYOMING.

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

LOT 1, BLOCK 3: ZONED R-1  
LOTS 1-9, BLOCK 1: ZONED R-2  
LOTS 1-10, BLOCK 2: ZONED R-3  
CONTAINING ±3.60 ACRES

LEGAL DESCRIPTION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STEVE REDINGER, BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS POPLAR GROVE P.U.D. PHASE ONE, 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:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE S02°33'36"W, 1799.19 FEET TO THE POINT OF BEGINNING OF SAID TRACT; THENCE, THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 36°26'40", AN ARC LENGTH OF 292.59 FEET, A CHORD BEARING OF S18°03'57"W, AND A CHORD LENGTH OF 287.69 FEET TO A POINT; THENCE S36°17'17"W, 221.24 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 20°03'31", AN ARC LENGTH OF 188.08 FEET, A CHORD BEARING OF S26°15'32"W, AND A CHORD LENGTH OF 188.08 FEET TO A POINT; SAID POINT LYING ON THE NORTHERLY LINE OF SHERIDAN INDUSTRIAL PARK, PHASE 1 TO THE CITY OF SHERIDAN; THENCE N71°59'27"W, 18.07 FEET ALONG SAID NORTHERLY LINE OF SHERIDAN INDUSTRIAL PARK, PHASE 1 TO A POINT; THENCE N76°15'17"W, 27.07 FEET ALONG SAID NORTHERLY LINE OF SHERIDAN INDUSTRIAL PARK, PHASE 1 TO A POINT; THENCE N62°48'36"W, 162.04 FEET TO A POINT; THENCE N36°17'17"E, 60.76 FEET TO A POINT; THENCE N62°48'36"W, 25.16 FEET TO A POINT; THENCE N35°04'33"W, 69.71 FEET TO A POINT; THENCE N54°58'22"E, 120.00 FEET TO A POINT; THENCE S35°04'33"E, 55.46 FEET TO A POINT; THENCE N36°17'17"E, 63.32 FEET TO A POINT; THENCE N59°04'33"W, 107.84 FEET TO A POINT; THENCE N67°17'17"E, 345.32 FEET TO A POINT; THENCE S48°51'15"E, 103.02 FEET TO A POINT; THENCE, THROUGH CURVE TO THE RIGHT, HAVING A RADIUS OF 131.62 FEET, A CENTRAL ANGLE OF 47°51'24", AN ARC LENGTH OF 109.94 FEET, A CHORD BEARING OF N65°54'54"E, AND A CHORD LENGTH OF 106.77 FEET TO A POINT; THENCE N89°50'36"E, 32.33 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS ±3.60 ACRES OF LAND, MORE OR LESS.

THE POPLAR GROVE P.U.D. PHASE ONE, 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 IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS.

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 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, REINSTATEMENT, 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.

DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

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 18th DAY OF July, 2007.

Steve Redinger

STEVE REDINGER, OWNER

BETTER COMMUNITIES LLC

STATE OF WYOMING

COUNTY OF SHERIDAN

MY COMMISSION EXPIRES MAY 20, 2010

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF July, 2007.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES May 20, 2010

Nan Miller

NOTARY PUBLIC

THE UNDERSIGNED SHERIDAN STATE BANK, HEREINAFTER MORTGAGEE, HOLD A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK 653 OF MORTGAGES, AT PAGE 472. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

BY: John W. Muecke

JOHN W. MUECKE, EXECUTIVE VICE PRESIDENT

SHERIDAN STATE BANK

STATE OF WYOMING

COUNTY OF SHERIDAN

MY COMMISSION EXPIRES MAY 20, 2010

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF July, 2007.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES May 20, 2010

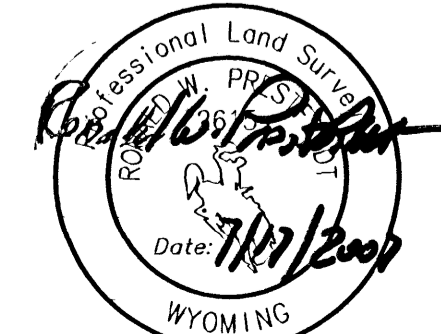
Nan Miller

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

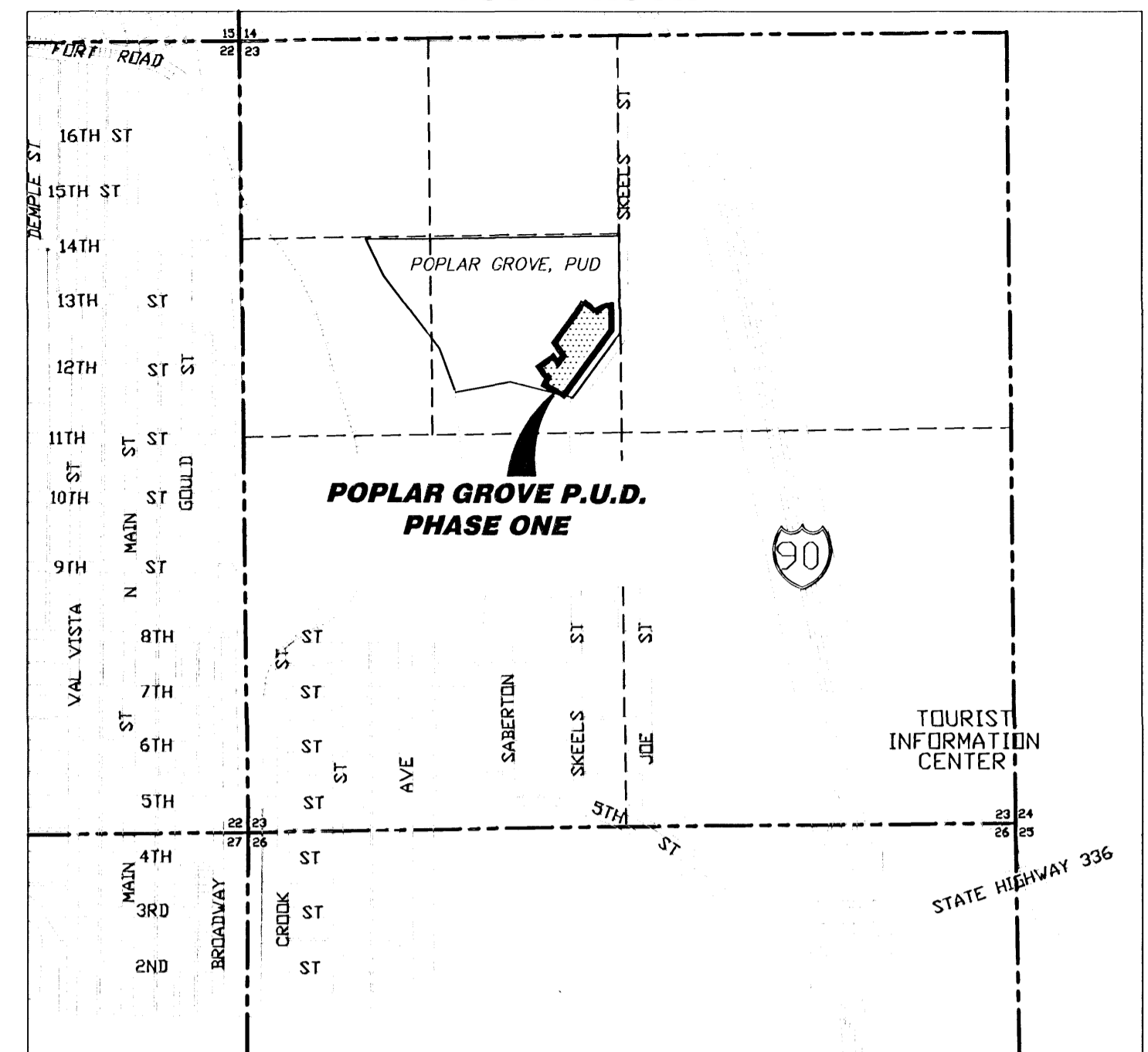
STATE OF WYOMING :ss  
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT 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 POPLAR GROVE P.U.D. PHASE ONE, 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"

T56N R84W



LOCATION MAP  
SCALE: 1"=1000'

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 17th DAY OF July, 2007.

M. J. ...  
ATTEST: VICE-CHAIRMAN

M. J. ...  
CHAIRMAN

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 18th DAY OF July, 2007, BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SHERIDAN, WYOMING.

...  
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 16th DAY OF July, 2007.

...  
ATTEST: CITY CLERK

...  
MAYOR

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 3:30 O'CLOCK P.M., THIS 24th DAY OF July, 2007, AND IS DULY RECORDED IN DRAWER P, PLAT NO. 82  
FEE \$ 50.00

Audrey Kottisva, Sheridan Co. Clerk  
Kimberly Hein - deputy clerk  
COUNTY CLERK

STAMP RECEIVING NUMBER 581499

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OF THE  
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PHASE ONE  
TO THE  
CITY OF SHERIDAN, WYOMING.

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

CLIENT: STEVE REDINGER  
25 JACK DRIVE  
BIG HORN, WY 82833  
307-674-9714

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

JN:25125  
DF:2005/2005125\_PHASE 1  
TAB: PHASE 1 - FINAL PLAT  
JUNE 08, 2007

