



Professional Consultants

- Architecture
Engineering
Materials Testing
Surveying

237 North Main Street
Sheridan, Wyoming 82801
(307) 672-1711

DATE: 4 Jan 05

SCALE: 1"=100'

DRAWN BY: WEP

CHK'D:

APP'D:

REVISIONS:

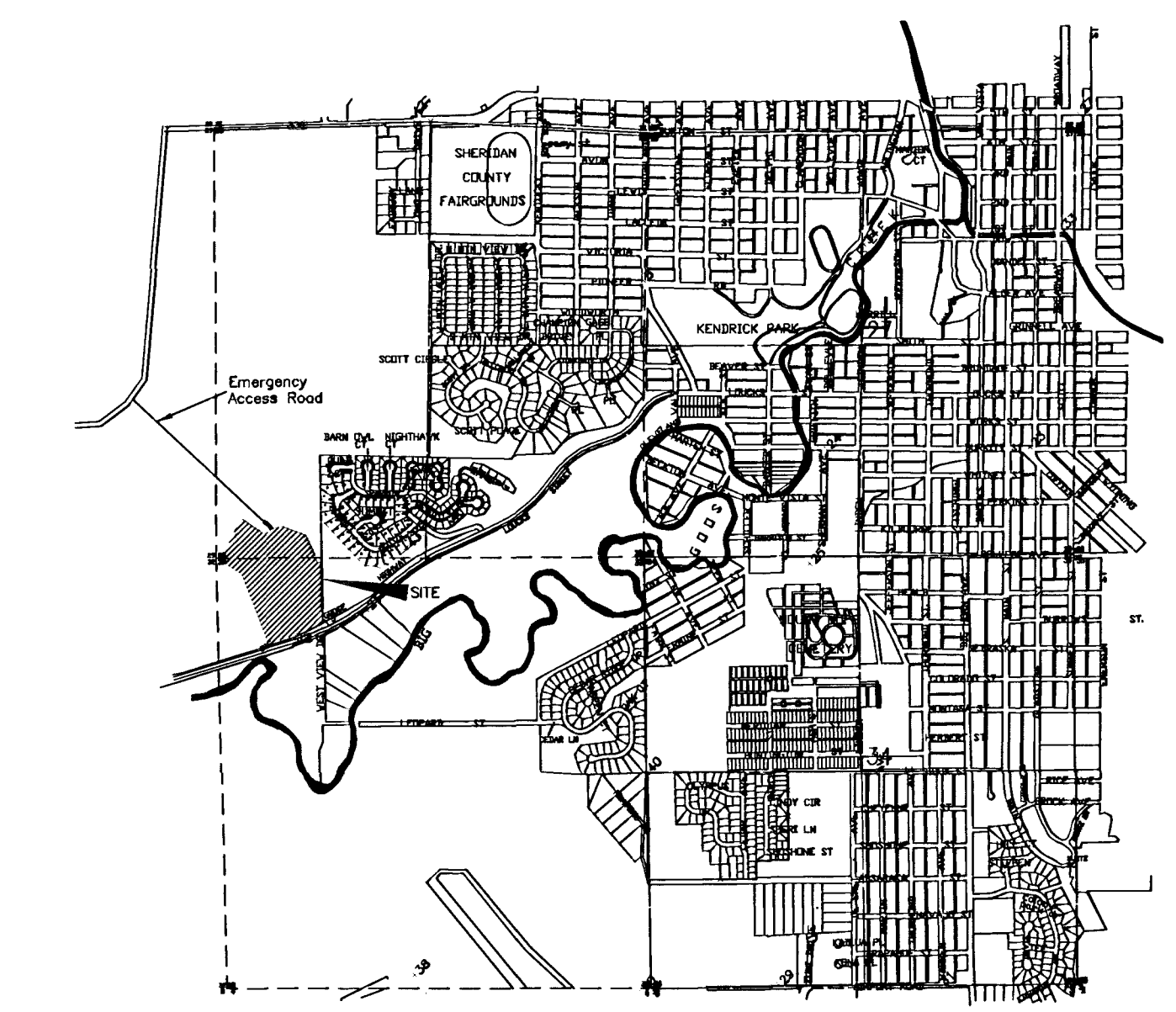
OSPREY HILL ONE
FINAL PLAT

PROJECT NO.
04002

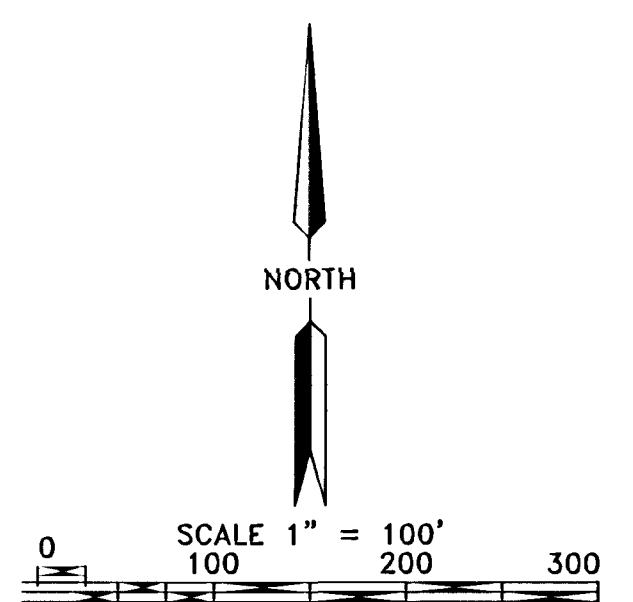
SHEET NO.
ONE

OSPREY HILL ONE FINAL PLAT

A Part of The SW1/4 Section 28 and NW 1/4 Section 33, T56N R84W 6th P.M.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING



LOCATION MAP
Scale 1"=2000'



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

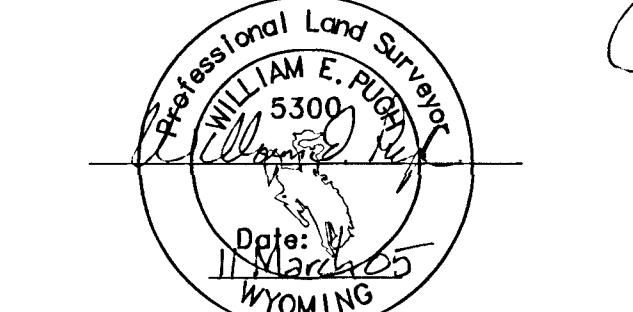
LEGAL DESCRIPTION

A tract of land located in the SW1/4 Section 28 and NW1/4 Section 33 T56N, R84W, 6th Principal Meridian, Sheridan County, WY, and more particularly described as follows:

BEGINNING at a point which is located S35°22'44"E, 1,279.08 feet from the Northwest corner of said Section 33, said point being located on the North right-of-way of State Highway 331, also known as West Loucks; Thence with a line of the original tract of which this is part N20°58'30"W, 914.70 feet to a point; Thence continuing with a line of the original tract of which this is a part N55°40'46"W, 358.43 feet to a point; Thence leaving said original line N35°37'49"E, 382.43 feet to a point; Thence N54°11'35"W, 40.00 feet to a point; Thence N35°48'25"E, 205.00 feet to a point; Thence S54°11'35"E, 248.73 feet to the PC of a curve to the Left with a radius of 130.00 feet, an arc length of 103.83 feet, a chord of S77°04'23"E, 101.09 feet to the PT of said curve; Thence N80°02'49"E, 30.93 feet to a point; Thence with the Arc of a Non tangent curve to the Left with a radius of 270.00 feet and arc length of 23.92 feet, a chord of N16°36'30"W 23.91 feet to a point; Thence N81°41'57"E, 159.91 feet to a point; Thence S69°55'20"E, 309.56 feet to a point, said point being located on an original line of the tract of which this is a part; Thence S21°08'24"E, Thence continuing with 39.82 feet to a point; Thence S33°37'25"E a line of the original tract S 228.08 feet to a point; Thence continuing with a line of the original tract S14°42'46"E, 98.51 feet to a point; Thence continuing with an original line of the tract of which this is a part N84°59'38"E, 80.38 feet to a point; Thence continuing with a line of the original tract of which this is a part S01°15'19"E, 763.47 feet to a point, said point being located on the North right-of-way of said State Highway 331; Thence with the arc of a curve to the Right with a radius of 2,814.79 feet, an arc length of 391.79 feet, a chord of S68°38'03"W, 391.47 feet to the PT of said curve; Thence continuing with said right-of-way S72°37'18"W, 324.41 feet to the point of BEGINNING containing 28.38 acres, more or less.

CERTIFICATE OF SURVEY

I, William E. Pugh, a registered land surveyor in the state of Wyoming do hereby certify that this plat was prepared from notes taken during a survey performed by me or under my supervision during November 2004.



UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.

CERTIFICATE OF OWNER

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; and that this is a correct plot of the area as it is divided into lots, blocks, streets and easements, and

That 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, alleys, easements and other public lands, excluding tracts A, C, D, and E, 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 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.

CERTIFICATE OF OWNER

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 11th day of March, 2005, by

Owner
Gene Kilpatrick, President
Three Left Handers, LLC

STATE OF WYOMING)
SHERIDAN COUNTY) ss.

The foregoing instrument was acknowledged before me this 11th day of March, 2005, by Gene Kilpatrick, Witness my hand and official seal.

Notary Public
County of Sheridan
State of Wyoming
My Commission Expires October 15, 2008

CERTIFICATE OF PUBLIC WORKS

Date on which plat approved this 11th day of March, 2005, by the Director of Public Works of Sheridan, Wyoming.

Director of Public Works

CERTIFICATE OF PUBLIC PLANNING COMMISSION
Reviewed by the City of Sheridan of the Planning Commission this 11th day of March, 2005.

Attest: Vice-Chairman
Wayne Blank

CERTIFICATE OF CITY COUNCIL
Approved by the City Council of the City of Sheridan, Wyoming, this 14th day of March, 2005.

Attest: City Clerk
Mayor

CERTIFICATE OF RECORDER
STATE OF WYOMING) ss
COUNTY OF SHERIDAN)

I hereby certify that the above plat was filed for record in my office at 3:00 o'clock on the 16th day of March, 2005 and filed as Instrument No. 502580
Fee \$0.00

Audrey Koltzaka
County Clerk

Deputy County Clerk

OWNER
THREE LEFT HANDERS LLC
237 NORTH MAIN STREET, SUITE ONE
SHERIDAN, WYOMING 82801
(307) 672 1711

TRACTS
TRACT A OPEN AREA
TRACT B OPEN AREA
TRACT C
TRACT D OPEN AREA
TRACT E OPEN AREA
TOTAL ACREAGE

OWNERSHIP
HOME OWNERS ASSOCIATION
CITY OF SHERIDAN
ACREAGE TO BE SOLD
STORAGE BUILDING SITE
HOME OWNERS ASSOCIATION
28.38

NOTE:
Utility Easements
Unless otherwise noted, Utility Easements are reserved as follows:
10 Foot Side line, 5 Foot left, right and parallel to all side lines,
10 Foot Parallel to all Front (Road) lines,
10 Foot Parallel to all Rear lines

Temporary Emergency Vehicle access road as an extension of Osprey Boulevard will be constructed before the thirty first building permit is issued.

20' wide utility easement along the East boundary replaces an existing 60' access and utility easement based on an agreement with Dr. and Mrs. Gill.

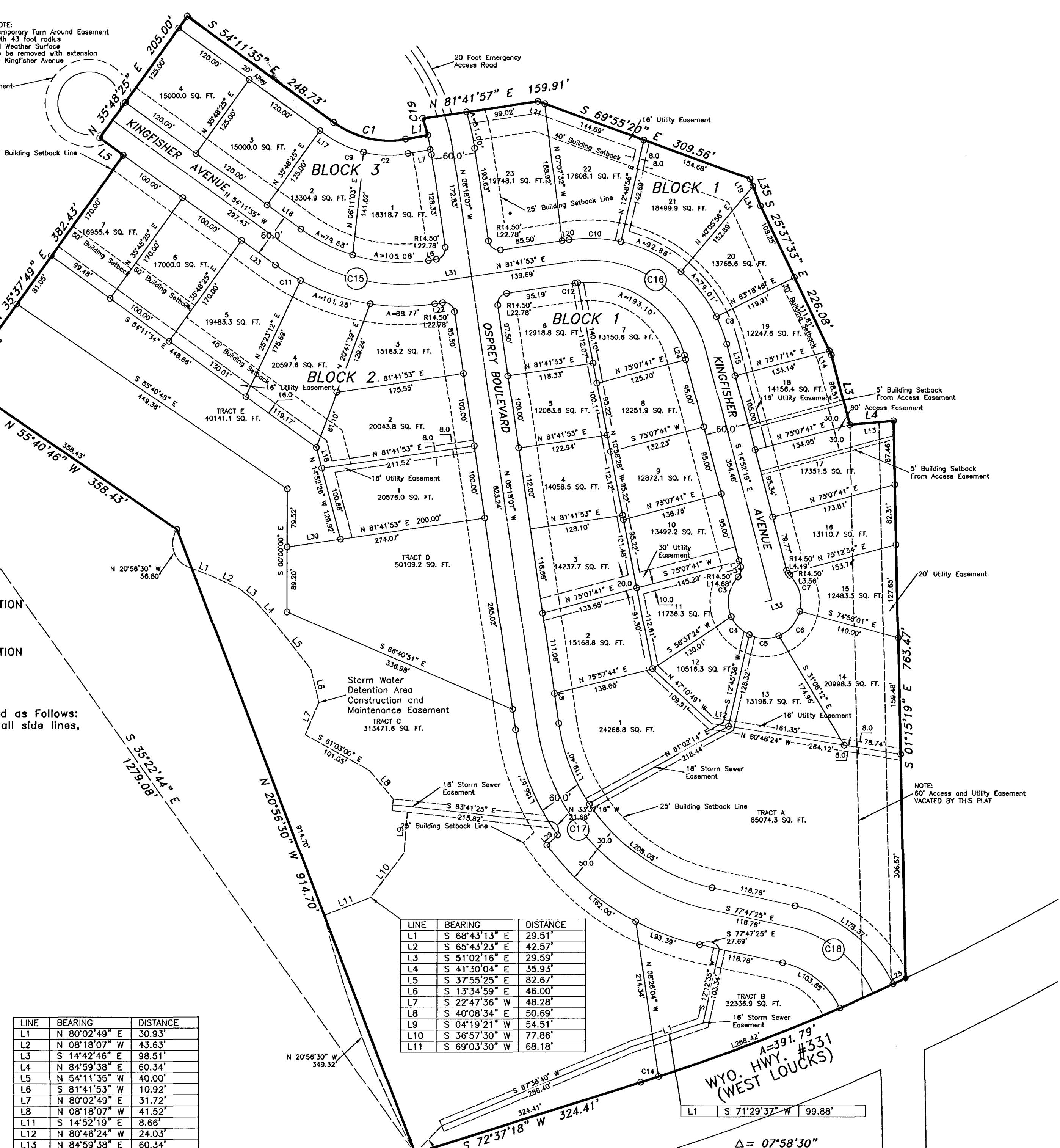
A Geotechnical evaluation must be performed for each lot to ensure proper foundation design in accordance with the November 2004 Osprey Hill One Geotechnical Investigation prior to the issuance of any building permits.

Zoning R1
Unless otherwise shown all setbacks are as specified for R1 Zoning.

LAND USE SUMMARY

USE	ACREAGE
LOTS	12.18 ACRES
TRACT A	1.95 ACRES
TRACT B	0.74 ACRES
TRACT C	7.20 ACRES
TRACT D	1.15 ACRES
TRACT E	0.92 ACRES
STREETS	4.06 ACRES
20' ALLEY	0.18 ACRES
TOTAL	28.38 ACRES

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	45°45'36"	130.00'	103.83'	S 77°04'23" E	101.09'
C2	23°27'32"	150.00'	81.42'	S 88°13'25" E	60.99'
C3	68°53'29"	50.00'	58.37'	S 09°41'00" W	55.11'
C4	40°35'04"	50.00'	35.42'	S 44°03'18" E	34.68'
C5	47°51'17"	50.00'	41.76'	S 88°16'27" E	40.56'
C6	52°45'55"	50.00'	46.05'	N 41°24'57" E	44.44'
C7	81°42'00"	50.00'	53.84'	N 15°49'01" W	51.28'
C8	11°48'53"	195.00'	40.21'	N 20°46'45" W	40.14'
C9	22°18'07"	150.00'	58.39'	S 65°20'35" E	58.02'
C10	21°07'03"	195.00'	71.87'	N 87°44'35" W	71.46'
C11	07°49'05"	300.00'	40.94'	S 58°06'07" E	40.90'
C12	01°28'41"	135.00'	3.48'	N 82°26'14" E	3.48'
C13	01°31'41"	330.00'	8.80'	N 09°03'57" W	8.80'
C14	00°32'04"	2814.79'	26.26'	S 72°21'16" W	26.26'
C15	44°06'32"	270.00'	207.66'	N 76°14'51" W	207.76'
C16	83°25'48"	165.00'	240.26'	S 56°35'13" E	219.59'
C17	69°29'18"	300.00'	363.84'	N 43°02'46" W	341.95'
C18	52°24'31"	165.00'	150.93'	N 51°35'09" W	145.72'
C19	05°04'35"	270.00'	23.92'	S 16°36'30" E	23.91'



LINE	BEARING	DISTANCE
L1	S 68°43'13" E	29.51'
L2	S 65°43'23" E	42.57'
L3	S 51°02'16" E	29.59'
L4	S 41°30'04" E	35.93'
L5	S 37°53'25" E	82.67'
L6	S 13°34'50" E	46.00'
L7	S 22°47'36" W	48.28'
L8	S 40°08'34" E	50.69'
L9	S 04°19'21" W	54.51'
L10	S 36°57'30" W	77.86'
L11	S 69°03'30" W	68.18'

LEGEND

- These standard symbols will be found in the drawing.
- Boundary
 - Lot Line
 - Right of Way
 - Building Setback Line
 - Easement Line
 - Existing Monument
 - Aluminum Capped Rebar PLS 5300

Δ = 07°58'30"
R = 2814.79'
L = 391.79'
BRG = S 68°38'03" W
C LEN = 391.47'
T = 196.21'