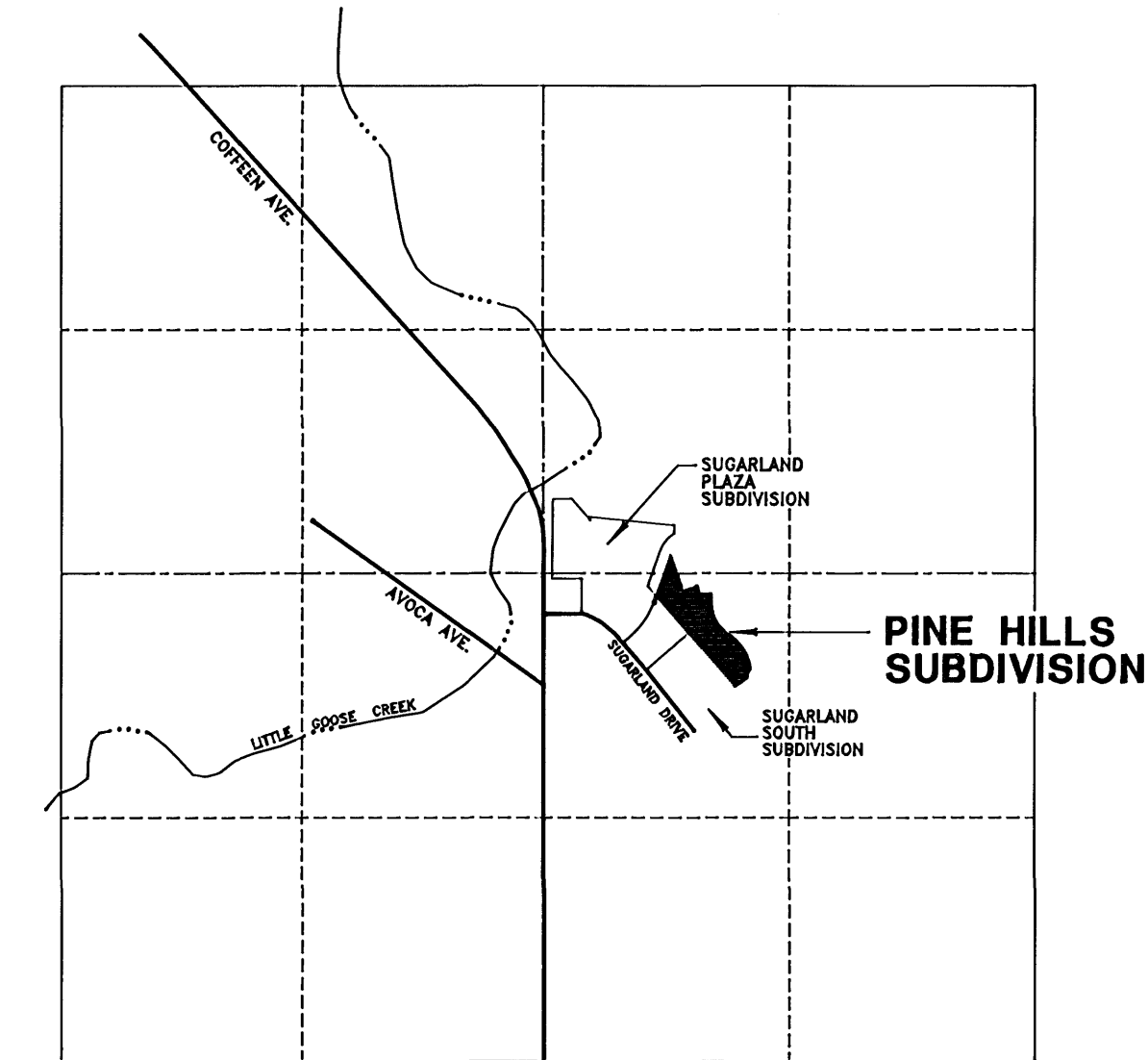
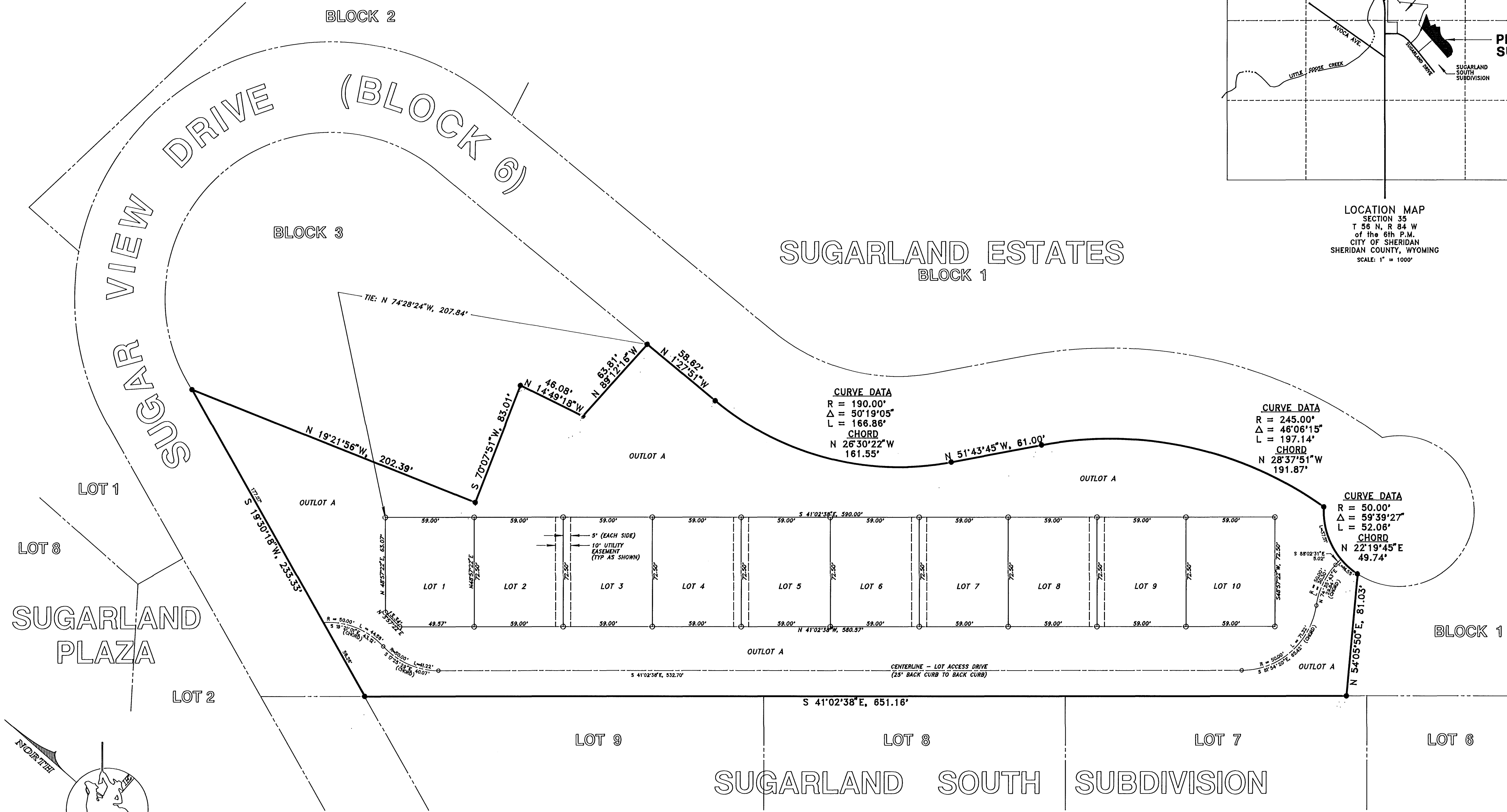


# PLAT OF PINE HILLS SUBDIVISION

LOCATED WITHIN  
SW1/4 NE1/4 AND NW1/4 SE1/4 OF SECTION 35  
T 56 N, R 84 W, OF THE 6th P.M.

BEING A SUBDIVISION OF  
BLOCK 4 OF SUGARLAND ESTATES SUBDIVISION  
CITY OF SHERIDAN, WYOMING



LOCATION MAP  
SECTION 35  
T 56 N, R 84 W  
OF THE 6th P.M.  
CITY OF SHERIDAN  
SHERIDAN COUNTY, WYOMING  
SCALE: 1" = 1000'

## CERTIFICATE OF DEDICATION PINE HILLS SUBDIVISION

THE ABOVE OR FOREGOING SUBDIVISION OF THE FOLLOWING DESCRIBED LAND OR REAL ESTATE LOCATED WITHIN THE SW1/4 NE1/4 AND IN THE NW1/4 SE1/4 OF SECTION 35, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6th P.M., SHERIDAN COUNTY, WYOMING, BEING BLOCK 4 OF SUGARLAND ESTATES SUBDIVISION TO THE CITY OF SHERIDAN, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT COMMON TO THE EASTERLY RIGHT OF WAY LINE OF SUGAR VIEW DRIVE AND THE NORTHEASTERLY LINE OF SUGARLAND SOUTH SUBDIVISION; THENCE ALONG THE NORTHEASTERLY LINE OF SUGARLAND SOUTH SUBDIVISION S 41°02'38"E, 651.16 FEET TO THE WESTERLY CORNER OF BLOCK 1 OF SUGARLAND ESTATES SUBDIVISION; THENCE ALONG THE NORTHEASTERLY LINE OF SUGARLAND ESTATES SUBDIVISION; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A CURVE TO THE RIGHT (BEING THE CUL-DE-SAC OF SAID SUGAR VIEW DRIVE) HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 59°39'27", AND ARC LENGTH OF 52.08 FEET, WITH CHORD BEARING AND DISTANCE OF N 22°19'45"E, 49.74 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 46°06'15", AND ARC LENGTH OF 197.14 FEET, WITH CHORD BEARING AND DISTANCE OF N 28°37'51"W, 191.87 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY N 51°43'45"W, 61.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 50°19'05", AND ARC LENGTH OF 166.86 FEET, WITH CHORD BEARING AND DISTANCE OF N 28°30'22"W, 161.55 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY N 1°27'51"W, 58.62 FEET TO THE SOUTHEASTERLY CORNER OF BLOCK 3 OF SUGARLAND ESTATES SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID BLOCK 3 N 89°12'16"W, 63.81 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY N 14°49'18"W, 46.08 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY S 70°07'51"W, 83.01 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY N 19°21'56"W, 202.39 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SUGAR VIEW DRIVE (BLOCK 6 OF SUGARLAND ESTATES); THENCE ALONG SAID EASTERLY RIGHT OF WAY S 19°30'18"W, 233.33 FEET TO THE POINT OF BEGINNING, CONTAINING 2.707 ACRES, MORE OR LESS.

IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THE UNDERSIGNED OWNER AND PROPRIETOR DOES HEREBY RELEASE AND WAIVE ALL RIGHTS, UNDER AND BY VIRTUE OF THE HOMESTEAD EXCEPTION LAWS OF THE STATE OF WYOMING, AND HAS CAUSED SAID LAND TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS "PINE HILLS SUBDIVISION."

EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND WIDTH RIGHT-OF-WAY OF WHICH ARE SHOWN ON THIS PLAT, AND SAID EASEMENTS SHALL CONFORM TO THE EASEMENT STATEMENT AS PUT FORTH ON THIS PLAT.

EXECUTED THIS 6th DAY OF May, 1998.

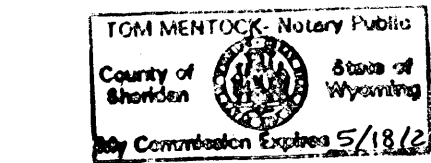
BY: Homer Scott, Jr.  
HOMER SCOTT, JR.  
GENERAL PARTNER, SUGARLAND ESTATES  
PARTNER, SUGAR LAND DEVELOPMENT COMPANY

STATE OF WYOMING }

COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF May, 1998, BY HOMER SCOTT, JR., ACTING ON BEHALF OF SUGARLAND ESTATES AND ACTING ON BEHALF OF SUGAR LAND DEVELOPMENT COMPANY.

MY COMMISSION EXPIRES: May 10, 2000



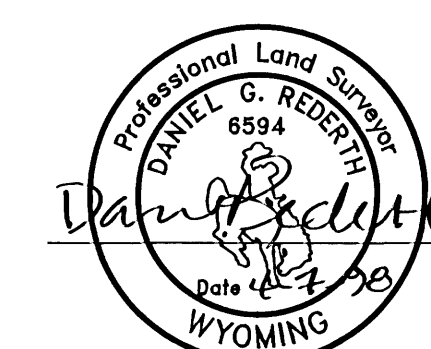
Tom Mentock  
NOTARY PUBLIC

## CERTIFICATE OF SURVEYOR

STATE OF WYOMING }

COUNTY OF SHERIDAN }

I, DANIEL G. REDERTH, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



DANIEL G. REDERTH  
WY L.S. No. 6594

## DEPARTMENT OF PUBLIC WORKS CERTIFICATE OF APPROVAL

APPROVED BY THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF SHERIDAN, WYOMING THIS 13th DAY OF May, 1998.

Susan Givels  
DIRECTOR OF PUBLIC WORKS  
CITY OF SHERIDAN

## SHERIDAN PLANNING AND ZONING COMMISSION CERTIFICATE OF APPROVAL

THE SHERIDAN PLANNING AND ZONING COMMISSION HEREWIT RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 4 DAY OF June, 1998.

ATTEST:

Chad CHAIRMAN  
Cap Hall SECRETARY

## CITY OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE MAYOR AND CITY CLERK IN AND FOR THE CITY OF SHERIDAN, WYOMING THIS 13th DAY OF May, 1998.

ATTEST:

W. Elmer CITY CLERK  
Jim Wilson MAYOR

## CERTIFICATE OF RECORDER

STATE OF WYOMING }

COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:00 O'CLOCK P.M. ON JUNE 10, 1998, AND FILED IN DRAWER P, PLAT NUMBER 47

INSTRUMENT No. 287120 FEE 50.00

Ronald D. Daily  
COUNTY CLERK

Dale R. Rawlings  
DEPUTY COUNTY CLERK

## NOTES:

1. OUTLOT A IS ALL THAT PART OF THE SUBDIVISION EXCLUDING LOTS 1 THROUGH 10
2. COMMON ELEMENT AREA TO BE DESIGNATED AS EASEMENT AREA (ALL OF OUTLOT A) FOR PURPOSES OF INGRESS AND EGRESS, PUBLIC UTILITIES AND MAINTENANCE
3. ALL BUILDING RESTRICTED TO DESIGNATED LOTS AS SHOWN (NO SETBACK IN LOTS)
4. TOTAL AREA = 2.707 ACRES
5. TOTAL NUMBER OF LOTS = 10
6. FINAL MONUMENTATION TO BE SET WITHIN 30 DAYS OF COMPLETION OF IMPROVEMENTS

## LEGEND

- SUBDIVISION BOUNDARY CORNER  
YELLOW CAP  
(ENGINEERING, INC.)
- INTERIOR LOT CORNER  
REBAR AND ALUMINUM CAP  
(WY L.S. No. 6594)
- LOT ACCESS DRIVE CENTERLINE  
ROADWAY PC  
(NO MONUMENTATION SET)

## EASEMENT STATEMENT

EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND WIDTH RIGHT-OF-WAY OF WHICH ARE SHOWN IN DOTTED LINE ON THIS PLAT, ALONG WITH OUTLOT A AS DEFINED ON THIS PLAT; AND SAID EASEMENTS ALONG WITH OUTLOT A MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, RE-INSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LIGHT LINES AND POLES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER BEING GENERALLY UTILIZED BY THE PUBLIC. A TWELVE (12) FOOT TEMPORARY CONSTRUCTION EASEMENT IS ALSO PROVIDED ON EACH SIDE OF THE AFOREMENTIONED EASEMENTS FOR THE INITIAL CONSTRUCTION OF WATER AND SEWER LINES AND OTHER UTILITIES.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE SOUTHWESTERLY LINE OF BLOCK 4, SUGARLAND ESTATES SUBDIVISION, TAKEN AS SOUTH 41°02'38" EAST