

FINAL PLAT
OF THE
BLUE WING MINOR
SUBDIVISION
TO THE
CITY OF SHERIDAN, WYOMING
A RESUBDIVISION OF TRACT 11, TRACT 12, TRACT 13, MARSHALL SUBDIVISION AND TRACT 17, BRUNDAGE PLACE, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
TOTAL AREA = ±43.29 ACRES
AREA OF 3 LOTS = ±6.29 ACRES
AREA OF 1 TRACT = ±35.40 ACRES
AREA OF ROADS = ±1.60 ACRES
ZONED B-1

CERTIFICATE OF OWNERS:
KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED TEAL PONDS, LLC, LANE ALLEN VANDERHOEF, & RAE LYNN VANDERHOEF BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:
THAT THE FOREGOING PLAT DESIGNATED AS BLUE WING MINOR SUBDIVISION IS A RESUBDIVISION OF TRACT 11, TRACT 12, TRACT 13, MARSHALL SUBDIVISION, AND TRACT 17, BRUNDAGE PLACE, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.
SAID SUBDIVISION CONTAINS ±43.29 ACRES OF LAND, MORE OR LESS.
THE BLUE WING MINOR 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 OWNERS AND PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO A TRACT AND LOTS.
THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE ALL EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE CONSISTING OF EXISTING PUBLIC UTILITIES INCLUDING SEWER LINES, WATERLINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES HAVING THE RIGHT TO REPLACE AND REPAIR, AND A 15.0 FOOT WIDE PUBLIC PEDESTRIAN PATHWAY EASEMENT HAVING THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR AND REPLACE WITHIN SAID EASEMENT AS SITUATED WITHIN THE BLUE WING MINOR SUBDIVISION.

IN TESTIMONY WHEREOF:
ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED
THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 9th DAY OF August, 2013.

RAE LYNN VANDERHOEF
TEAL PONDS, LLC
MANAGING MEMBER: P.A.B. WIDENER, JR.
LANE ALLEN VANDERHOEF
LANE ALLEN VANDERHOEF
RAE LYNN VANDERHOEF
RAE LYNN VANDERHOEF

STATE OF WYOMING
COUNTY OF SHERIDAN :SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY TEAL PONDS, LLC BEFORE ME THIS 9th DAY OF August, 2013.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 Feb 2016

D. D. S. HUNY
NOTARY PUBLIC
STATE OF WYOMING
COUNTY OF SHERIDAN :SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY LANE ALLEN VANDERHOEF BEFORE ME THIS 9th DAY OF August, 2013.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 Feb 2016

D. D. S. HUNY
NOTARY PUBLIC
STATE OF WYOMING
COUNTY OF SHERIDAN :SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY RAE LYNN VANDERHOEF BEFORE ME THIS 8th DAY OF August, 2013.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 Feb 2016

D. D. S. HUNY
NOTARY PUBLIC
STATE OF WYOMING
COUNTY OF SHERIDAN :SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY RAE LYNN VANDERHOEF BEFORE ME THIS 8th DAY OF August, 2013.
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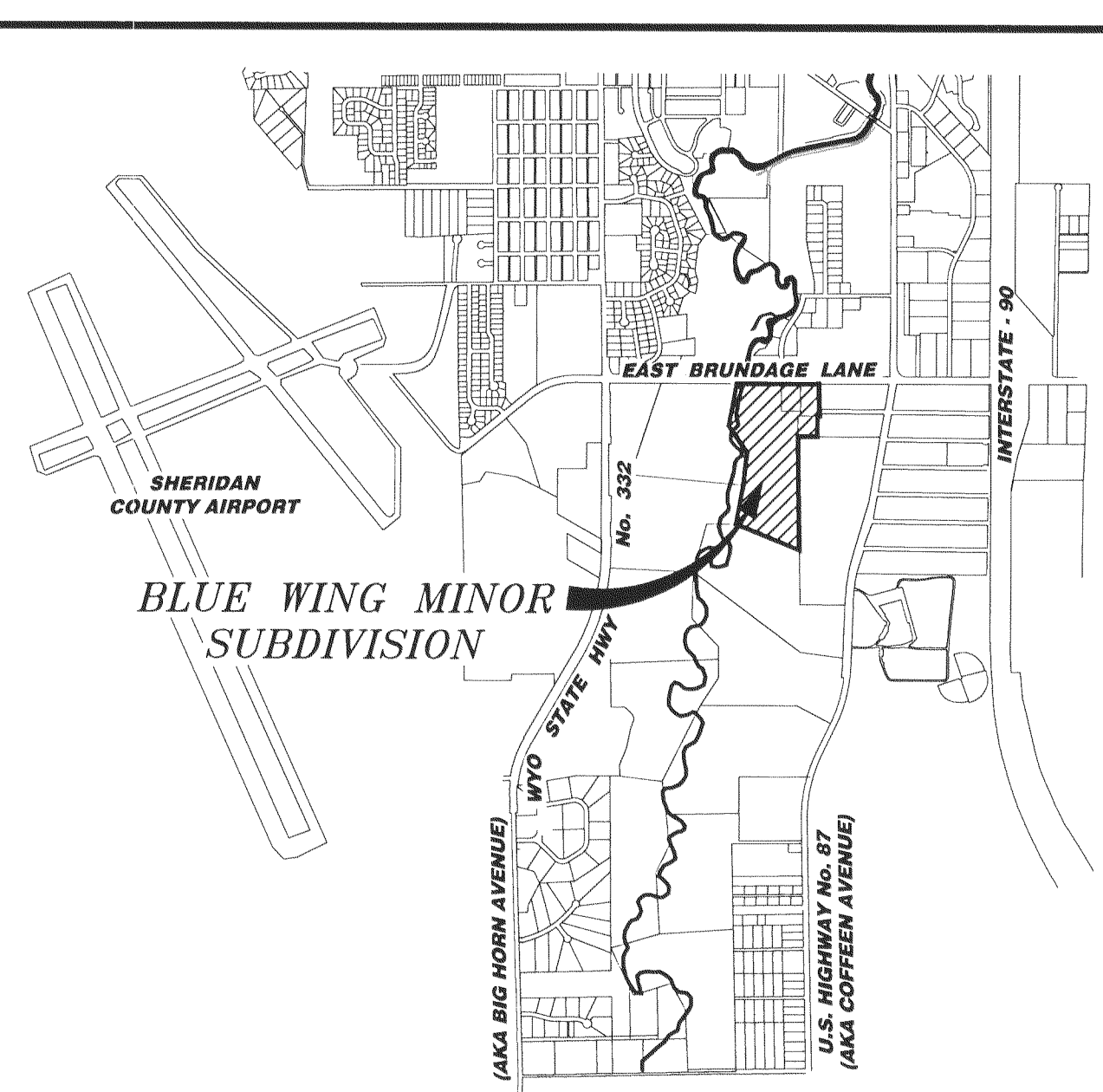
D. D. S. HUNY
NOTARY PUBLIC
STATE OF WYOMING
COUNTY OF SHERIDAN :SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY RAE LYNN VANDERHOEF BEFORE ME THIS 8th DAY OF August, 2013.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 Feb 2016

"SIGNED BY AFFIDAVIT"
BY: ANTHONY SPIELBERG, (SEE AFFIDAVIT FILED IN BOOK 541, PAGE 685)
WELLS FARGO BANK

PATHWAY - LINE TABLE			
LINE	BEARING	LENGTH	
PL1	S00°52'42"E	733.76'	
PL2	S36°00'33"W	67.53'	
PL3	S00°41'48"W	17.87'	
PL4	S25°54'04"E	90.29'	
PL5	S00°53'09"E	38.72'	
PL6	S22°54'34"W	40.67'	
PL7	S59°10'39"W	90.12'	
PL8	S19°14'36"E	79.92'	
PL9	S64°49'48"E	45.09'	
PL10	S13°26'38"E	197.39'	
PL11	S00°54'52"E	2.35'	

PATHWAY - CURVE TABLE			
CURVE	DELTA	RADIUS	ARC LENGTH
PC1	36°53'16"	50.00'	32.19'
PC2	35°18'46"	50.00'	30.82'
PC3	26°35'51"	50.00'	23.21'
PC4	25°00'55"	50.00'	21.83'
PC5	23°47'42"	50.00'	20.77'
PC6	35°15'06"	25.00'	15.83'
PC7	78°25'12"	10.00'	13.69'
PC8	45°35'12"	10.00'	7.96'
PC9	51°23'10"	25.00'	22.42'

WETLANDS DRIVE - CURVE TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
C1	08°51'22"	670.00'	103.56'	S04°21'41"W
C2	08°23'38"	730.00'	106.95'	S04°35'33"W
C3	01°16'26"	730.00'	16.23'	S00°14'29"E
C4	27°44'55"	170.00'	82.33'	S12°59'45"W
C5	27°44'55"	170.00'	82.33'	S12°59'45"W
C6	24°14'59"	170.00'	71.95'	N11°14'47"E
C7	03°29'55"	170.00'	10.38'	S25°07'14"W
C8	27°44'55"	170.00'	82.33'	N12°59'45"E
C9	04°27'12"	670.00'	52.09'	N06°33'44"E
C10	08°51'22"	730.00'	112.84'	N04°21'41"E



DECLARATION VACATING PREVIOUS PLATTING
THIS PLAT IS THE RESUBDIVISION OF TRACT 11, TRACT 12, TRACT 13, MARSHALL SUBDIVISION & TRACT 17, BRUNDAGE PLACE, TO THE CITY OF SHERIDAN, AS RECORDED IN DRAWER M OF PLATS, PAGE NUMBER 41, ALSO DRAWER B OF PLATS, PAGE NUMBER 14 OF THE RECORDS OF THE SHERIDAN COUNTY CLERK AND RECORDER, SHERIDAN COUNTY COURTHOUSE, SHERIDAN, WYOMING. ALL EARLIER PLATS OR PORTIONS THEREOF INCLUDING ORDINANCE NO. 1922, AND THE 30' RESERVED FOR FUTURE STREET DEVELOPMENT ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATES OF APPROVAL
THE FOREGOING ADMINISTRATIVE REPLAT WAS COMPLETED IN ACCORD WITH CITY OF SHERIDAN CODE, APPENDIX B SECTION 306, AND IS CERTIFIED TO BE EFFECTIVE AS OF THIS 4 DAY OF SEPTEMBER, 2013.
ATTEST: CITY CLERK
MAYOR
DIRECTOR OF PUBLIC WORKS

SURVEYOR'S CERTIFICATE
STATE OF WYOMING
COUNTY OF SHERIDAN :SS
I, THOMAS D. TUCKER 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 BLUE WING MINOR 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 DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Thomas D. Tucker
Professional Land Surveyor
6812
Date: August 7, 2013
WYOMING
"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

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 4:44 O'CLOCK P.M., THIS 5 DAY OF September, 2013, AND IS DULY RECORDED IN DRAWER B, PLAT NO. 666, FEE \$ 75.00.
Eda Schunk Thompson
COUNTY CLERK
STAMP RECEIVING NUMBER 2013-707493

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OF THE
BLUE WING MINOR SUBDIVISION
TO THE
CITY OF SHERIDAN, WYOMING
A RESUBDIVISION OF TRACT 11, TRACT 12, TRACT 13, MARSHALL SUBDIVISION, AND TRACT 17, BRUNDAGE PLACE, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
CLIENT: TEAL PONDS, LLC
ATTN: P.A.B. WIDENER, JR.
P.O. BOX 6769
SHERIDAN, WY 82801
JN:1999-023
DF:99023_MPT
PF:12012-067
JULY 25, 2013