

FINAL PLAT
ALISON - MINOR SUBDIVISION

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A RESUBDIVISION OF LOT 3, BLUE WING MINOR SUBDIVISION, & TRACT 18, BRUNDAGE PLACE TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER PLATS AND EASEMENTS OR PORTION THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

A RESUBDIVISION OF LOT 3, BLUE WING MINOR SUBDIVISION
&
TRACT 18, BRUNDAGE PLACE, CITY OF SHERIDAN, WYOMING

TOTAL AREA = ±2.81 ACRES
NUMBER OF LOTS = 2
LOT A ZONED: B1
LOT B ZONED: R1



SCALE: 1" = 30'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE



(U.S. SURVEY FEET)
1 inch = 30 feet

DATUM:

NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

ALISON - MINOR
SUBDIVISION

LOCATION MAP

NO TRUE SCALE

CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED LANE ALLEN VANDERHOEF, 1/2 INTEREST, RAE LYNN BRIDGER, 1/2 INTEREST AND LANE A. VANDERHOEF & HEATHER A. 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 ALISON - MINOR SUBDIVISION IS A RESUBDIVISION OF LOT 3, BLUE WING MINOR SUBDIVISION, & TRACT 18, BRUNDAGE PLACE, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID SUBDIVISION CONTAINS ±2.81 ACRES OF LAND, MORE OR LESS.

THE ALISON - 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 AND EASEMENTS AS SHOWN.

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 OF ALL EASEMENTS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS WITHIN THE BOUNDARY LINES, 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, WATERLINES, 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.

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 16th DAY OF April, 2021.

Lane A. Vanderhoef
LANE ALLEN VANDERHOEF,
1/2 INTEREST

Rae Lynn Bridger
RAE LYNN BRIDGER,
1/2 INTEREST

Lane A. Vanderhoef
LANE A. VANDERHOEF

Heather A. Vanderhoef
HEATHER A. VANDERHOEF

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

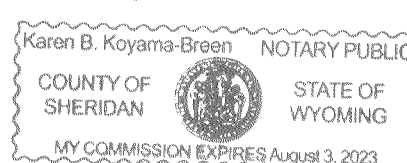
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY LANE ALLEN VANDERHOEF, 1/2 INTEREST,

RAE LYNN BRIDGER, 1/2 INTEREST, LANE A. VANDERHOEF AND HEATHER A. VANDERHOEF, OWNERS

BEFORE ME THIS 16th DAY OF April, 2021

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES August 2, 2023

Kimberly Stein
NOTARY PUBLIC



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 9:15 O'CLOCK A.M.,
THIS 5 DAY OF May, 2021, AND IS DULY RECORDED IN PLAT BOOK A, PAGE 44
FEE \$ 75.00

Kimberly Stein chief deputy STAMP RECEIVING NUMBER 2021-768825
COUNTY CLERK

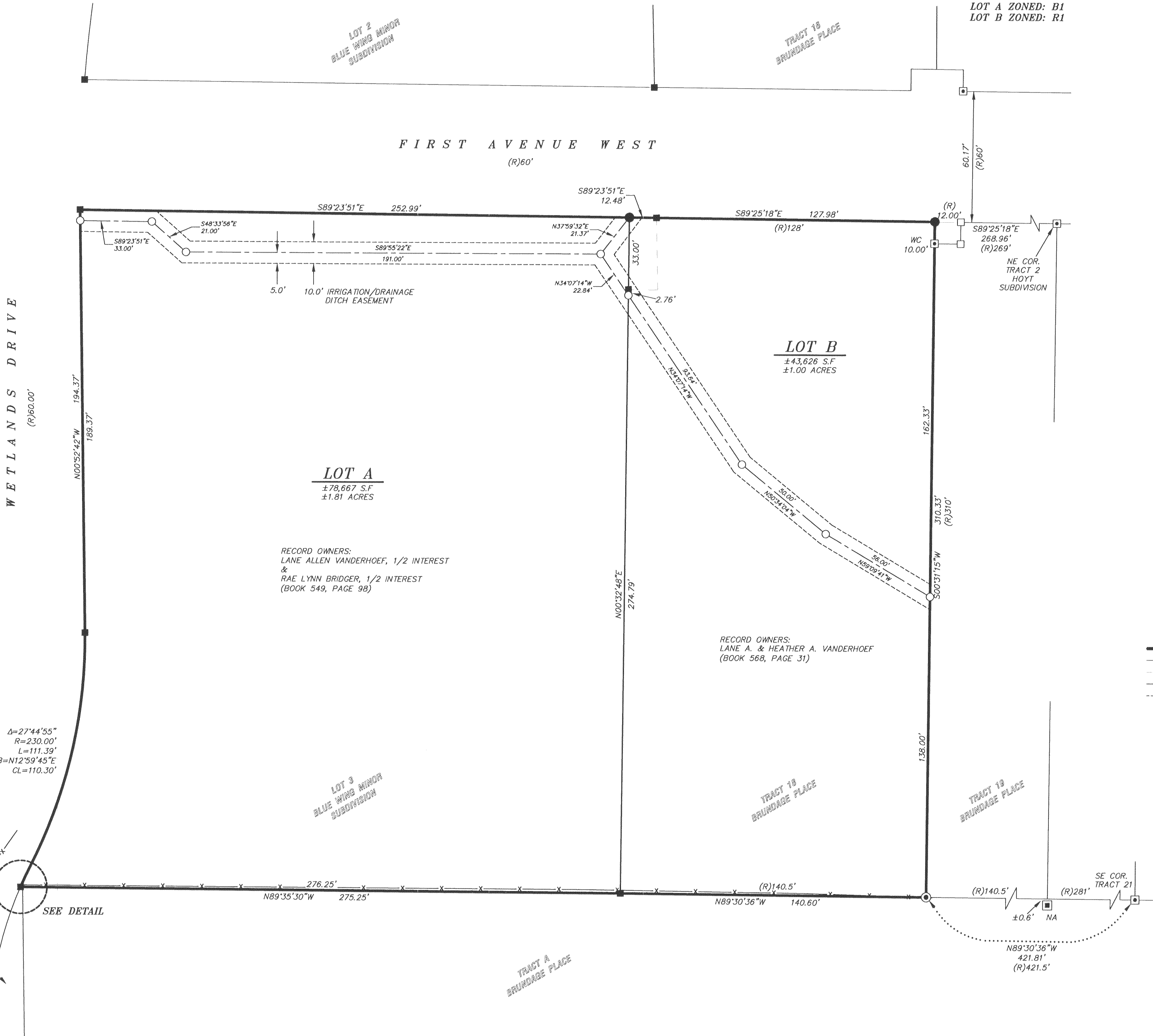
FINAL PLAT
ALISON - MINOR SUBDIVISION

LOT 3, BLUE WING MINOR SUBDIVISION, & TRACT 18, BRUNDAGE PLACE,
CITY OF SHERIDAN, WYOMING

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: LANE VANDERHOEF
612 1ST AVENUE WEST
SHERIDAN, WY 82801

JN: 2020-074
DN: 2020-074-ADMN
TAB: PLAT-ADMN
PF: 12020-074
DRAWN BY: JSP
REVIEWED BY: CT
FEBRUARY 12, 2021



RECORD OWNERS:
LANE ALLEN VANDERHOEF, 1/2 INTEREST
&
RAE LYNN BRIDGER, 1/2 INTEREST
(BOOK 549, PAGE 98)

RECORD OWNERS:
LANE A. & HEATHER A. VANDERHOEF
(BOOK 568, PAGE 31)

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 5/8" REBAR/SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 5300
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- NA NOT ACCEPTED
- WC WITNESS CORNER
- BOUNDARY LINE
- PROPERTY/DEED/LOT LINE
- - - ORIGINAL LOT LINE
- - - CENTERLINE, IRRIGATION/DRAINAGE DITCH EASEMENT
- - - IRRIGATION/DRAINAGE DITCH EASEMENT

SIGNED BY AFFIDAVIT

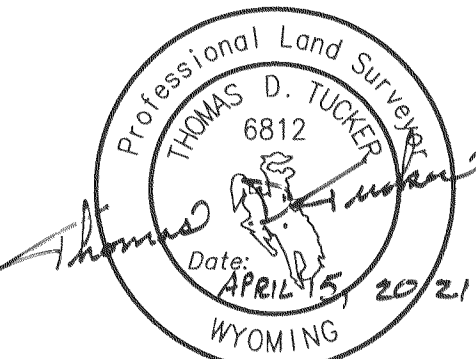
BY: FIRST FEDERAL BANK & TRUST, SHERIDAN, WYOMING ("LIEN HOLDER"), SEE AFFIDAVIT FILED AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER: 2021-768823

NOTICE
this plat is an image, or reproduction of the original as is recorded in the
Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or rights-of-
way. Delineations, measurement or representations may have occurred
since the original plat was recorded.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, DO HEREBY STATE 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 ALISON - 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,
EASEMENTS AND PRIVATE AVENUE 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"

CERTIFICATE 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 THE 4th DAY
OF May, 2021.

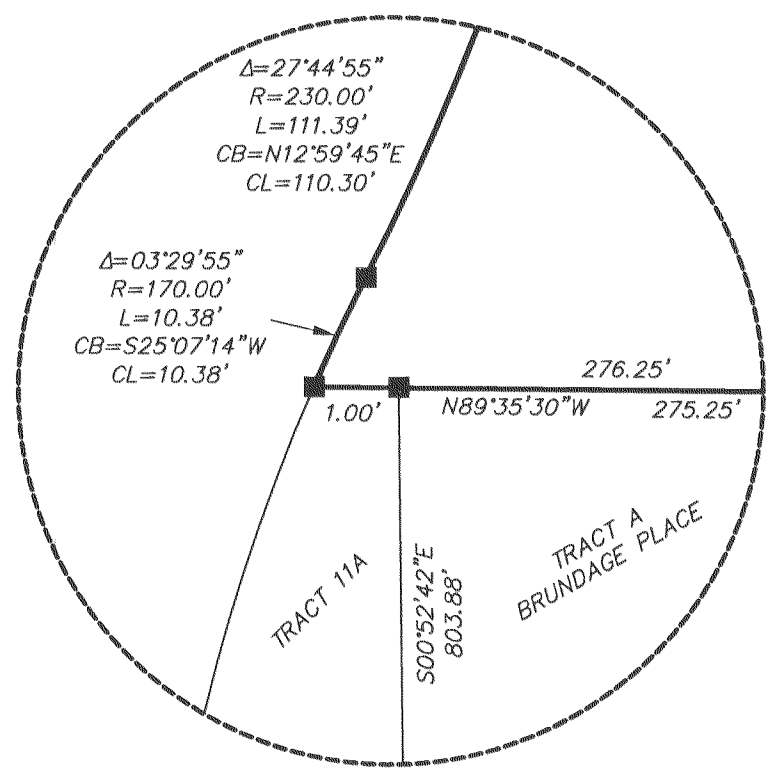
ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

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 20 DAY OF April, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF
SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS



DETAIL:
NO TRUE SCALE