

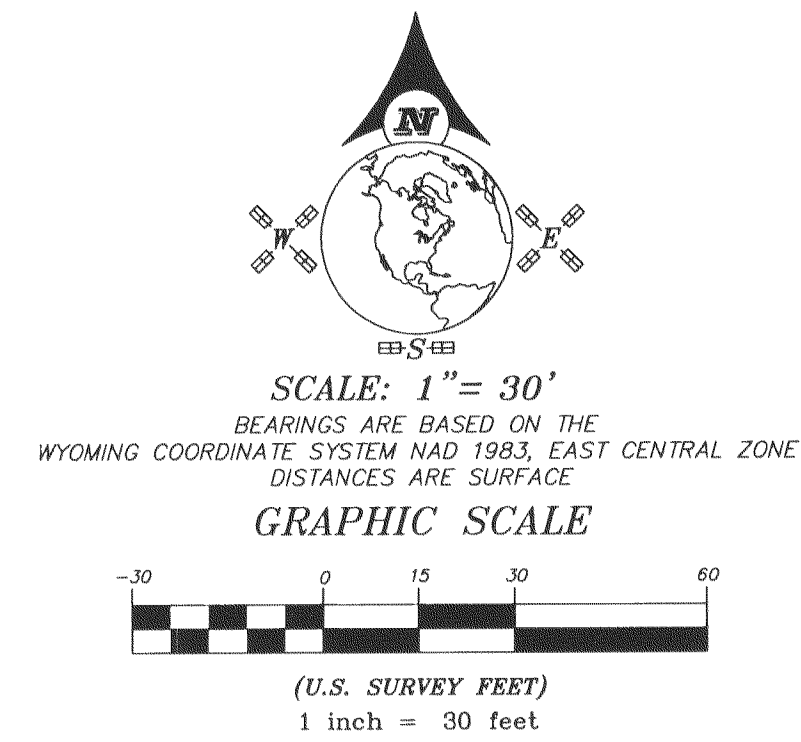
FINAL PLAT WILKERSON LITTLE GOOSE NO. 2

A RESUBDIVISION OF LOT B, WILKERSON LITTLE GOOSE MINOR, CITY OF SHERIDAN, WYOMING

TOTAL AREA = ±1.94 ACRES
NUMBER OF LOTS = 4
ZONED: B1

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A RESUBDIVISION OF LOT B, WILKERSON LITTLE GOOSE MINOR, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, 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.



SHERIDAN COUNTY AIRPORT

WILKERSON LITTLE GOOSE NO. 2

LOCATION MAP
NO TRUE SCALE

CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED PHOENIX LIMITED PARTNERSHIP BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS **WILKERSON LITTLE GOOSE NO. 2** IS A RESUBDIVISION OF LOT B, WILKERSON LITTLE GOOSE MINOR, BEING A SUBDIVISION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID SUBDIVISION CONTAINS ±1.94 ACRES OF LAND, MORE OR LESS.

THE **WILKERSON LITTLE GOOSE NO. 2** 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, 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.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS: PHOENIX AVENUE IS AN EASEMENT TO BE DEDICATED FOR PUBLIC INGRESS, EGRESS AND SERVICE TO BENEFIT WILKERSON LITTLE GOOSE NO. 2, AND LOT A, WILKERSON LITTLE GOOSE MINOR. PHOENIX AVENUE IS ALSO A UTILITY, DRAINAGE, SANITATION ACCESS AND EMERGENCY VEHICLE EASEMENT WHICH SHALL BE MAINTAINED BY ALL OF THE OWNERS WITHIN THIS SUBDIVISION AND LOT A, OF WILKERSON LITTLE GOOSE MINOR.

NO PUBLIC MAINTENANCE OF THE DETENTION POND: THE DETENTION POND IS TO SERVICE AND BENEFIT WILKERSON LITTLE GOOSE NO. 2, AND LOT A, WILKERSON LITTLE GOOSE MINOR. THE DETENTION POND SHALL BE MAINTAINED BY ALL OF THE OWNERS WITHIN THIS SUBDIVISION AND LOT A, OF WILKERSON LITTLE GOOSE MINOR.

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 10th DAY OF MAY, 2021.

W.K. Love
PHOENIX LIMITED PARTNERSHIP
W. K. LOVE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY PHOENIX LIMITED PARTNERSHIP, KIM LOVE, OWNER

BEFORE ME THIS 10th DAY OF May, 2021

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES August 3, 2023

Karen B. Koyama-Brown
NOTARY PUBLIC



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.

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

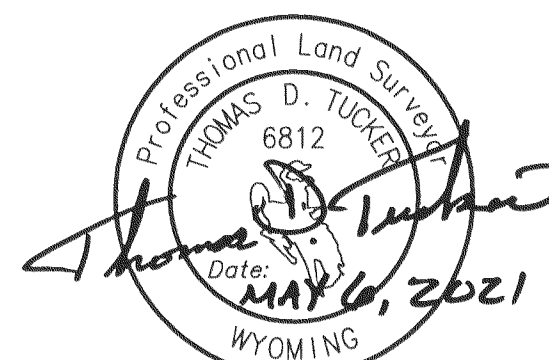
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 8:46 O'CLOCK A.M.,
THIS 28, DAY OF May, 2021, AND IS DULY RECORDED IN PLAT BOOK W, PAGE 82
FEE \$ 75.00

Kimberly Hearn Chief Deputy
COUNTY CLERK
STAMP RECEIVING NUMBER 2021-769464

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 **WILKERSON LITTLE GOOSE NO. 2**, 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"

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 26th DAY OF April, 2021

Michael VICE-CHAIRMAN
Michael 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 13 DAY OF May, 2021, BY THE
DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

James DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 3rd DAY OF May, 2021

David ATTEST: CITY CLERK
Richard MAYOR

LEGEND:

- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- FOUND 2" ALUMINUM CAP PER P&LS 3864
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1" PLASTIC CAP PER PLS 2615
- SET 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- RECORD
- WITNESS CORNER
- BOUNDARY LINE
- LOT LINE
- PHOENIX AVENUE
(SEE CERTIFICATE OF OWNERS)
- STORM WATER DETENTION POND EASEMENT LINE
- RIGHT-OF-WAY LINE
- UTILITY & DRAINAGE EASEMENT (UNLESS NOTED OTHERWISE)
- FLOODWAY AREA IN ZONE AE
- APPROXIMATE 100 YEAR FLOOD (BASE FLOOD) LINE
- FLOODWAY EASEMENT (FLOODWAY AREA IN ZONE AE) (SEE FLOOD
INSURANCE RATE MAP, COMMUNITY NUMBER 560047 & 560044, PANEL NO.
0764E, MAP NUMBER 560330764E, EFFECTIVE DATE JANUARY 16, 2014)
- SPECIAL FLOOD HAZARD AREA (SFHAs) SUBJECT TO INUNDATION BY THE 1%
ANNUAL CHANCE FLOOD (100-YEAR FLOOD) (SEE FLOOD INSURANCE RATE
MAP, COMMUNITY NUMBER 560047 & 560044, PANEL NO. 0764E, MAP
NUMBER 560330764E, EFFECTIVE DATE JANUARY 16, 2014)

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