

BLOCK 6 OF THE SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION

TO THE CITY OF SHERIDAN

BEING A VACATION AND REPLAT OF TRACTS 6-9 OF BLOCK 1 OF THE SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

CERTIFICATE OF DEDICATION

KNOWN THAT ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SHERIDAN LINKS, LLC, BEING THE OWNER, PROPRIETOR, OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS BLOCK 6 OF THE SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION, IS TRACTS 6, 7, 8 AND 9 OF BLOCK 1 OF THE SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION, DULY RECORDED IN DRAWER S, PLAT NUMBER 143 OF THE RECORDS OF THE SHERIDAN COUNTY CLERK, SAID TRACT OF LAND IS LOCATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 6; THENCE N. 01° 01' 20" W., 580.51 FEET; THENCE N. 01° 01' 26" W., 125.14 FEET; THENCE N. 00° 25' 11" W., 355.12 FEET; THENCE 02° 19' 40" W., 21.96 FEET; THENCE S. 70° 33' 08" E., 312.49 FEET; THENCE TO A NON TANGENTIAL CURVE TO THE SOUTHWEST, SAID CURVE HAS A RADIUS OF 231.50 FEET, A CENTRAL ANGLE OF 24° 04' 50", AN ARC LENGTH OF 97.30 FEET, A CHORD BEARING OF S. 13° 03' 06" W. AND A CHORD LENGTH OF 96.58 FEET; THENCE S. 00° 02' 30" E., 319.83 FEET; THENCE TO A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 113.50 FEET, A CENTRAL ANGLE OF 89° 57' 26", AN ARC LENGTH OF 178.20 FEET, A CHORD BEARING OF S. 45° 00' 04" E. AND A CHORD LENGTH OF 160.45 FEET; THENCE 17° 23' 28" W., 474.81 FEET; THENCE N. 89° 31' 14" W., 228.55 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 6.84 ACRES, MORE OR LESS, AND

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(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND

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.

NOTE

LOT A AND LOT B OF BLOCK 1 OF THE SHERIDAN LINKS P.U.D. SHALL BE PERPETUALLY RESTRICTED AS OPEN SPACE FOR THE BENEFIT OF THE LOT OWNERS IN OLD COURSE ESTATES. NO RESIDENCES OR OTHER BUILDINGS SHALL BE CONSTRUCTED ON LOTS A OR B. THESE LOTS ARE SO RESTRICTED TO PRESERVE THE DENSITY LEVEL OF HOMES WITHIN OLD COURSE ESTATES TO BE AS CONTEMPLATED IN THE INITIAL MASTER PLANNING THEREOF. A SEPARATE RECORDED COVENANT SHALL BE RECORDED ON LOTS A AND B.

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 18 DAY OF March 2016.

SHERIDAN LINKS, LLC

STATE OF WYOMING
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
Greg Van Kooijck THIS 18 DAY OF March 2016

WITNESS MY HAND AND OFFICIAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: June 25, 2016

CERTIFICATE OF SURVEYOR

I, ROBERT L. ST. CLAIRE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF BLOCK 6 OF THE SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSION OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

CLIENT:
SHERIDAN LINKS, LLC

SURVEYOR:
FIELD: ANDRE STAMENKOVIC
REVIEW: ROBERT L. ST. CLAIRE, P.L.S.

DATE DRAWN:
03.16.2016

THE UNDERSIGNED FIRST FEDERAL BANK AND TRUST, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK 869 OF MORTGAGES, AT PAGE 756. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

FIRST FEDERAL BANK AND TRUST

STATE OF WYOMING
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

Robert Schilling THIS 21 DAY OF March 2016

WITNESS MY HAND AND OFFICIAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-19-2016

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-19-2016

EC
ENGINEERS

Environmental and Civil Solutions, LLC
371 Coffeen Avenue
Sheridan, WY 82801
Phone: 307.675.1919
www.ecsengineers.net

PROJECT NO. 160006

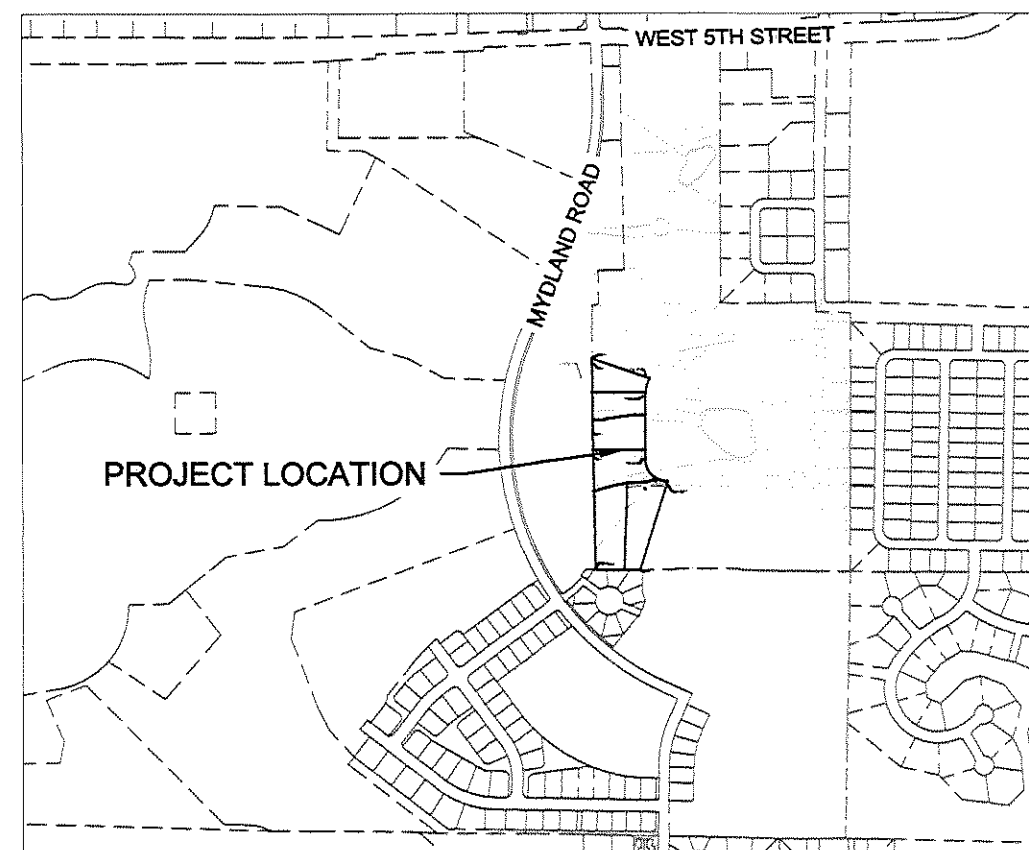
Line Table		
Line #	Length	Direction
L1	21.96	N2° 19' 40"W (M)
	21.94	N2° 14' 44"W (R)
L2	60.54	S87° 10' 06"E (M)
L3	13.69	N57° 41' 06"E (M)
L4	86.64	N81° 31' 16"E (M)
L5	60.13	N83° 49' 05"E (M)
L6	52.37	S89° 06' 26"E (M)
L7	15.24	N1° 48' 51"E (M)
L8	24.55	N17° 23' 13"E (M)
L9	21.20	S89° 06' 35"E (M)
L10	19.24	S0° 00' 59"W (M)
L11	35.19	S0° 00' 00"E (M)
L12	22.99	N1° 48' 52"E (M)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	74.94	231.50	18.55	S15° 49' 05"W	74.61
C2	22.27	242.97	5.25	S3° 47' 16"W	22.27
C3	112.15	113.50	56.61	S28° 19' 48"E	107.64
C4	66.05	113.50	33.34	S73° 18' 27"E	65.12
C5	175.52	630.00	15.96	S75° 32' 33"W	174.95
C6	92.80	630.00	8.44	S87° 44' 37"W	92.72
C7	59.21	70.00	48.46	S67° 44' 01"W	57.46
C8	94.18	609.86	9.63	S85° 55' 23"W	94.09
C9	175.75	630.00	15.98	S73° 46' 53"W	175.18
C10	293.73	1472.15	11.43	S74° 18' 47"W	293.24
C11	163.16	647.13	14.45	S84° 58' 50"W	162.73
C12	97.29	231.50	24.08	S13° 03' 06"W (M)	96.58
	97.96	231.50	26.13	S13° 03' 52"W (R)	96.52
C13	178.20	113.50	89.95	S45° 00' 04"E (M)	160.45
	178.28	113.50	90.00	S45° 00' 03"E (R)	160.51

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

SCALE: 1" = 60'

NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000285
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES



VICINITY MAP
N.T.S.

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF BLOCK 1, TRACTS 6-9 OF THE SHERIDAN LINKS PLANNED UNIT DEVELOPMENT SUBDIVISION, AS INDEXED AND FILED, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK IN DRAWER S, PLAT NUMBER 143. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 12:35 O'CLOCK P.M., March 25, 2016, AND IS DULY RECORDED IN DRAWER S, PLAT NO. 150

Edna Schunk Thompson STAMP RECEIVING NUMBER 2016-725718
COUNTY CLERK

CERTIFICATE OF APPROVAL

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 21 DAY OF March 2016, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Director of Public Works

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

THE FOREGOING ADMINISTRATIVE REPLAT WAS COMPLETED IN ACCORDANCE WITH CITY OF SHERIDAN CODE, APPENDIX B SECTION 306, AND IS CERTIFIED TO BE EFFECTIVE AS OF THE 21 DAY OF March 2016.

Mayor

Attest: Deputy Clerk

LEGEND

- PROPERTY LINE (PROPOSED)
- PROPERTY LINE (EXISTING)
- SETBACK BUFFER (PROPOSED)
- SETBACK BUFFER (EXISTING)
- EASEMENT LINE (PROPOSED)
- EASEMENT LINE (EXISTING)
- ACCESS EASEMENT (NOT PART OF THIS PLAT)
- RECOVERED REBAR (AS NOTED)
- RECOVERED BRASS CAP (AS NOTED)
- SET BRASS CAP (ECS LS 584)
- SET ALUMINUM CAP (ECS LS 584)
- RECOVERED ALUMINUM CAP (AS NOTED)
- SET ALUMINUM CAP (W.C. ECS PLS 584)
- CALCULATED: NOTHING FOUND/NOTHING SET

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.

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