

FINAL PLAT
OF
VALLEY PARK 2nd ADDITION
TO THE
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
REPLAT OF LOT 1, BLOCK 2, VALLEY PARK ADDITION,
TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
TOTAL = ±13.20 ACRES
AREA OF LOTS = ±13.20 ACRES
ZONED B-1

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED THE BLUFFS, LLC & THE RIDGE, LLC, BEING THE OWNER(S), PROPRIETOR(S) OR PARTY(S) OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **VALLEY PARK 2nd ADDITION**, IS A REPLAT OF LOT 1, BLOCK 2, VALLEY PARK ADDITION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID TRACT CONTAINS 13.20 ACRES OF LAND, MORE OR LESS.

THE **VALLEY PARK 2nd ADDITION**, 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, AND EASEMENTS.

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, AND EASEMENTS.

UTILITY EASEMENTS, 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, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

IN TESTIMONY WHEREOF:

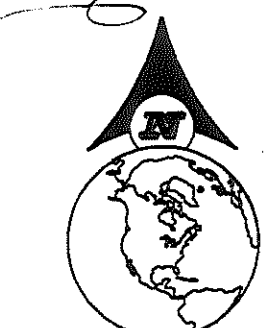
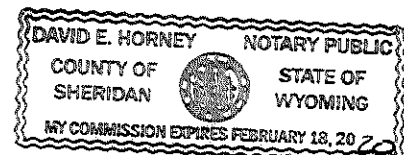
ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.
THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 22 DAY OF JANUARY, 2019.

Deborah L. Shepardon
THE BLUFFS, LLC, THE RIDGE, LLC
DEBORAH L. SHEPARDSON, OWNER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN : ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF JANUARY, 2019.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 FEB 2020.

DOE
NOTARY PUBLIC



SCALE: 1" = 60'



BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, EAST CENTRAL ZONE 1983 (93).
DISTANCES ARE ADJUSTED TO SURFACE BY THE DATUM ADJUSTMENT FACTOR OF 1.000235, TO
CALCULATE WYOMING PLANE COORDINATES DIVIDE SHOWN SURFACE COORDINATES BY 1.000235.

LEGEND:

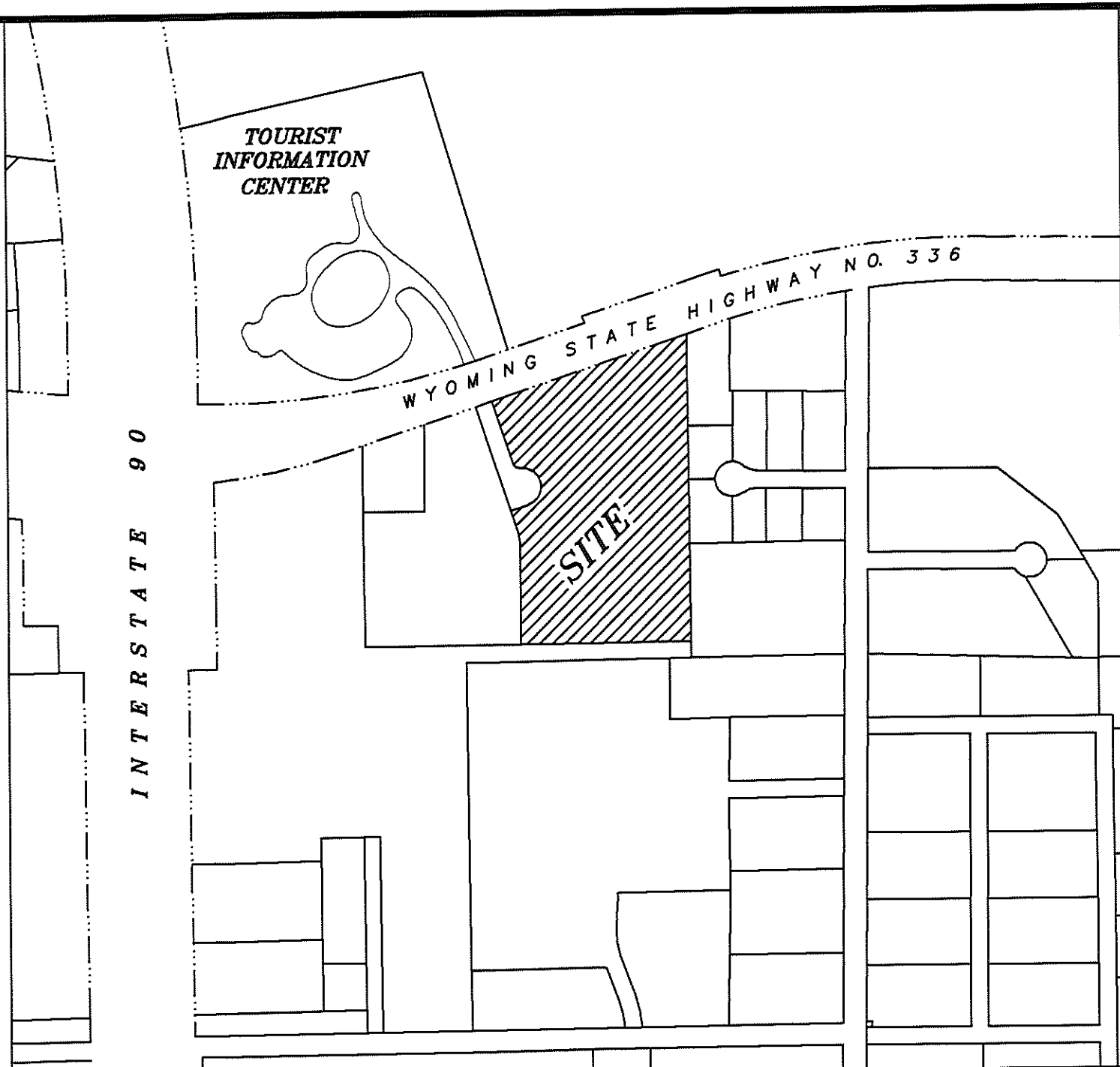
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" OR 3-1/4" ALUMINUM CAP PER PLS 5603
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 5369
- FOUND CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT, PLS 2615
- FOUND 1-1/2" ALUMINUM CAP PER PLS 6594
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- PROPERTY/BOUNDARY LINE
- LOT LINE
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- 15' UTILITY EASEMENT LINE
- 20' SEWER EASEMENT LINE
- 15' UTILITY & DRAINAGE EASEMENT LINE
- 20' WATERLINE EASEMENT LINE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	80°34'03"	19.50'	27.53'	S59°01'02"E	25.30'
C2	142°7'42"	66.00'	16.66'	S87°44'56"W	16.61'
C3	65°22'48"	66.00'	75.31'	N52°19'49"W	71.29'
C4	91°04'24"	66.00'	104.91'	N25°53'48"E	94.21'
C5	71°58'26"	40.00'	50.25'	S54°33'13"E	47.01'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN : ss
I, THOMAS STEWART, 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 **VALLEY PARK 2nd ADDITION**, 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, AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



LOCATION MAP
NO TRUE SCALE

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 14th DAY OF JANUARY, 2019.

Michael Giorgetti
CHAIRMAN

Michael Giorgetti
VICE-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 22 DAY OF JANUARY, 2019, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Michael Giorgetti
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 21st DAY OF JANUARY, 2019.

Bob L. Ladd
ATTEST: CITY CLERK

Bob L. Ladd
MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN : ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:25 O'CLOCK P.M., THIS 1 DAY OF FEBRUARY, 2019, AND IS DULY RECORDED IN DRAWER V, PLAT NO. 19.
FEE \$ 75.00

Eda Blum Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2019-747947

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A REPLAT OF LOT 1, BLOCK 2, VALLEY PARK ADDITION, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN DRAWER "V", PLAT NUMBER "14" AT THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER EASEMENTS AND PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

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. Delinquent measurement or representations may have occurred
since the original plat was recorded.

FINAL PLAT
OF
VALLEY PARK 2nd ADDITION
TO THE
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
REPLAT OF LOT 1, BLOCK 2, VALLEY PARK ADDITION,
TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

CLIENT: THE BLUFFS, LLC & THE RIDGE, LLC
ATTN: JOHN SHEPARDSON
PO BOX 602
LINGUE, WY 82223

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

JN: 2018-013
DF: 2018-0130
TAB: 24x36
RF: 12018-013
MAY 8, 2018
REVISED: 12/23/18

V-19