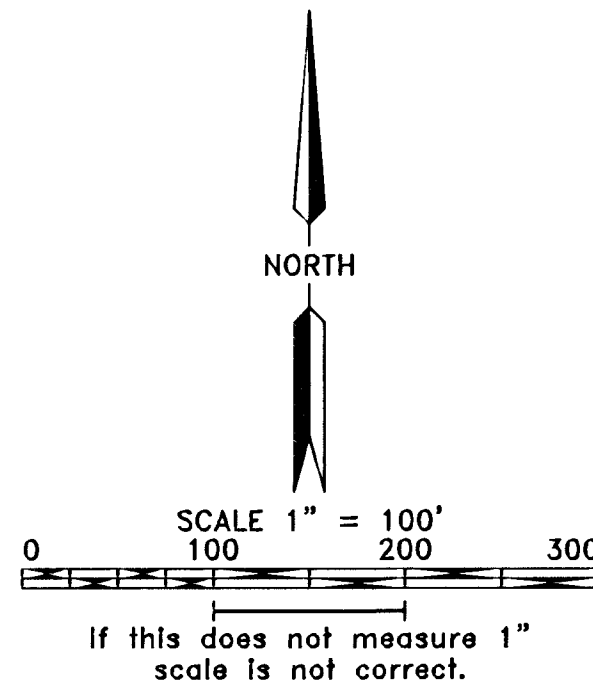
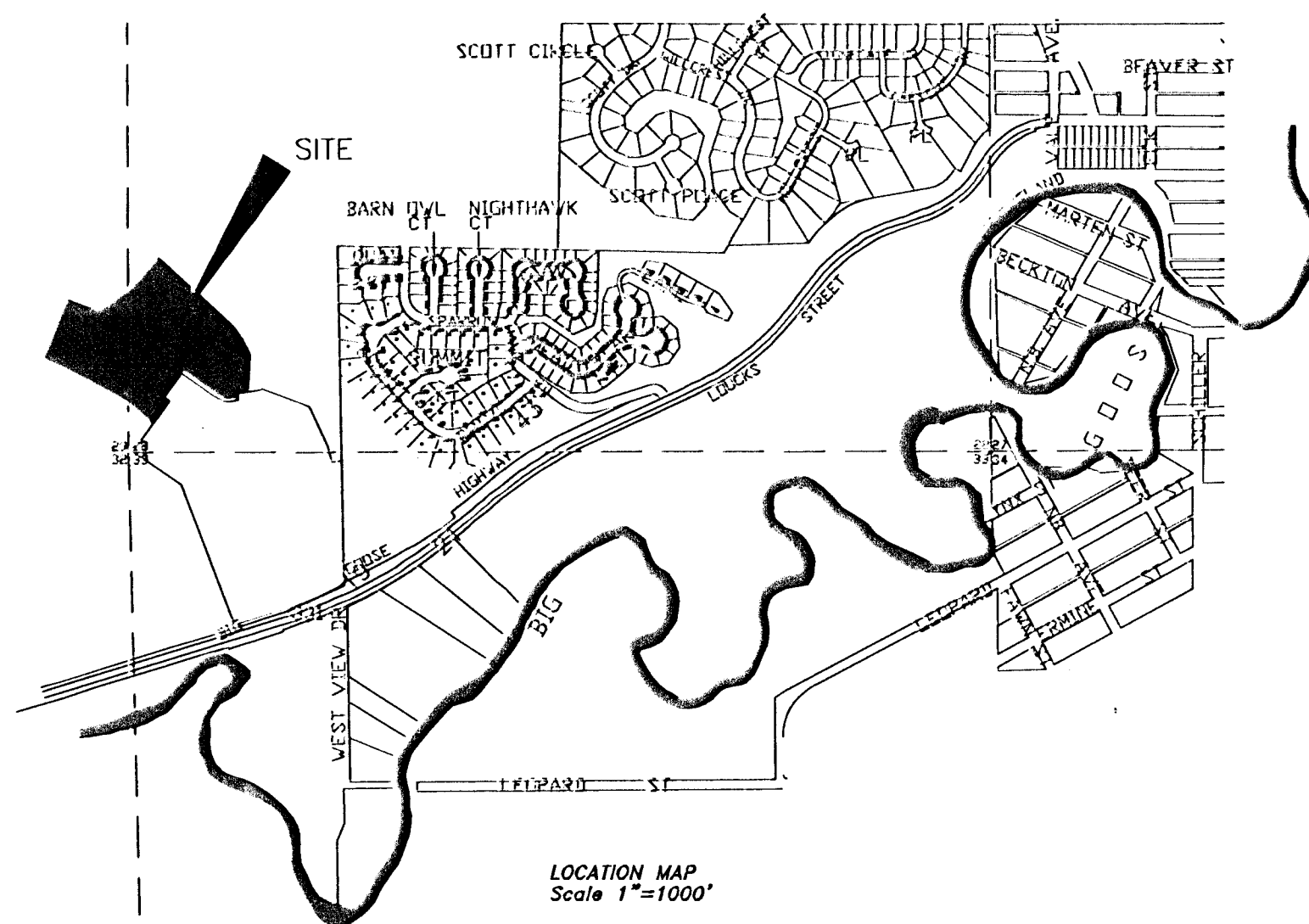


# OSPREY HILL TWO FINAL PLAT

A Part of The SW1/4 Section 28 and SE 1/4 Section 29, T56N R84W 6th P.M.  
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING



## CERTIFICATE OF OWNER

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; and that this is a correct plot of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owner of the land shown and described on this plat does hereby dedicate to the City of Sheridan and its licensees for public use for the indicated purposes, all streets, alleys, easements and other public lands, within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use.

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.

## CERTIFICATE OF OWNER

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 1st day of August, 2006, by

*Gene Kilpatrick*  
Owner  
Gene Kilpatrick, President  
Three Left Handers, LLC

STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.

The foregoing instrument was acknowledged before me this 1st day of August, 2006, by

*Gene Kilpatrick*  
Notary Public  
My Commission Expires 1/1/2008

STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.

The foregoing instrument was acknowledged before me this 1st day of August, 2006, by

*Wayne H. Dygert*  
Notary Public  
My Commission Expires 1/1/2008

STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.

The foregoing instrument was acknowledged before me this 1st day of August, 2006, by

*Betty Rae Dygert*  
Notary Public  
My Commission Expires 1/1/2008

UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.

## LEGEND

These standard symbols will be found in the drawing.

- Boundary
- Lot Line
- Right of Way
- Building Setback Line
- Easement Line
- Existing Monument
- Rebar With Aluminum Cap RLS 5300
- Curve PC or PT

First Interstate Bank Mortgage

STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.

The foregoing instrument was acknowledged before me this 1st day of August, 2006, by

*Barbara Rae Fort*  
Notary Public  
My Commission Expires 1/1/2008

CERTIFICATE OF PUBLIC PLANNING COMMISSION  
Reviewed by the City of Sheridan of Planning Commission this 22 day of August, 2006.

Attest: Vice-Chairman Chairman  
*Mark Will*

CERTIFICATE OF CITY COUNCIL  
Approved by the City Council of the City of Sheridan, Wyoming, this 22 day of August, 2006.

Attest: City Clerk  
*Mark Will*

CERTIFICATE OF PUBLIC WORKS  
This plat has been prepared in accordance with the requirements and procedures outlined in the Sheridan Regulations of the City of Sheridan, and certifies this 22 day of August, 2006, by the Director of Public Works of Sheridan, Wyoming.

Attest: City Clerk  
*Mark Will*

CERTIFICATE OF RECORDER  
STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss.

I hereby certify that the above plat was filed for record in my office at 3:00 o'clock on the 1 day of SEP, 2006 and filed as Instrument No. 552106

Fee 50.00  
PLAT # 0-13  
*Cathy Kattisha*  
County Clerk

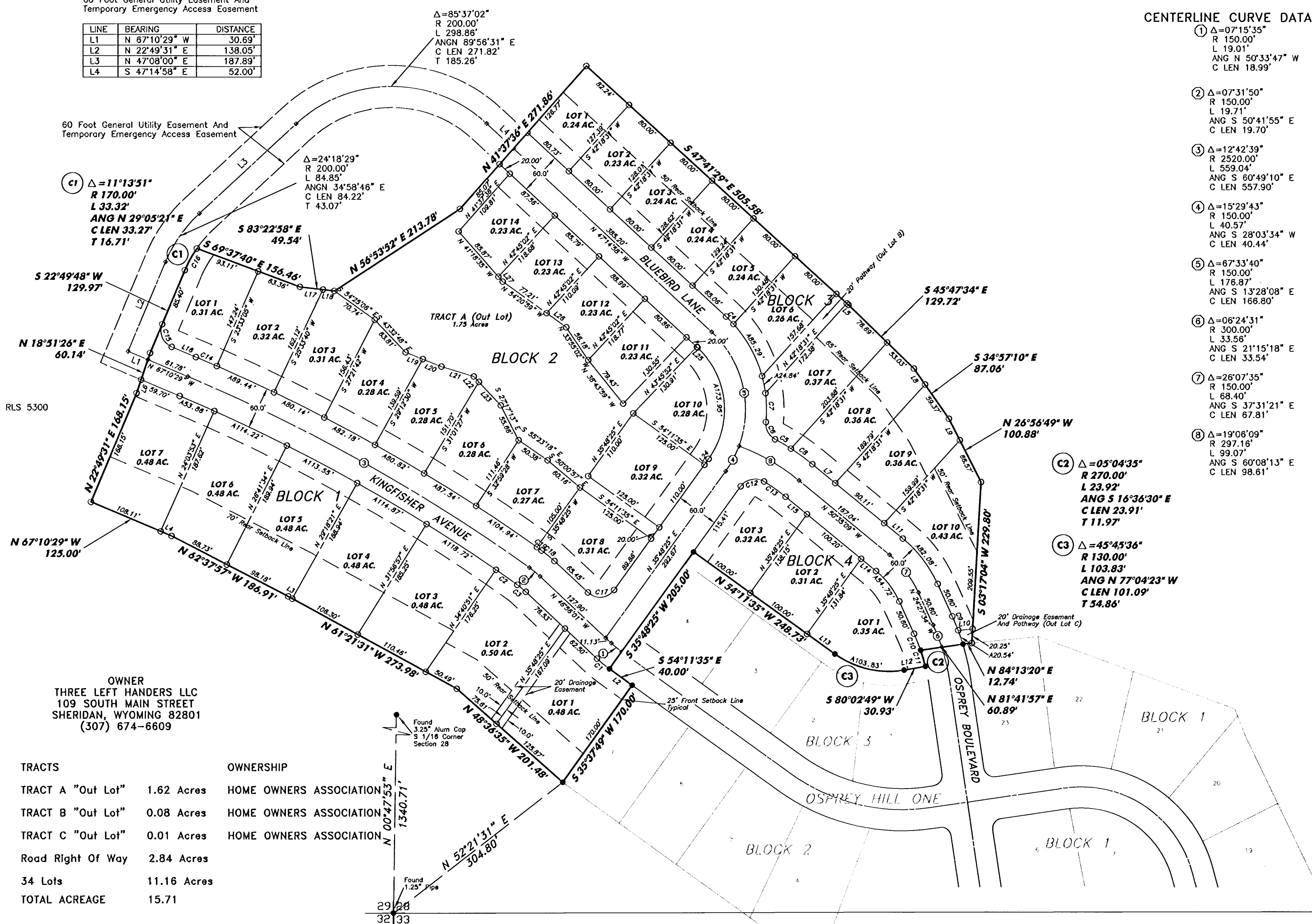
*Dale R. Rawls*  
Deputy County Clerk

60 Foot General Utility Easement And Temporary Emergency Access Easement

LINE	BEARING	DISTANCE
L1	N 67°10'29" W	30.69'
L2	N 22°49'31" E	138.05'
L3	N 47°08'00" E	187.89'
L4	S 47°14'58" E	52.00'

60 Foot General Utility Easement And Temporary Emergency Access Easement

C1	Δ=11°13'51"	R 170.00'
	L 33.32'	ANG N 29°05'21" E
	C LEN 33.27'	T 16.71'



OWNER  
THREE LEFT HANDERS LLC  
109 SOUTH MAIN STREET  
SHERIDAN, WYOMING 82801  
(307) 674-6609

TRACTS	OWNERSHIP
TRACT A "Out Lot"	HOME OWNERS ASSOCIATION
TRACT B "Out Lot"	HOME OWNERS ASSOCIATION
TRACT C "Out Lot"	HOME OWNERS ASSOCIATION
Road Right Of Way	2.84 Acres
34 Lots	11.16 Acres
TOTAL ACREAGE	15.71

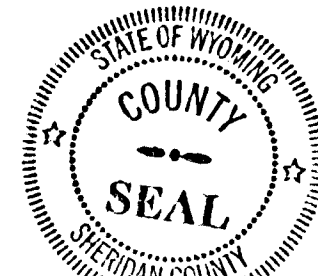
NOTE:  
A Geotechnical evaluation must be performed for each lot to ensure proper foundation design in accordance with the April 2006 Osprey Hill One Geotechnical Investigation prior to the issuance of any building permits.

A Geotechnical evaluation must be performed for Lot 10, Block 3 and Lot 1, Block 4 to ensure proper foundation design in accordance with the April 2006 Osprey Hill Two Geotechnical Investigation prior to the issuance of Building Permits on these lots.

Utility Easements  
Unless otherwise noted, Utility Easements are reserved as follows:  
10 Foot Side line, 5 Foot left, right and parallel to all side lines,  
10 Foot Parallel to all Front (Road) lines,  
10 Foot Parallel to all Rear lines

FIRM Map 560047 0013 C  
Zone X

Zoning R1  
Unless otherwise shown all setbacks are as specified for R1 Zoning.



## LOT LINE TABLE

LINE	BEARING	DISTANCE
L2	S 54°11'35" E	40.00'
L3	N 61°21'31" W	6.73'
L4	N 67°10'29" W	16.89'
L5	S 47°14'58" E	52.00'
L6	N 18°51'26" E	20.05'
L7	N 50°35'09" W	42.52'
L8	S 34°57'10" E	27.68'
L9	S 26°58'49" E	34.31'
L10	S 84°13'20" W	20.81'
L11	N 50°35'09" W	34.40'
L12	S 80°02'49" W	30.93'
L13	S 54°11'35" E	48.73'
L14	S 50°35'09" E	27.51'
L15	S 50°35'09" E	39.33'
L16	N 67°10'29" W	37.48'
L17	S 83°22'58" E	33.29'
L18	S 83°22'58" E	18.28'
L19	S 68°20'40" E	26.50'
L20	S 68°20'40" E	28.57'
L21	S 73°02'46" E	48.27'
L22	S 43°01'37" E	10.63'
L23	S 43°01'37" E	45.75'
L24	S 35°48'25" W	10.36'
L25	S 47°14'58" E	1.39'
L26	N 54°20'59" W	34.59'
L27	N 41°18'35" W	9.23'

## LOT LINE TABLE

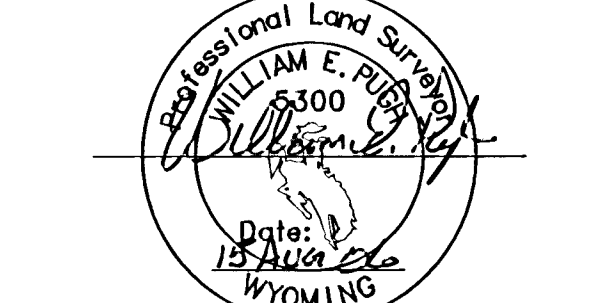
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	07°15'35"	180.00'	22.81'	S 50°33'47" E	22.79'	11.42'
C2	00°51'19"	2490.00'	37.17'	S 54°53'30" E	37.17'	18.58'
C3	07°31'50"	120.00'	15.77'	S 50°41'55" E	15.78'	7.90'
C4	04°45'49"	180.00'	14.97'	N 44°52'03" W	14.96'	7.49'
C5	04°35'25"	327.18'	26.21'	N 59°29'46" W	26.20'	13.11'
C6	67°30'25"	25.00'	29.48'	N 28°02'16" W	27.78'	16.71'
C7	13°08'42"	180.00'	41.30'	N 00°51'24" W	41.21'	20.74'
C8	08°36'55"	327.18'	37.77'	N 53°53'36" W	37.75'	18.91'
C9	03°44'08"	350.00'	21.52'	N 22°35'30" W	21.51'	10.76'
C10	05°18'48"	270.00'	25.04'	S 21°48'11" E	25.03'	12.53'
C11	05°04'35"	270.00'	23.92'	S 16°36'30" E	23.91'	11.97'
C12	85°30'54"	25.00'	37.31'	N 78°33'52" E	33.94'	23.12'
C13	08°05'32"	267.16'	37.73'	S 54°37'55" E	37.70'	18.90'
C14	00°43'34"	2550.00'	32.32'	N 66°48'42" W	32.32'	16.16'
C15	89°00'36"	25.00'	38.84'	N 22°40'11" W	35.05'	24.57'
C16	11°13'51"	170.00'	33.32'	N 28°05'21" E	33.27'	16.71'
C17	97°15'34"	25.00'	42.44'	S 84°26'12" W	37.52'	28.39'
C18	07°31'50"	180.00'	23.66'	N 50°41'55" W	23.64'	11.85'
C19	00°11'13"	2550.00'	8.32'	N 54°33'27" W	8.32'	4.16'

## CENTERLINE CURVE DATA

- Δ=07°15'35"  
R 150.00'  
L 19.01'  
ANG N 50°33'47" W  
C LEN 18.99'
- Δ=07°31'50"  
R 150.00'  
L 19.71'  
ANG S 50°41'55" E  
C LEN 19.70'
- Δ=12°42'39"  
R 2520.00'  
L 559.04'  
ANG S 60°49'10" E  
C LEN 557.90'
- Δ=15°29'43"  
R 150.00'  
L 40.57'  
ANG S 28°03'34" W  
C LEN 40.44'
- Δ=67°33'40"  
R 150.00'  
L 178.87'  
ANG S 13°28'08" E  
C LEN 166.80'
- Δ=06°24'31"  
R 300.00'  
L 33.56'  
ANG S 21°15'18" E  
C LEN 33.54'
- Δ=28°07'35"  
R 150.00'  
L 68.40'  
ANG S 37°31'21" E  
C LEN 67.81'
- Δ=19°06'09"  
R 297.18'  
L 99.03'  
ANG S 60°08'13" E  
C LEN 98.61'
- Δ=05°04'35"  
R 270.00'  
L 23.92'  
ANG S 16°36'30" E  
C LEN 23.91'  
T 11.97'
- Δ=45°45'36"  
R 130.00'  
L 103.63'  
ANG N 77°04'23" W  
C LEN 101.09'  
T 54.86'

## CERTIFICATE OF SURVEY

I, William E. Pugh, a registered land surveyor in the state of Wyoming do hereby certify that this plat was prepared from notes taken during a survey performed by me or under my supervision during February 2006.



UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.