

WYOMING STATE HIGHWAY N.O. 332
(AKA BIG HORN AVENUE)

TURKEY TREE MINOR SUBDIVISION

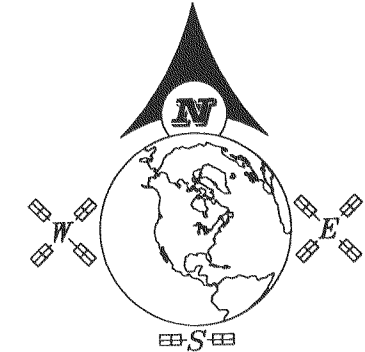
A RE-SUBDIVISION OF TRACT 10, MARSHALL SUBDIVISION, & LOT 1, R.O. MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

TOTAL AREA = ±81.58 ACRES
NUMBER OF TRACTS = 2
ZONED: R1

SURFACE COORDINATE
N 1884862.14
E 1411521.49
DATUM: NAD 83(1993)
LAT: 44°46'11.85328"N
LONG: 106°57'09.63686"W

DECLARATION EXTINGUISHING PREVIOUS PLATS & EASEMENTS

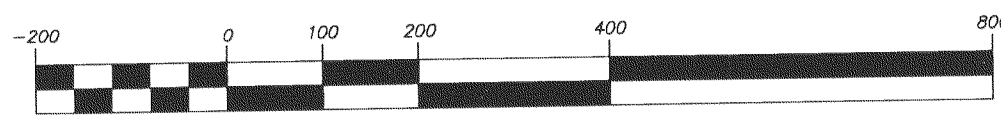
- ALL EARLIER PLATS AND EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED UNLESS NOTED OTHERWISE.
- EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS HAVE SENIOR RIGHTS AND ARE PROTECTED BY EASEMENTS SHOWN ON THIS PLAT.



SCALE: 1" = 200'

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

GRAPHIC SCALE



(U.S. SURVEY FEET)
1 inch = 200 feet

DATUM:

NAD 83(1993), 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

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 8663
- FOUND 2" ALUMINUM CAP PER PLS 8663 (5' WITNESS CORNERS)
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED: NOTHING FOUND/NOTHING SET
- WITNESS CORNER
- RECORD
- BOUNDARY LINE
- PROPERTY/DEED/LOT LINE
- ORIGINAL LOT/TRACT LINE
- HIGHWAY RIGHT-OF-WAY LINE
- 30' FUTURE STREET DEVELOPMENT LINE
- EASEMENT LINE AS NOTED
- APPROXIMATE EDGE: LITTLE GOOSE CREEK

SIGNED BY AFFIDAVIT

BY: FIRST NORTHERN BANK OF WYOMING
("LIEN HOLDER"), SEE AFFIDAVIT FILED
AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER: 2023-784823

SIGNED BY AFFIDAVIT

BY: (RMF) REVERSE MORTGAGE FUNDING, LLC.
SEE AFFIDAVIT FILED AT THE SHERIDAN COUNTY
COURTHOUSE.
DOCUMENT NUMBER: 2023-784824

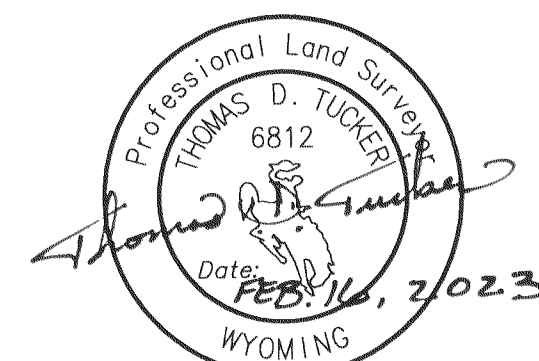
SIGNED BY AFFIDAVIT

BY: LENDING INSTITUTION, SEE AFFIDAVIT FILED
AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER: 2023-784822

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 **TURKEY TREE 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"

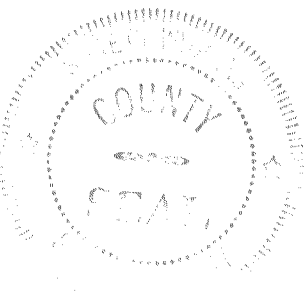
CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9:54 O'CLOCK A.M.,
THIS 3 DAY OF April, 2023, AND IS DULY RECORDED IN PLAT BOOK T, PAGE 42
FEE \$ 75.00

Eda Shurk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2023-784821



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 28th DAY
OF March, 2023.

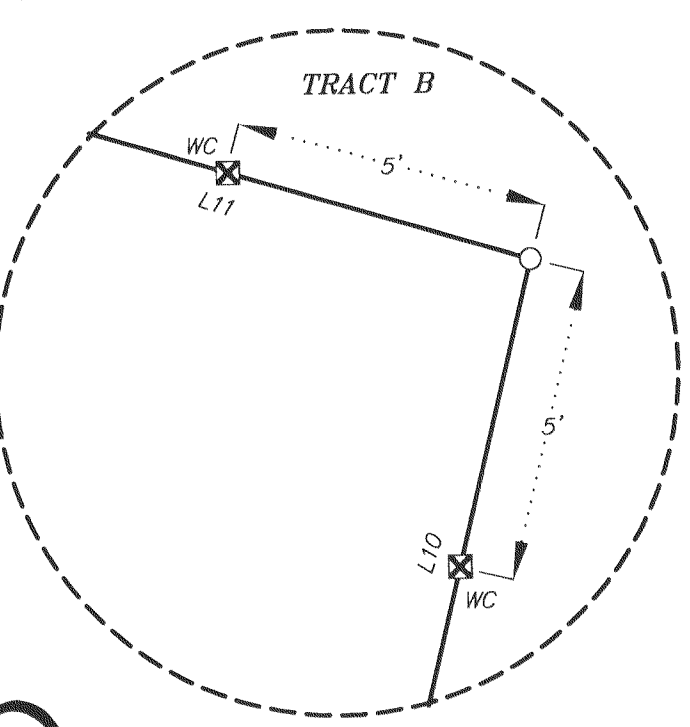
[Signature] ATTEST: CITY CLERK
[Signature] MAYOR

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 28th DAY OF March, 2023, BY THE DIRECTOR OF PUBLIC WORKS OF
SHERIDAN, WYOMING.

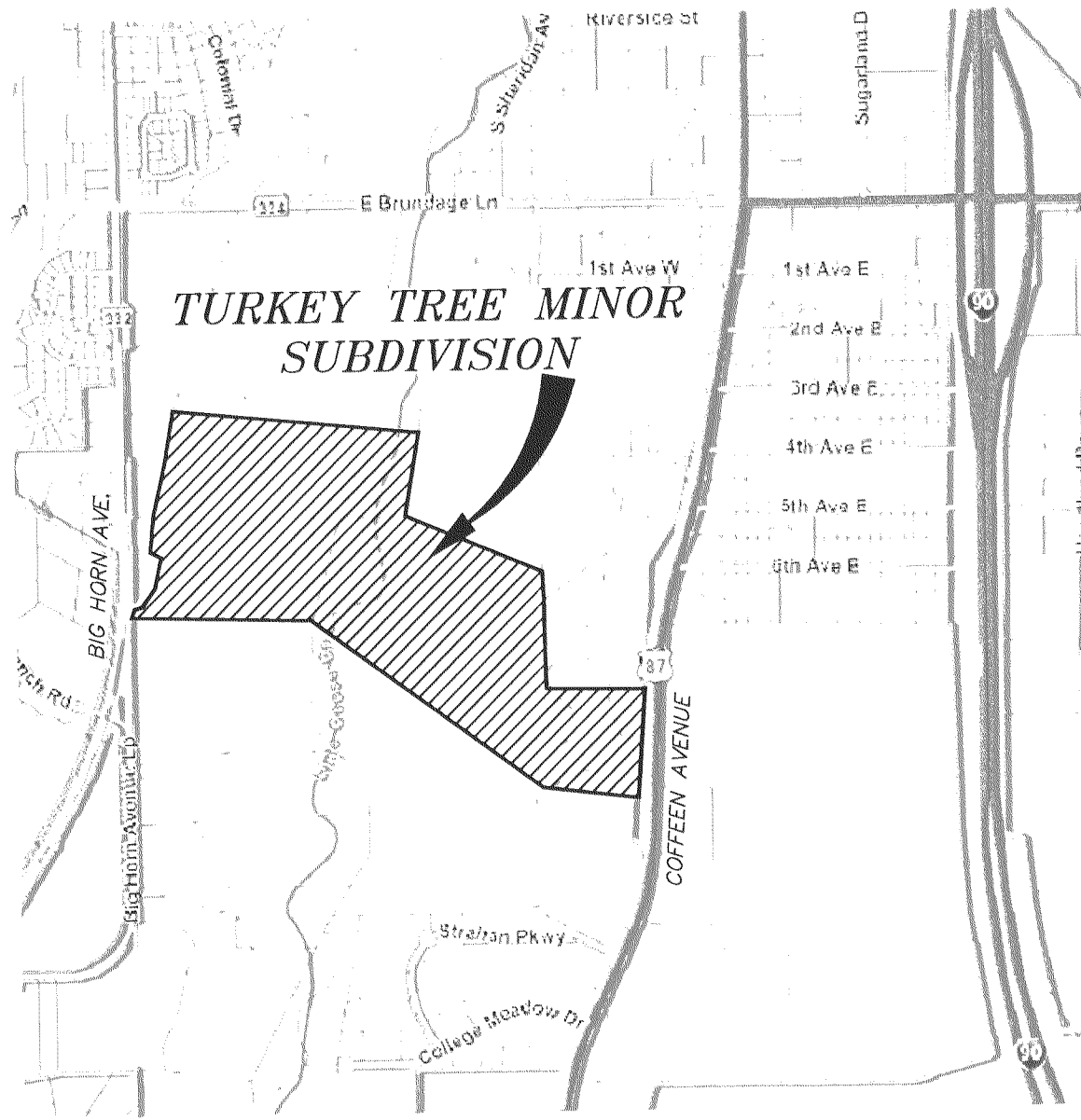
[Signature]
DIRECTOR OF PUBLIC WORKS

TYPICAL WITNESS CORNER DETAIL



DETAIL: 2
NO TRUE SCALE

T-42



LOCATION MAP

NO TRUE SCALE

CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) **FP LITTLE GOOSE, LLC AND LONNIE L. REED & SANDRA E. BRADLEY** BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **TURKEY TREE MINOR SUBDIVISION** IS A RE-SUBDIVISION OF TRACT 10, MARSHALL SUBDIVISION, & LOT 1, R.O. MINOR SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. SAID SUBDIVISION CONTAINS **±81.58 ACRES** OF LAND, MORE OR LESS.

THE **TURKEY TREE 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 17th DAY OF FEBRUARY, 2023.

[Signature]
FP LITTLE GOOSE, LLC
MATT FRISBIE, MEMBER

[Signature]
FP LITTLE GOOSE, LLC
SHARI FRISBIE, MEMBER

[Signature]
LONNIE L. REED

[Signature]
SANDRA E. BRADLEY

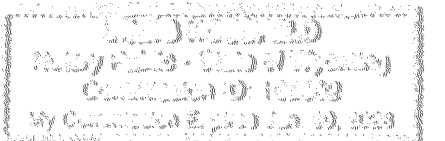
STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY **FP LITTLE GOOSE, LLC, AS OWNERS**

BEFORE ME THIS 17th DAY OF February, 2023.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Jan 30, 2028

[Signature]
NOTARY PUBLIC



STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY **LONNIE L. REED AND SANDRA E. BRADLEY, AS OWNERS**

BEFORE ME THIS 20th DAY OF February, 2023.

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

[Signature]
NOTARY PUBLIC



FINAL PLAT TURKEY TREE MINOR SUBDIVISION

TRACT 10, MARSHALL SUBDIVISION, & LOT 1, R.O. MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

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

CLIENTS: **FP LITTLE GOOSE, LLC**
ATTN: MATT & SHARI FRISBIE
N8654 1090TH STREET
RIVER FALLS, WI 54022
LONNIE L. REED & SANDRA E. BRADLEY
2899 BIG HORN AVENUE
SHERIDAN, WY 82801

JN:2022-023 SJ:12
DN:2022-023-ADM
TAB: ADM
PF:2022-023
DRAWN BY: JSP
REVIEWED BY: JSP & CT
FEBRUARY 16, 2023