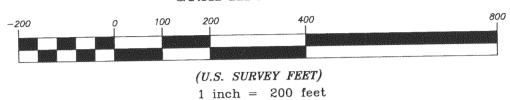
FINAL PLAT THURKEY THREE MUNOR SUBDIVISION A RE-SUBDIVISION OF TRACT 10, MARSHALL SUBDIVISION, & LOT 1, R.O. MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING $TOTAL AREA = \pm 81.58 ACRES$ SURFACE COORDINATE N 1884862.14 NUMBER OF TRACTS = 2E 1411521.49 ZONED: R1 DATUM: NAD 83(1993) IAT. 44°46'11.85328"N LONG. 106°57'09.63686"W (R)1542.40 1542.55' DECLARATION EXTINGUISHING PREVIOUS PLATS & EASEMENTS 15' UTILITY EASEMENT 1) ALL EARLIER PLATS AND EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED UNLESS NOTED OTHERWISE. 2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS HAVE SENIOR RIGHTS -16.0' SEWER LINE EASEMENT (BOOK 535, PAGE 66) AND ARE PROTECTED BY EASEMENTS SHOWN ON THIS PLAT. Q M 50.0' UTILITY EASEMENT (BOOK 265, PAGE 229) TRACT B±38.65 ACRES N X RECORD OWNERS: SEE DETAIL: 2 LONNIE L. REED & SANDRA E. BRADLEY (BOOK 555, PAGE 780) STA.135+99.71 20.0' EASEMENT (BOOK 505, PAGE 384) 15 O' PUBLIC PEDESTRIAN PATHWAY EASEMENT (2022-776975) TRACT A ±42.93 ACRES 981.12' __ 50.0' UTILITY EASEMENT والمن والتان القول فيلي فلول والتان القول والتان وا 20.0' EASEMENT (BOOK 505, PAGE 384) (BOOK 121, PAGE 253) RECORD OWNER: FP LITTLE GOOSE, LLC (2022-780517) RIGHT-OF-WAY EASEMENT \\
1BOOK 356, PAGE 143) L5 L4 S89°10'49"E 609.90' L26 20.0' EASEMENT (BOOK 505, PAGE 384) 30.0' RESERVED FOR FUTURE STREET DEVELOPMENT DETAIL: 1
NO TRUE SCALE CURVE TABLE LINE TABLE LINE TABLE CURVE DELTA RADIUS LENGTH CHORD BEARING CHORD LENGTH LINE BEARING LENGTH BEARING LENGTH NO4°12'47"E 44.99' C1 0°52'42" 2934.79' 44.99' L16 | S04°05'01"E | 30.10' S00°54'52"E 194.70' 235.30° C2 | 4°35'42" | 2934.79' | 235.36' N01°28′35″E L17 | S04°05'01"E | 161.00' L2 | S00°54'30"E | 119.22' 111.65 C3 | 2'10'48" | 2934.79' | 111.66' N06°05'38"E L18 | S85°07'08"W | 75.00' L3 | S78'45'52"W 18.03' C4 0°21'07" 2934.79' 18.03' NO4°49'41"E L19 | S11°08'41"E | 223.00' L4 N87°47'58"W 73.36' L20 | S23°19'10"W | 161.00' N87°47'58"W 16.77' L21 N66°23'32"W 110.00' L6 | NOO*41'27"W | 18.18' 581.10' L22 | S23°39'19"W | 274.00' S87'20'32"E 18.52' L23 N15'14'07"E 680.54' L8 N88'49'26"E 33.27' STA.131+36.30 L24 | S89°20'02"E | 232.09' L9 N37°12'44"E 159.60 L25 | S89°20'02"E | 166.00' L10 N13*40'21"E 195.36 L26 N01°54′50"E 49.73' L11 N73°20'34"W 79.90 L27 N01°54'50"E 92.15' L12 N00°01'44"E 57.06 L28 | N84°47'25"W | 79.65' L13 N09°29'32"E 167.90' L29 N63'37'01"W 187.80' L14 S15'19'26"W 533.43' | L15 | S89°20'02"E | 70.00' CERTIFICATE OF APPROVAL TYPICAL WITNESS CORNER DETAIL



SCALE: 1"= 200' BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE DISTANCES ARE SURFACE

GRAPHIC SCALE



THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET) DATUM ADJUSTMENT FACTOR (DAF): 1.000235 DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE

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 PE&LS 8663
- X FOUND TWO 2" ALUMINUM CAP PER PE&LS 8663 (5' WITNESS CORNERS)
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- O CALCULATED: NOTHING FOUND/NOTHING SET WC WITNESS CORNER
- (R) RECORD
- BOUNDARY LINE
- ------ PROPERTY/DEED/LOT LINE
- ____ ORIGINAL LOT/TRACT 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

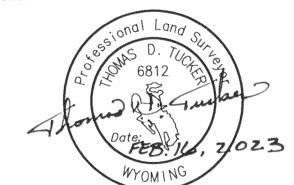
SIGNED BY AFFIDAVIT

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.



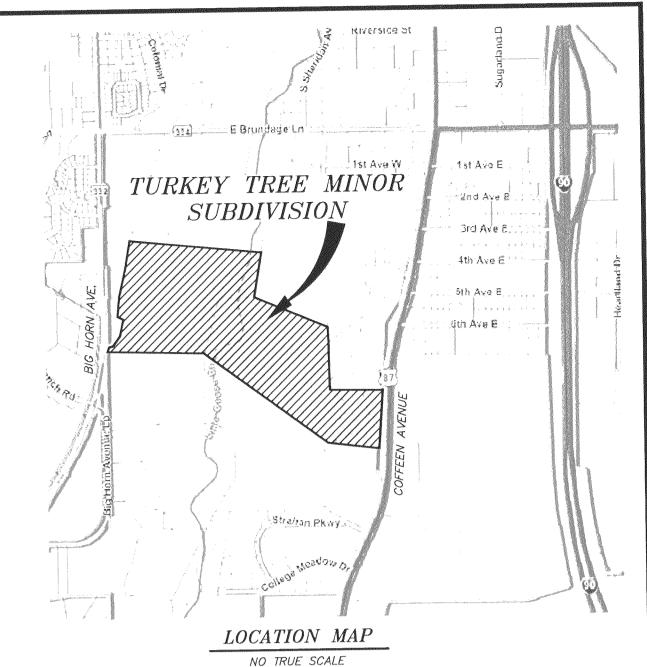
"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

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, 20 23, AND IS DULY RECORDED IN PLAT BOOK T, PAGE 42 FEE \$ 75.00

Eda Churk Thompson STAMP RECEIVING NUMBER 2023-784821



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

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 IT'S 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 KELEASED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 17TH DAY OF FEBRUARY , 20 23 AND RELEASED.

FP LITTLE GOOSE, LLC FP LITTLE GOOSE, LLC SHARI FRISBIE, MEMBER MATT FRISBIE MEMBER

STATE OF WYOMING COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY FP LITTLE GOOSE, LLC, AS OWNERS BEFORE ME THIS 17 DAY OF FRIMARY , 20 3

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

the state of the s My Commission & place Lan DA 2020

STATE OF WYOMING COUNTY OF SHERIDAN :ss

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 Avgust 3, 2023

(KAINB KOJANA DIEM NOMAY PLACE) COUNTY OF STATE OF WYCHING _ MY COLMSSICNED REPAYABLING _

FINAL PLAT

THURSTED THE THE MINOR SUBDIVISION

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

RESTFELDT URVEYING 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-ADMN TAB: ADMN PF: T2022-023 DRAWN BY: JSP REVIEWED BY: JSP & CT FEBRUARY 16, 2023

NO TRUE SCALE

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

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 2021 BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.