

# DETAIL



# CORRECTED PLAT of the LINDEN HILL SUBDIVISION

## CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, Child Development Center - Region II, a non-profit corporation and the City of Sheridan, being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as "CORRECTED PLAT of the LINDEN HILL SUBDIVISION", being a Replat of Lots 6, 7, 8 and the East 35 feet of Lot 5, all in Block 7 of Thurmond Second Addition and Block 3 of Residence Hill First Addition, to the Town, now City of Sheridan, Sheridan County, Wyoming, being two distinct tracts of land more particularly described as follows:

The first tract of land being described as:  
Beginning at the Northeast corner of said Block 3, Residence Hill, First Addition, thence S 0°27'52" W a distance of 98.00 feet to a point; thence N 89°31'22" W a distance of 194.97 feet to a point on the East line of said Block 7, Thurmond Second Addition; thence S 31°51'31" W for a distance of 29.77 feet to a point, thence N 89°31'22" W a distance of 96.60 feet to the Southwest corner of said Block 7; thence N 0°27'52" E for a distance of 120.00 feet to the Northwest corner of said Block 7; thence S 89°31'22" E for a distance of 305.00 feet to the point of beginning. Said first tract of land contains 0.738 Acres.

The second tract of land being described as:  
Beginning at the Northeast Corner of Lot 6, Block 7, said Thurmond Second Addition; thence S 0°27'52" W for a distance of 150.00 feet; thence N 89°31'22" W for a distance of 90.00 feet; thence N 0°27'52" E for a distance of 150.00 feet; thence S 89°31'22" E for a distance of 90.00 feet to the point of beginning. Said second tract contains 0.31 Acres.

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

That 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 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 public use 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.

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

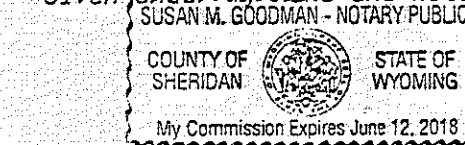
Executed this 10th day of April, 2015, by:

Child Development Center - Region II, a non-profit corporation  
(Owner, Lots 6, 7, 8 and the East 35 feet of Lot 5, Block 7, Thurmond Second Addition) by Sandra L. O'Dell

State of Wyoming } ss  
County of Sheridan }

On this 10th day of April, 2015, before me personally appeared Sandra L. O'Dell to me personally known who, being duly sworn, did say that (s)he is the Executive Director of Child Development Center - Region II, a non-profit corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by delegated authority of its Board of Directors and said Sandra L. O'Dell acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and official seal this 10th day of April, 2015.



Susan M. Goodman  
NOTARY PUBLIC

My commission expires: June 12, 2018

Executed this 1st day of April, 2015, by:

the City of Sheridan  
(Owner, Block 3, Residence Hill First Addition).

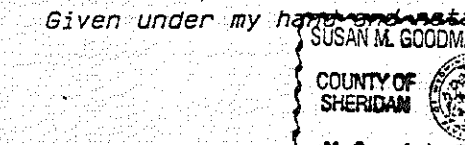
Brenda Williams  
Deputy City Clerk

John Heath  
MAYOR

State of Wyoming } ss  
County of Sheridan }

On this 1st day of April, 2015, before me personally appeared John Heath, to me personally known, who, being by me duly sworn, did say that he is the Mayor of the City of Sheridan, Wyoming, and that said instrument was signed and sealed on behalf of said corporation by authority of its City Council, and said John Heath acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and official seal this 1st day of April, 2015.

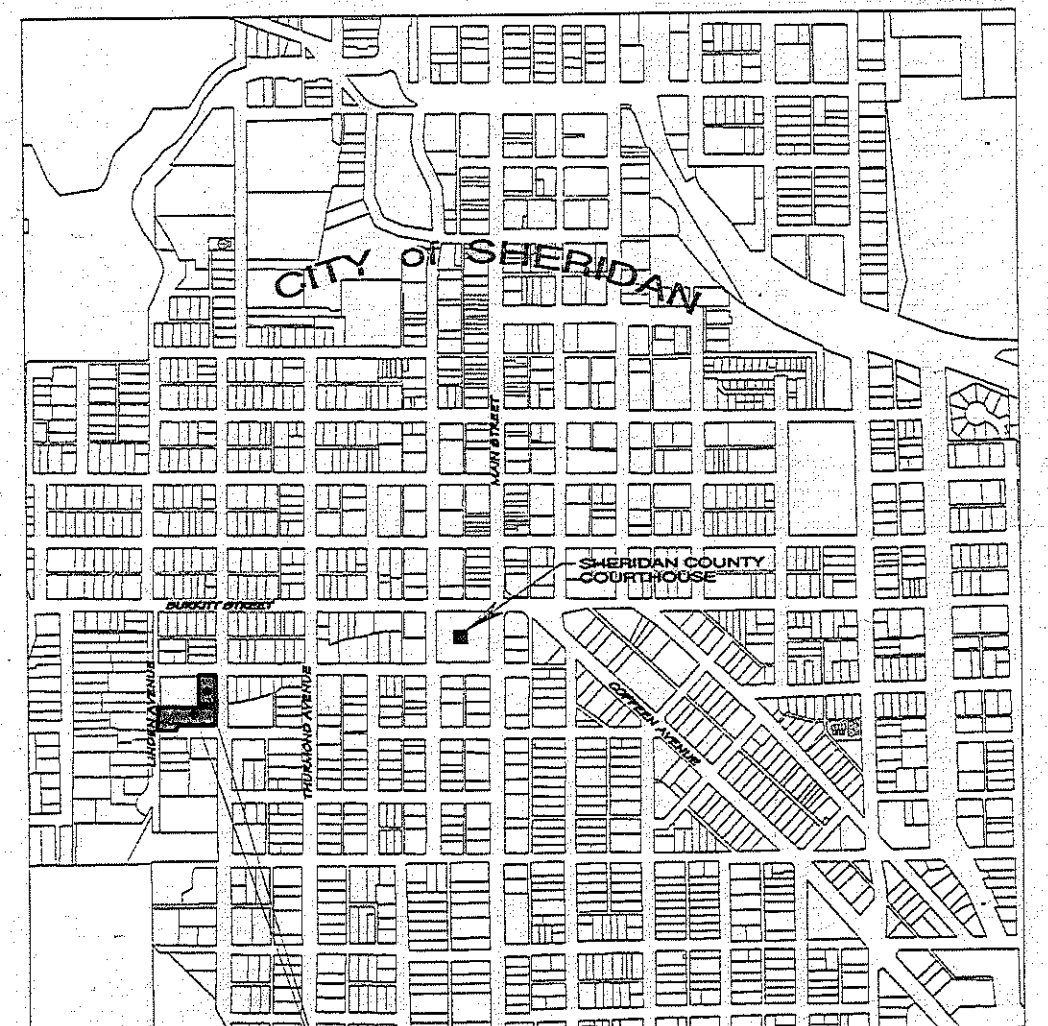


Susan M. Goodman  
NOTARY PUBLIC

My commission expires: June 12, 2018

# LOCATION

SCALE: 1" = 1000'



CORRECTED PLAT OF THE  
LINDEN HILL SUBDIVISION

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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.

# CORRECTED PLAT

of the

# LINDEN HILL SUBDIVISION

being a

## REPLAT

of

LOTS 6, 7, 8 and the East 35 FEET of LOT 5,  
BLOCK 7, THURMOND SECOND ADDITION

and

BLOCK 3, RESIDENCE HILL  
FIRST ADDITION

all in the

CITY of SHERIDAN  
SHERIDAN COUNTY, WYOMING

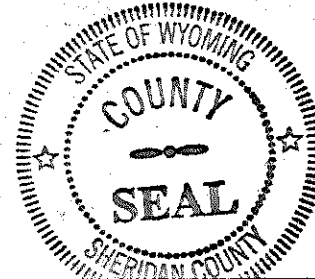
for

CHILD DEVELOPMENT CENTER - REGION II  
A NON-PROFIT CORPORATION

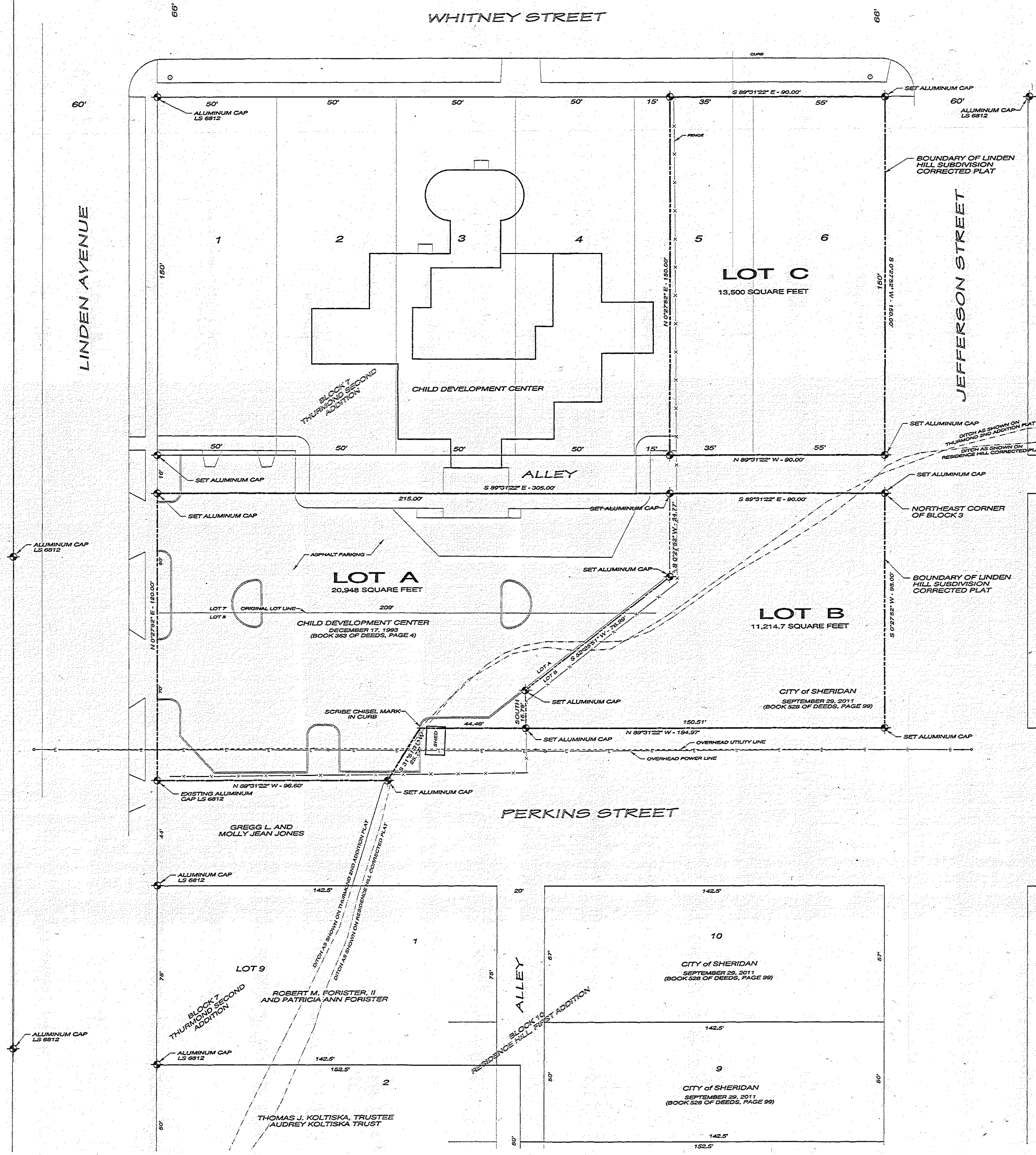
1942 SUGARLAND DRIVE  
SHERIDAN, WYOMING 82801

and the

CITY of SHERIDAN  
55 GRINNELL PLAZA  
SHERIDAN, WYOMING 82801



PLAT CORRECTIONS - MARCH 23, 2015  
DRAWN BY REX RANDALL - OCTOBER 23, 2013  
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING



PROPERTIES ARE ZONED R-3.

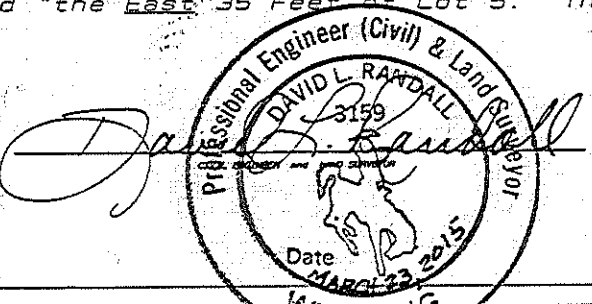
## CERTIFICATE of SURVEYOR

State of Wyoming } ss  
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming do hereby certify that I am a duly registered Professional Engineer and a Licensed Surveyor under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of the corrected plat of the Linden Hill Subdivision as said plat is designated and shown hereon, that this plat was made from an accurate survey of said property conducted by me in July and August of 2015, February of 2012, and September and October of 2012, and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

This Corrected Plat is for the purpose of correcting an error in the "Linden Hill Subdivision" Plat: That being wording in the title and Certificate of Dedication that read "the East 35 Feet of Lot 5" should have read "the East 35 Feet of Lot 5." That correction is reflected on this plat filing.

Registration No. 3159 PE & LS



## DIRECTOR of PUBLIC WORKS 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, Wyoming and certified this 31 day of March, 2015 by the Director of Public Works of Sheridan, Wyoming.

Alfred S. Smith  
Director of Public Works

## DECLARATION VACATING PREVIOUS PLATTING

This plat is a replat of Lots 6, 7, 8 and the East 35 feet of Lot 5, Block 7 of the Thurmond Second Addition to the Town, now City of Sheridan, Wyoming, as recorded in Drawer "T" of Plats, Map No. 2, and Block 3 of Residence Hill First Addition to the Town, now City of Sheridan, Wyoming, as recorded in Drawer "R" of Plats, Map No. 3 of the Records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

## CITY of SHERIDAN CERTIFICATE of APPROVAL

Approved by the City Council of Sheridan, Wyoming, this 1st day of April, 2015.

Brenda Williams  
Deputy City Clerk

John Heath  
MAYOR

## 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 2:54 PM on this 1st day of April, 2015, and is duly recorded in Book 2, Page No. 33.

#2015-722700

Eda Rhunk Thompson  
COUNTY CLERK

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