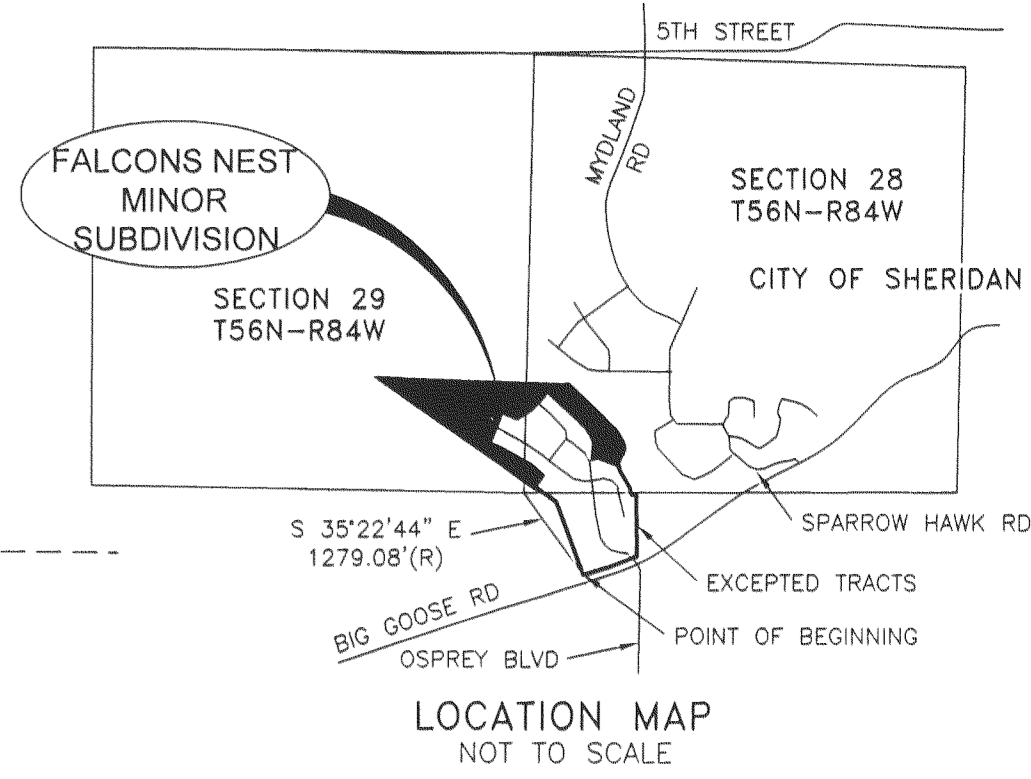


PLAT OF
FALCONS NEST MINOR SUBDIVISION

BEING PART OF THE SW1/4 OF SECTION 28 & THE SE1/4 OF SECTION 29,
TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING
TOTAL ACREAGE = 35.2 ACRES±



CERTIFICATE OF OWNER

Know all men by these presents that the undersigned Derek Gilbert, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify that the foregoing plat is designated as FALCONS NEST MINOR SUBDIVISION, described as follows:

A tract of land located in the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 28, in the South half of the Southeast Quarter (S1/2SE1/4) of Section 29, and in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 33, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:
Beginning at a point located S35°22'44" E, 1279.08 feet from the Northwest corner of said Section 33, said point being located on the northerly right of way of State Highway No. 1701 (Big Goose Road); thence N20°56'30" W, 914.70 feet; thence N55°40'48" W, 2806.31 feet to a point on the North line of the S1/2SE1/4 of said Section 29; thence along the North line of said S1/2SE1/4 S88°25'10" E, 1923.51 feet to the South one-sixteenth corner between said Section 28 and said Section 29; thence along with North line of the SW1/4SW1/4 of said Section 28 S89°21'51" E, 522.51 feet; thence S46°52'18" E, 816.91 feet; thence S35°12'41" E, 63.43 feet; thence S32°23'52" E, 60.01 feet; thence S32°13'06" E, 50.54 feet; thence S23°34'51" E, 47.94 feet; thence S11°36'18" E, 45.18 feet; thence S4°47'00" W, 32.35 feet; thence S18°50'20" W, 63.31 feet; thence S40°02'12" W, 49.02 feet; thence S18°47'52" W, 77.23 feet; thence S21°08'24" E, 92.52 feet; thence S25°37'33" E, 228.08 feet; thence S14°42'46" E, 98.51 feet; thence N84°59'38" E, 80.34 feet to a point on the East line of the NW1/4NW1/4 of said Section 33; thence along said East line S11°15'19" E, 783.47 feet to a point on the Northerly right of way of State Highway No. 1701 (Big Goose Road); thence along said Northerly right of way along a curve to the right having a radius of 2814.79 feet, a central angle of 7°58'30", and arc length of 391.79 feet, with chord bearing and distance of S68°38'03" W, 391.47 feet; thence continuing along said Northerly right of way S72°37'18" W, 324.41 feet to the point of beginning.
EXCEPTING THEREFROM that portion conveyed by that certain Warranty Deed recorded May 20, 1981 in Book 257 of Deeds at Page 349.
ALSO EXCEPTING THEREFROM all of that land now described as Osprey Hill One and Osprey Hill Two Subdivisions as shown on the Official Plats thereof, on file in the Office of the Sheridan County Clerk.

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 television 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 21 day of December, 2021 by:

Derek Gilbert
Derek Gilbert

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

On this, the 21st day of December, 2021, before me, the undersigned officer, personally appeared Derek Gilbert, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that he executed the same for the purpose described herein.

In witness hereof, I set my hand and official seal.

Ami Rene Puori
Notary Public

The Undersigned, Scott Campbell, VP of First Interstate Bank, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sheridan County and Ex-Officio Recorder of Deeds in Book 580 of Mortgages, at Page 16097 MORTGAGEE, by signature on this plat, consents to the dedications made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the City of Sheridan for public use, as listed and described on this plat, from the aforementioned mortgage.

Executed this 21 day of December, 2021 by:

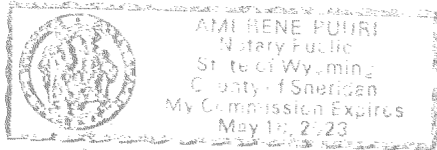
Scott Campbell Vice President

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

On this, the 21st day of December, 2021, before me, the undersigned officer, personally appeared Scott Campbell, VP of FIB, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purpose described herein.

In witness hereof, I set my hand and official seal.

Ami Rene Puori
Notary Public



CITY OF SHERIDAN CITY COUNCIL CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan this 6th day of December, 2021.

Suzanne A. Leichtenhan
Attest: City Clerk

David L. Burdick
Mayor

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

This plat was filed for record in the Office of the Clerk and Recorder at 3:43 o'clock this 13 day of January, 2022, and is duly recorded in Book F Page 30.

Eda Schunk Thompson
County Clerk

CITY OF SHERIDAN PLANNING COMMISSION CERTIFICATE OF APPROVAL

Reviewed by the City of Sheridan Planning Commission this 22 day of November, 2021.

Jon C. ...
Attest: Vice-Chairman

...
Chairman

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 13 day of January, 2022, by the Director of Public Works of Sheridan, Wyoming.

...
Director of Public Works

LEGEND:

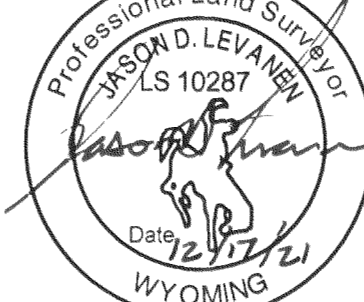
- - SET 1.5" ALUM CAP LS10287
- - FOUND 2" ALUM CAP PER RLS#5300
- ▲ - FOUND 2" ALUM CAP PER PELS#3864 UNLESS NOTED
- (M) - MEASURED
- (R) - RECORD
- - EASEMENTS AS NOTED
- - ADJACENT LOT/PROPERTY LINE
- - SUBDIVISION BOUNDARY

NOTES:

- BASIS OF BEARINGS IS WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 83
- DISTANCES ARE GROUND (PROJECT ADJUSTMENT FACTOR: 1.000240)
- BUILDING SETBACKS
FRONT YARD: 25 Feet
REAR YARD: 20 Feet
SIDE YARD: 5 Feet
- AREAS DENOTED "STEEP SLOPE AREA" MUST COMPLY WITH SHERIDAN MUNICIPAL CODE, APPENDIX B - SUBDIVISION REGULATIONS, ARTICLE 5 - REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS AND DESIGN, SECTION 509 - STEEP SLOPES, SLOPES MEETING OR EXCEEDING THOSE DESCRIBED WITHIN SECTION 509 CANNOT BE CONSTRUCTED UPON.

SURVEYOR'S CERTIFICATE

I, Jason D. Levanen, a duly registered Land Surveyor in the State of Wyoming, do hereby certify that this plat of the tract of land described in Book 580, Page 303 truly and correctly represents the results of a survey made by me or under my direct supervision.

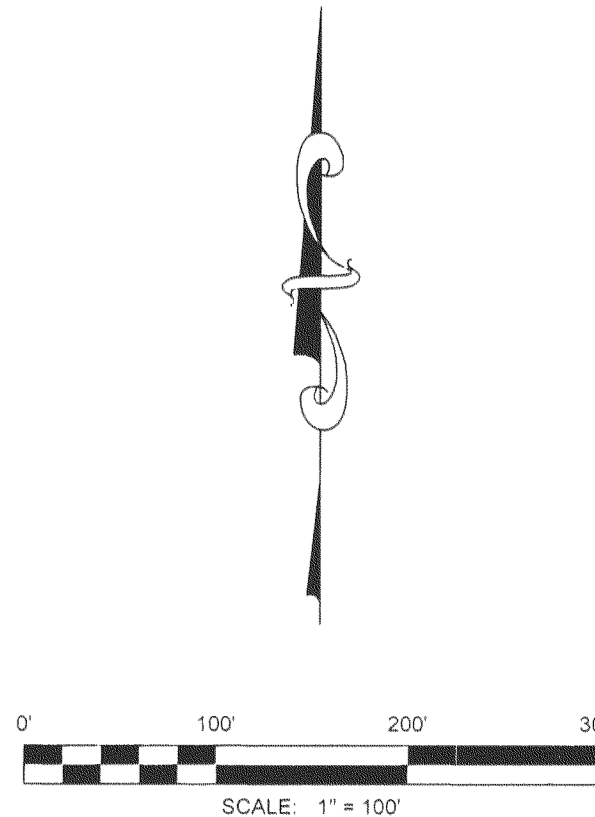


NOTE: This plat is an image or reproduction of the original as it is recorded in the Sheridan County Clerk's Office. It is not a certified complete or of any. Delegation of portions of the original plat was recorded. Delegation of portions of the original plat was recorded.

LINE TABLE (M)		
LINE	BEARING	DISTANCE
L1	S 18°50'37" W	60.28
L2	S 68°59'42" E	16.72
L3	S 62°32'17" E	88.86
L4	S 62°41'26" E	97.89
L5	N 55°40'07" W	53.27
L6	S 35°10'36" E	63.42
L7	S 32°18'45" E	60.08
L8	S 32°10'42" E	50.55
L9	S 23°22'59" E	48.03
L10	S 11°33'59" E	44.89
L11	S 04°38'52" W	32.42
L12	S 18°57'19" W	63.30
L13	S 39°51'58" W	48.99
L14	S 18°48'14" W	77.13
L15	S 21°06'40" E	52.02
L16	S 81°39'52" W	85.60
L17	N 28°48'10" W	66.69
L18	N 27°00'16" W	34.24
L19	N 34°54'12" W	59.39
L20	N 35°13'03" W	27.72
L21	N 45°48'27" W	50.44
L22	N 45°53'59" W	77.05
L23	N 47°47'54" W	23.46
L24	N 47°41'13" W	79.99
L25	N 47°09'40" W	79.47
L26	S 42°28'48" W	59.44
L27	S 41°27'21" W	85.05
L28	N 83°26'09" W	16.19
L29	N 83°36'48" W	33.28
L30	N 69°25'02" W	63.51
L31	N 69°25'02" W	93.11
L32	N 67°08'47" W	84.87
L33	N 69°25'02" W	63.51

CURVE TABLE (M)		
CURVE	ARC LENGTH	RADIUS
C1	32.91	170.00
CURVE TABLE (R)		
CURVE	ARC LENGTH	RADIUS
C1	33.32	170.00

LINE TABLE (R)		
LINE	BEARING	DISTANCE
L1	S 18°51'26" W	60.14
L2	S 69°10'29" E	16.89
L3	S 62°37'57" E	88.73
L4	S 62°37'57" E	98.15
L5	N/A	N/A
L6	S 35°12'41" E	63.43
L7	S 32°23'52" E	60.01
L8	S 32°13'06" E	50.54
L9	S 23°14'51" E	47.94
L10	S 11°36'18" E	45.18
L11	S 04°47'00" W	32.35
L12	S 18°50'20" W	63.31
L13	S 40°02'12" W	48.02
L14	S 18°47'52" W	77.23
L15	N/A	N/A
L16	S 81°41'57" W	85.58
L17	N 28°48'10" W	66.59
L18	N 27°00'16" W	34.31
L19	N 34°54'12" W	59.37
L20	N 35°13'03" W	27.68
L21	N 45°47'34" W	50.03
L22	N 45°47'34" W	76.69
L23	N 47°41'29" W	23.35
L24	N 47°41'13" W	80.00
L25	N 47°41'29" W	80.00
L26	S 41°37'36" W	60.00
L27	S 41°37'36" W	85.07
L28	N 83°22'58" W	16.26
L29	N 83°22'58" W	33.29
L30	N 69°37'40" W	63.35
L31	N 69°37'40" W	93.11
L32	N/A	N/A
L33	N 69°25'02" W	63.51



Prepared for:
Derek Gilbert
485 Kingfisher Avenue
Sheridan, WY 82801

Prepared by:
Arrow
Survey Group, Inc.
Sheridan, WY 82801 (307)751-7543

DP: C:\ARROW\2020\Open\Open Subdivison Plat
Date: 5/27/2020
Rev: 6/12/2020, 5/5/2021
Sheet 1 of 1