

FINAL PLAT OF
HIDDEN BRIDGE RANCH SUBDIVISION

OF LOT B, HIDDEN BRIDGE MINOR SUBDIVISION, CITY OF SHERIDAN AND,
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼NW¼), SECTION 28,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±18.55 ACRES

TOTAL NUMBER OF RESIDENTIAL LOTS: 74
AREA OF OPEN SPACE OUTLOTS A-D: ±2.16 ACRES 11.6%
AREA OF RESIDENTIAL LOTS: ±11.54 ACRES
AREA OF STREETS: ±4.85 ACRES

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED EXCALIBUR CONSTRUCTION, INC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS HIDDEN BRIDGE RANCH, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼NW¼), SECTION 28, TOWNSHIP 56N, RANGE 84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING LOT B, HIDDEN BRIDGE MINOR SUBDIVISION, CITY OF SHERIDAN, AND A PORTION OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼NW¼), BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF LOT A OF SAID HIDDEN BRIDGE MINOR SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE N 67°56'11" W, 1049.66 FEET ALONG THE NORTH LINE OF SAID LOT A; THENCE N 64°26'54" W, 75.22 FEET ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT C OF SAID HIDDEN BRIDGE MINOR SUBDIVISION; THENCE N 00°49'33" E, 852.50 FEET ALONG THE EAST LINE OF SAID LOT C TO THE SOUTH RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE N 88°22'35" E, 59.94 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST LINE OF CLOUD PEAK RANCH NINTH FILING; THENCE S 00°48'45" W, 398.03 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID CLOUD PEAK RANCH NINTH FILING; THENCE N 89°59'24" E, 713.90 FEET ALONG THE SOUTH LINE OF SAID CLOUD PEAK RANCH NINTH FILING TO THE SOUTH LINE OF CLOUD PEAK RANCH FOURTH FILING; THENCE S 66°22'00" E, 567.34 FEET ALONG SAID SOUTH LINE OF CLOUD PEAK RANCH FOURTH FILING TO THE WEST RIGHT-OF-WAY LINE OF MYDLAND ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1370.00 FEET, AN ARC LENGTH OF 123.37 FEET, A DELTA OF 5°09'34", AND A CHORD OF S 19°27'03" W, 123.33 FEET; THENCE S 22°03'22" W, 355.54 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 22°03'35" W, 226.29 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SUBJECT TRACT CONTAINING ±18.55 ACRES MORE OR LESS

SUBJECT TO ANY PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS, CONVEYANCES, AND

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(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (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.

NOTE: ONLY SINGLE FAMILY DWELLINGS ALLOWED IN THIS SUBDIVISION

DECLARATION VACATING PREVIOUS PLATTING AND EASEMENTS

THIS PLAT IS THE RE-SUBDIVISION OF LOT B, HIDDEN BRIDGE MINOR SUBDIVISION, CITY OF SHERIDAN RECORDED IN DRAWER H PLAT NO. 58; AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼NW¼), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

THE DRAINAGE EASEMENT AND DRIVING RANGE AREA RECORDED IN BOOK 522, PAGE 708 AND ALL PREVIOUSLY RECORDED EASEMENTS ON/ACROSS THE PROPERTY ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

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, AND CERTIFIED THIS 11 DAY OF December, 2020, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 5th DAY OF October, 2020.

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS 14th DAY OF Sept, 2020.

CHAIRMAN

ATTEST: VICE CHAIRMAN

CERTIFICATE OF RECORDER

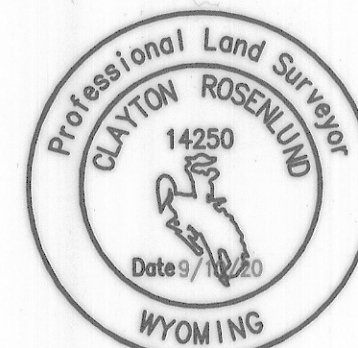
STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 3:45 O'CLOCK THIS 15 DAY OF December, 2020 AND IS DULY RECORDED IN PLAT BOOK H ON PAGE 45.

Kimberly Hearn chief deputy 2020-764705
COUNTY CLERK STAMP RECEIVING NUMBER

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENBLUND, do hereby certify 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 HIDDEN BRIDGE RANCH 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 supervision 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.



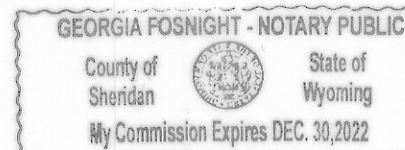
Clayton Rosenlund
REGISTERED LAND SURVEYOR
NO. 14250

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF November, 2020.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 12/30/22

Georgia Fosnight
NOTARY PUBLIC

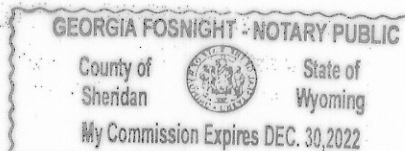


STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

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Georgia Fosnight
NOTARY PUBLIC



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 rights-of-
authoritative depiction of current property lines, easements or rights-of-
way. Delineations, measurement or representations may have occurred
since the original plat was recorded.

DATUM:

BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND
PAF:1.000235

FINAL PLAT OF
**HIDDEN BRIDGE RANCH
SUBDIVISION**

CITY OF SHERIDAN, SHERIDAN
COUNTY, WYOMING

annon Consulting LLC
Making every block count
51 COFFEN AVE SUITE #2
SHERIDAN, WYOMING 82801

RECORD OWNER:
EXCALIBUR CONSTRUCTION, INC.
SHERIDAN, WYOMING 82801

DATE OF PREPARATION: SEPTEMBER 09, 2020

SITE



LOCATION MAP
(NO TRUE SCALE)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	130.00'	156.00'	146.81'	N 33°33'30" W	68°45'22"
C2	130.00'	202.30'	182.49'	S 45°23'57" W	89°09'33"
C3	330.00'	136.24'	135.27'	N 78°11'38" W	23°39'16"
C4	330.00'	215.77'	211.95'	N 47°38'07" W	37°27'46"
C5	70.00'	47.69'	46.77'	N 48°25'18" W	39°02'08"
C6	70.00'	84.00'	79.05'	N 33°33'30" W	68°45'22"
C7	70.00'	108.93'	98.27'	N 45°23'57" E	89°09'33"
C8	270.00'	111.47'	110.68'	N 78°11'38" W	23°39'16"
C9	270.00'	173.56'	170.58'	N 47°57'07" W	36°49'46"
C10	130.00'	62.85'	62.24'	N 35°54'19" E	27°41'56"
C11	70.00'	24.10'	23.98'	N 31°55'13" E	19°43'44"
C12	99.49'	46.17'	45.76'	N 54°43'06" W	26°35'22"
C13	130.00'	50.09'	49.78'	N 11°01'02" E	22°04'38"
C14	70.00'	26.97'	26.81'	N 11°01'02" E	22°04'38"
C15	130.00'	44.20'	43.99'	N 58°11'44" W	19°28'47"
C16	130.00'	43.05'	42.85'	N 38°58'09" W	18°58'23"
C17	130.00'	43.05'	42.85'	N 19°59'44" W	18°58'26"
C18	130.00'	25.70'	25.66'	N 04°50'40" W	11°19'42"
C19	130.00'	44.60'	44.38'	S 10°38'51" W	19°39'21"
C20	130.00'	49.18'	48.89'	S 31°18'51" W	21°40'38"
C21	130.00'	108.51'	105.39'	S 66°03'56" W	47°49'34"
C22	330.00'	52.11'	52.05'	N 85°29'52" W	9°02'49"
C23	330.00'	57.00'	56.93'	S 76°01'34" E	9°53'48"
C24	330.00'	27.13'	27.13'	S 68°43'20" E	4°42'39"
C25	330.00'	39.32'	39.30'	S 62°57'12" E	6°49'37"
C26	330.00'	65.43'	65.32'	N 53°51'36" W	11°21'35"
C27	330.00'	60.61'	60.53'	N 42°55'05" W	10°31'27"
C28	330.00'	50.41'	50.36'	S 33°16'48" E	8°45'07"
C29	70.00'	22.40'	22.30'	S 38°04'17" E	18°20'05"
C30	70.00'	25.29'	25.15'	N 57°35'21" W	20°42'03"
C31	270.00'	43.98'	43.93'	S 61°42'01" E	9°19'58"
C32	270.00'	129.58'	128.34'	S 43°17'08" E	27°29'48"
C33	130.00'	41.70'	41.53'	N 40°33'52" E	18°22'50"
C34	130.00'	21.14'	21.12'	S 26°42'54" W	9°19'05"
C35	130.00'	25.16'	25.12'	S 05°31'22" W	11°05'17"
C36	130.00'	24.93'	24.89'	N 16°33'41" E	10°59'20"
C37	130.00'	90.95'	90.52'	S 80°22'15" E	19°18'04"
C38	270.00'	20.52'	20.51'	N 68°32'37" W	4°21'13"
C39	130.00'	15.01'	15.00'	N 45°27'37" E	6°36'53"
C40	180.00'	46.28'	46.15'	S 29°25'16" W	14°43'51"
C41	116.17'	25.40'	25.35'	N 28°07'12" E	12°31'46"
C42	120.00'	49.70'	49.35'	N 55°57'29" W	23°43'56"
C43	120.00'	14.32'	14.31'	N 64°31'01" W	6°50'20"
C44	120.00'	35.62'	35.49'	N 52°35'41" W	17°00'20"
C45	187.07'	87.41'	86.62'	N 57°42'11" W	26°46'20"
C46	120.00'	49.94'	49.58'	N 56°00'51" W	23°50'40"
C47	187.07'	23.27'	23.25'	S 67°31'35" E	7°07'32"
C48	70.00'	42.00'	41.37'	N 50°44'50" W	34°22'41"
C49	70.00'	42.00'	41.37'	S 16°22'10" E	34°22'41"
C50	1370.00'	123.37'	123.33'	N 19°27'03" E	5°09'34"

