

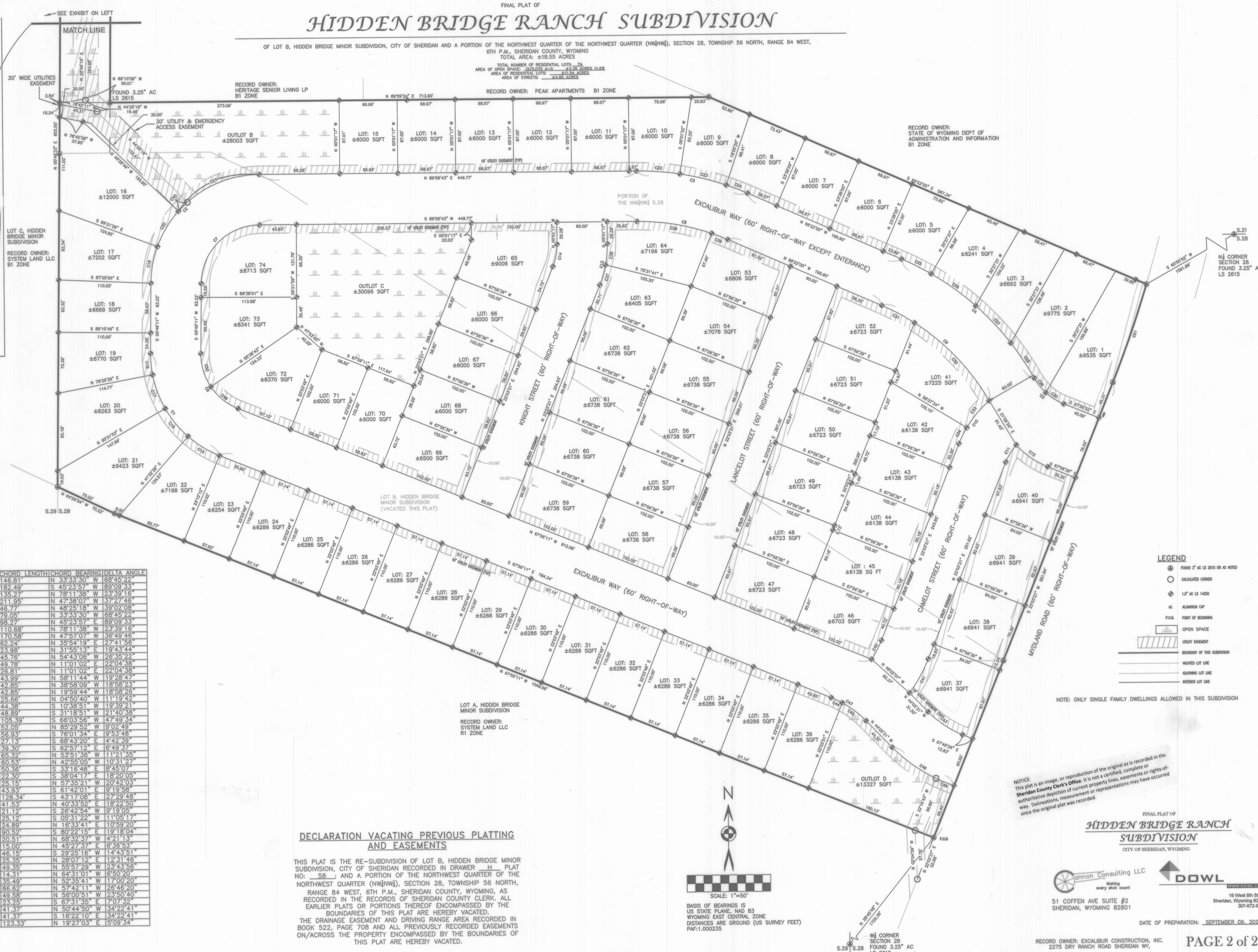
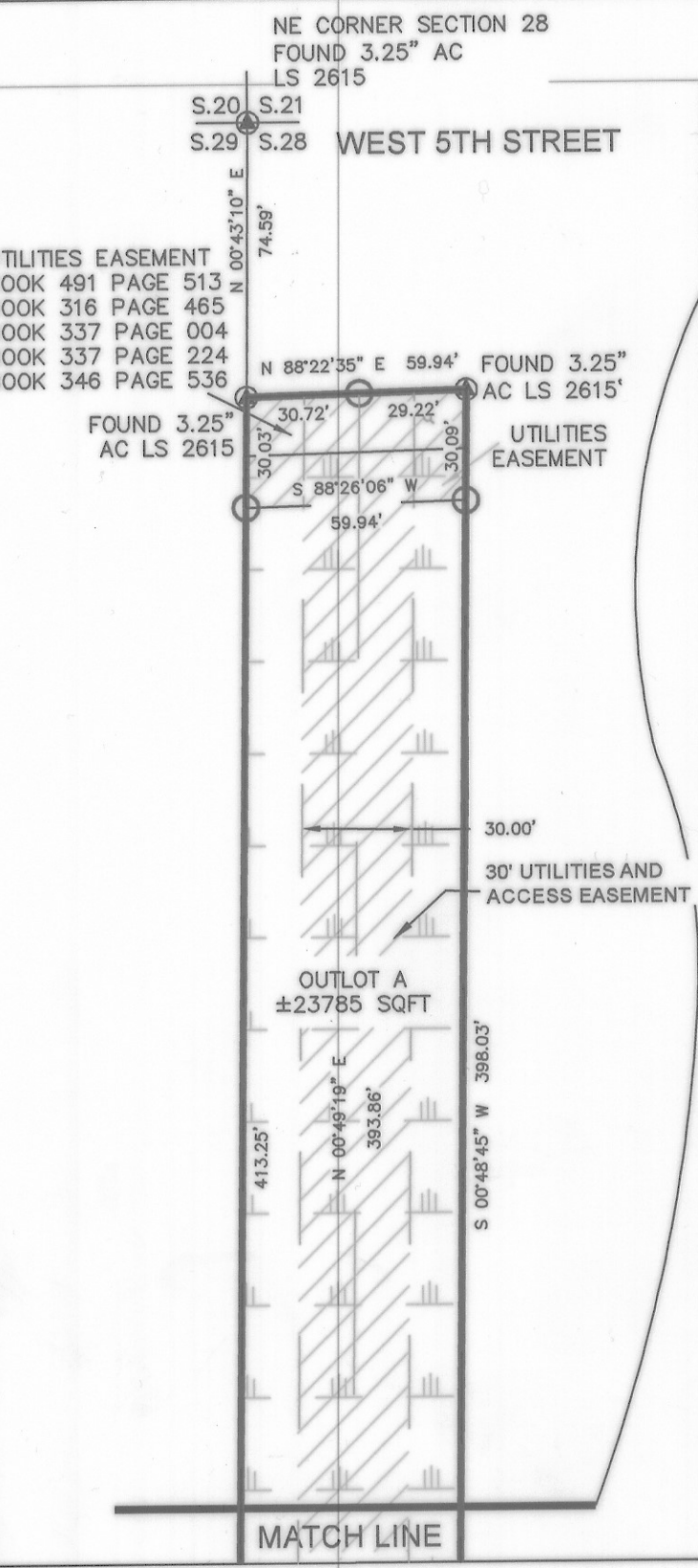
HIDDEN BRIDGE RANCH SUBDIVISION

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: ±2.35 ACRES 11.63
AREA OF RESIDENTIAL LOTS: ±11.54 ACRES
AREA OF STREETS: ±4.55 ACRES

RECORD OWNER:
HERITAGE SENIOR LIVING LP
B1 ZONE

RECORD OWNER: PEAK APARTMENTS
B1 ZONE

RECORD OWNER:
STATE OF WYOMING DEPT OF
ADMINISTRATION AND INFORMATION
B1 ZONE



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°38'07" W	37°27'46"
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'	48.99'	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°18'48" 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"
C36 130.00'	25.16'	25.12'	S 05°31'22" W	11°05'17"
C37 130.00'	24.93'	24.89'	N 16°33'41" E	10°59'20"
C38 270.00'	90.95'	90.52'	S 80°22'15" E	19°18'04"
C39 270.00'	20.52'	20.51'	N 65°32'37" W	4°21'13"
C40 130.00'	15.01'	15.00'	N 45°27'57" E	6°36'53"
C41 180.00'	46.28'	46.15'	S 29°25'16" W	14°43'51"
C42 116.17'	25.40'	25.35'	N 28°07'12" E	12°31'46"
C43 120.00'	49.70'	49.35'	N 55°57'29" W	23°43'56"
C44 120.00'	14.32'	14.31'	N 64°31'01" W	6°50'20"
C45 120.00'	35.62'	35.49'	N 52°35'41" W	17°00'20"
C46 187.07'	87.41'	86.62'	N 57°42'11" W	26°46'20"
C47 120.00'	49.94'	49.58'	N 56°00'51" W	23°50'40"
C48 187.07'	23.27'	23.25'	S 67°31'35" E	7°07'32"
C49 70.00'	42.00'	41.37'	N 50°44'50" W	34°22'41"
C50 70.00'	42.00'	41.37'	S 16°22'10" E	34°22'41"
C51 1370.00'	123.37'	123.33'	N 19°27'03" E	5°09'34"

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.

- LEGEND**
- FOUND 2" AC LS 2615 OR AS NOTED
 - CALCULATED CORNER
 - 15' AS LS 14250
 - ALUMINUM CAP
 - POINT OF BEGINNING
 - OPEN SPACE
 - UTILITY EASEMENT
 - BOUNDARY OF THIS SUBDIVISION
 - VACATED LOT LINE
 - ADJOINING LOT LINE
 - INTERIOR LOT LINE

NOTE: ONLY SINGLE FAMILY DWELLINGS ALLOWED IN THIS SUBDIVISION

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, measurements or representations may have occurred
since the original plat was recorded.

HIDDEN BRIDGE RANCH SUBDIVISION

CITY OF SHERIDAN, WYOMING

ann Consulting LLC
Making every shot count

51 COFFEN AVE SUITE #2
SHERIDAN, WYOMING 82801

DOWL
16 West 8th Street
Sheridan, Wyoming 82801
307-672-9000

DATE OF PREPARATION: SEPTEMBER 09, 2020

RECORD OWNER: EXCALIBUR CONSTRUCTION, INC.
2275 DRY RANCH ROAD SHERIDAN WY,

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