

LOCATION MAP
(NO TRUE SCALE)

HIDDEN BRIDGE RANCH II MINOR SUBDIVISION

FINAL PLAT OF
OF OUTLOT C, HIDDEN BRIDGE RANCH SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY,
LOCATED IN NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±30096 SQFT

LEGEND

- 1.5" AC LS 14250 SET DURING PRIOR SURVEY
- CALCULATED CORNER
- SET 1.5" AC LS 14250
- ALUMINIUM CAP
- P.O.B. POINT OF BEGINNING
- UTILITY EASEMENT
- BOUNDARY OF THIS SUBDIVISION
- ADJOINING LOT LINE
- INTERIOR LOT LINE

NOTES:

- ONLY SINGLE FAMILY DWELLINGS ALLOWED IN THIS SUBDIVISION
- ALL LOTS IN THIS SUBDIVISION ARE ZONED R2

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 II MINOR, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4), SECTION 28, TOWNSHIP 56N, RANGE 84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING OUTLOT C, HIDDEN BRIDGE RANCH SUBDIVISION, CITY OF SHERIDAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER SAID SECTION 28. THENCE S 23°55'20" E, 676.01 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT C, HIDDEN BRIDGE RANCH SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 89°58'43" E, 208.23 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF EXCALIBUR WAY, TO THE WEST LINE OF LOT 65 OF SAID HIDDEN BRIDGE RANCH SUBDIVISION; THENCE S 00°01'17" E, 20.03 FEET ALONG SAID WEST LINE; THENCE S 22°03'21" W 186.67 FEET ALONG THE WEST LINE OF LOTS 65-68 OF SAID HIDDEN BRIDGE RANCH SUBDIVISION; THENCE N 67°56'11" W, 117.64 FEET ALONG THE NORTH LINE OF LOTS 70 & 71 OF SAID HIDDEN BRIDGE RANCH SUBDIVISION; THENCE N 47°53'45" W, 40.29 FEET ALONG THE NORTHEAST LINE OF LOT 72 OF SAID HIDDEN BRIDGE RANCH SUBDIVISION; THENCE N 00°21'59" E, 121.76 FEET ALONG THE EAST LINE OF LOTS 73 & 74 OF SAID HIDDEN BRIDGE RANCH SUBDIVISION; TO THE POINT OF BEGINNING. SUBJECT TRACT CONTAINING ±30096 SQFT 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 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 EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. THIS 29th DAY OF June, 2021

NOTICE
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not warranted, complete, or authoritative depiction, measurement, or representation may have occurred since the original plat was recorded.

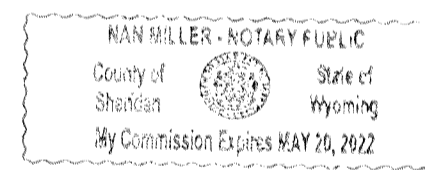
Excalibur Construction Inc
EXCALIBUR CONSTRUCTION
INC (MEMBER)

STATE OF WYOMING } :SS
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 29th DAY OF June, 2021.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: May 20, 2022

Nan Miller
NOTARY PUBLIC

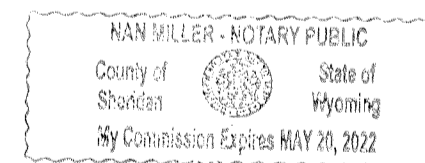


STATE OF WYOMING } :SS
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
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WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: May 20, 2022

Nan Miller
NOTARY PUBLIC



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 8 DAY OF July, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

John
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 21 DAY OF June, 2021.

Carl
ATTEST: CITY CLERK

Paul Bridge
MAYOR

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS 14 DAY OF June, 2021.

M. W. W. W.
CHAIRMAN

Attest: Vice 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 3:02 O'CLOCK THIS 9 DAY OF July, 2021

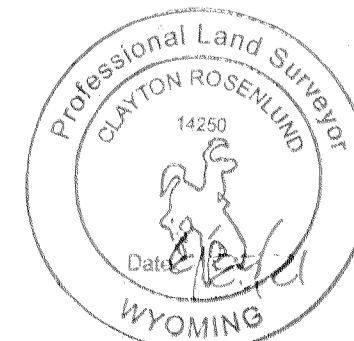
AND IS DULY RECORDED IN PLAT BOOK H ON PAGE 66
Eda Schunk Thompson No. 2021-770593
COUNTY CLERK STAMP RECEIVING NUMBER

DECLARATION VACATING PREVIOUS PLATTING AND EASEMENTS

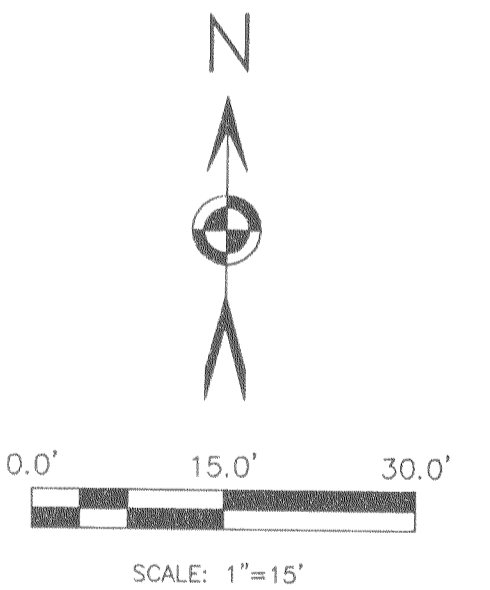
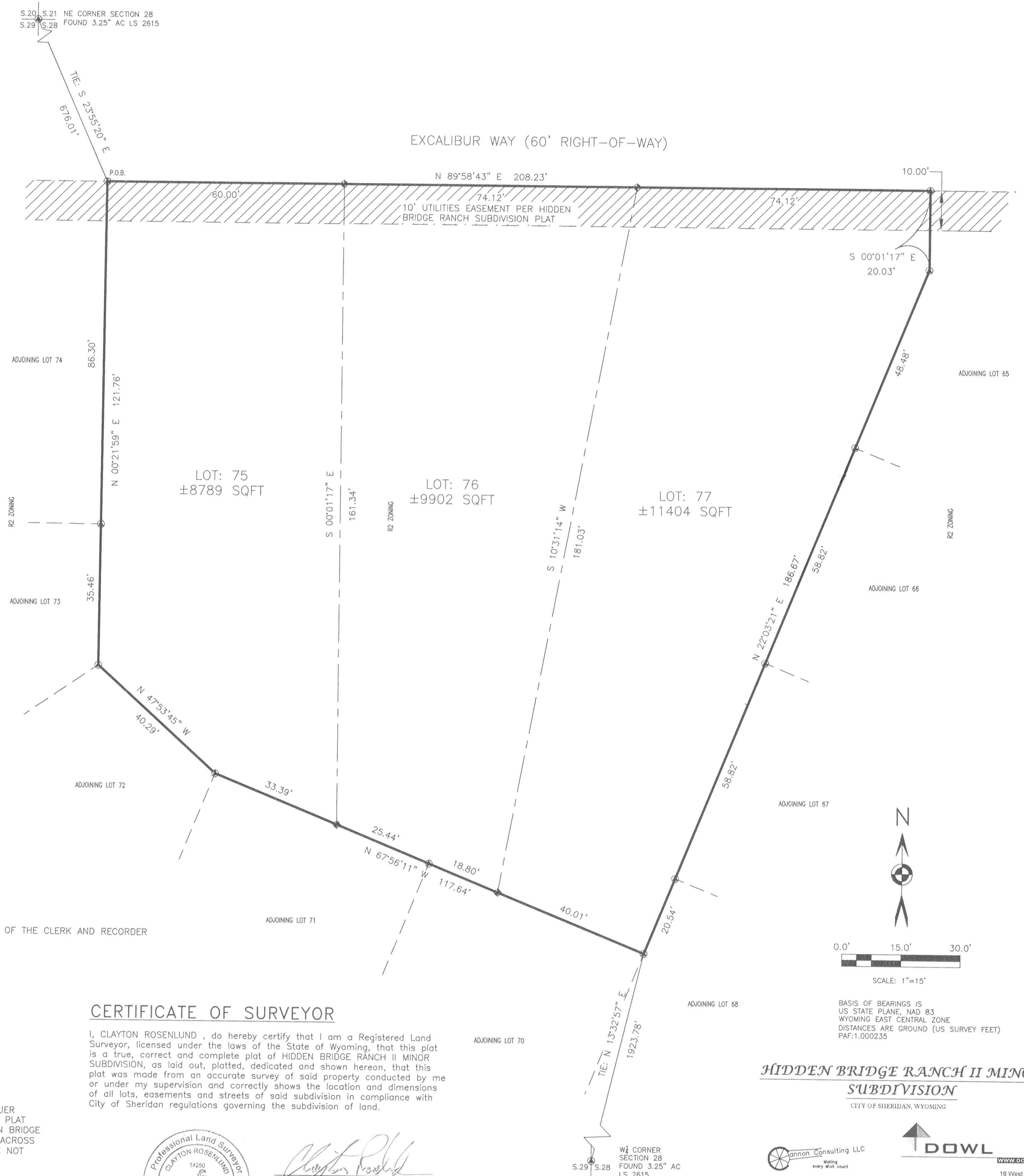
THIS PLAT IS THE RE-SUBDIVISION OF OUTLOT C, HIDDEN BRIDGE RANCH SUBDIVISION, CITY OF SHERIDAN RECORDED IN DRAWER PLAT NO: IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED. THE OPEN SPACE EASEMENT RECORDED ON HIDDEN BRIDGE RANCH SUBDIVISION PLAT AND ALL PREVIOUSLY RECORDED EASEMENTS ON/ACROSS THE PROPERTY ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT AND ARE NOT SHOWN ON THE PLAT ARE HEREBY VACATED.

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 II 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 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.

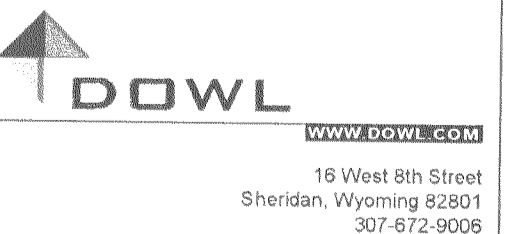


Clayton Rosenlund
REGISTERED LAND SURVEYOR
NO. 14250



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

HIDDEN BRIDGE RANCH II MINOR
SUBDIVISION
CITY OF SHERIDAN, WYOMING



DATE OF PREPARATION: MARCH 10, 2021

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

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