

FINAL PLAT OF 1405 SUBDIVISION

BEING LOTS 15 & 16 OF BLOCK 23, SHERIDAN GARDENS ADDITION TO THE CITY OF SHERIDAN
WITHIN THE NE1/4SW1/4 & NW1/4SE1/4 OF SECTION 34, T56N, R84W, 6TH P.M.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

CERTIFICATE OF SURVEYOR

I, DIRK THOMPSON, 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 1405 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.

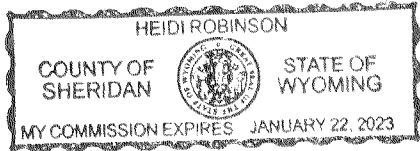
STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14TH DAY OF DECEMBER, 2021.

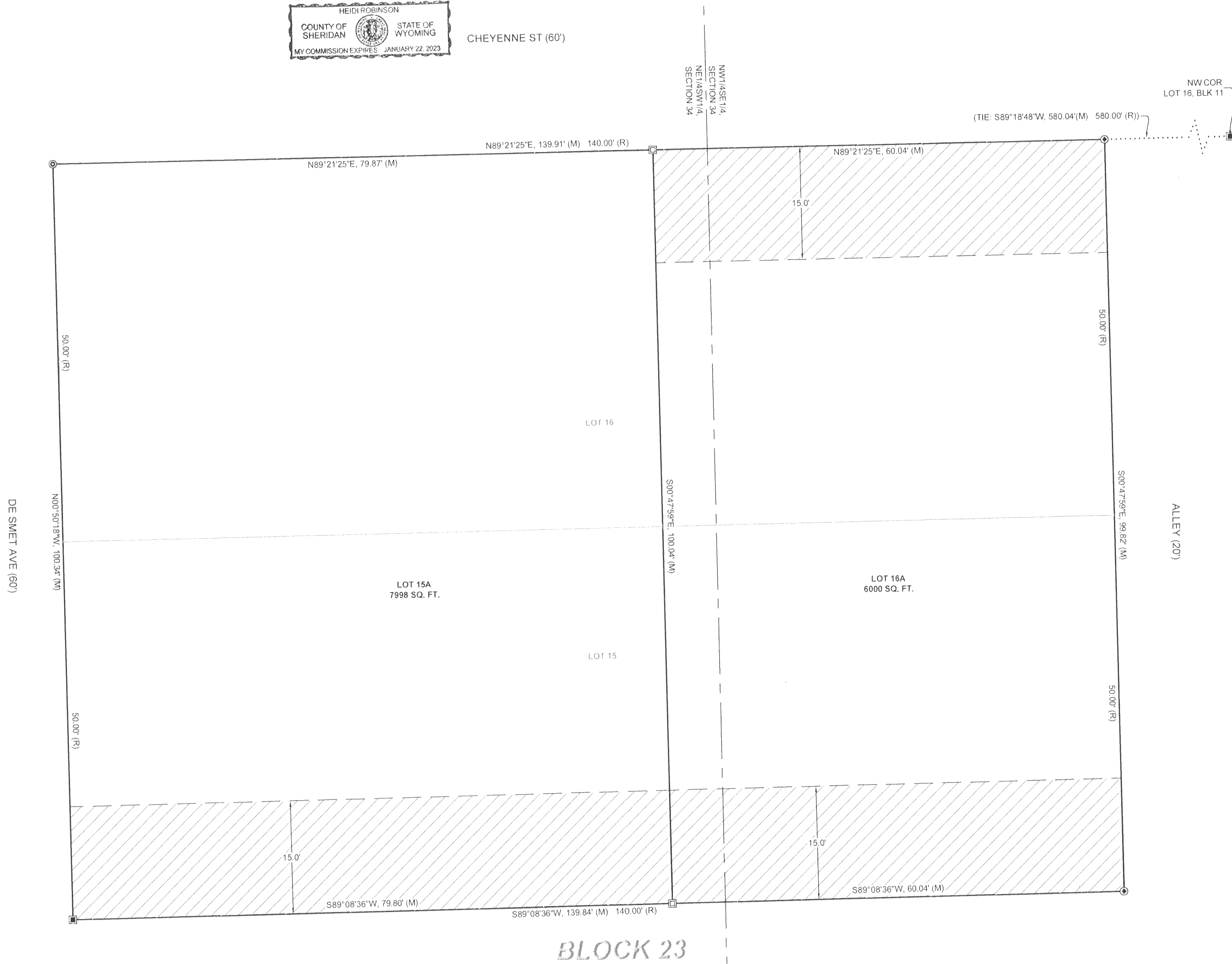
BY Dirk Thompson

WITNESS MY HAND AND OFFICIAL SEAL.

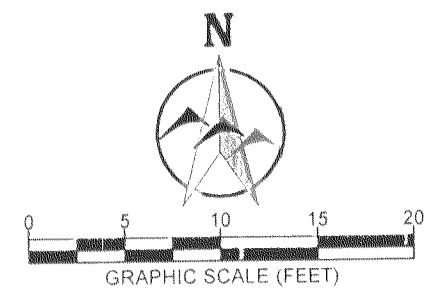
MY COMMISSION EXPIRES 1/22/2023



CHEYENNE ST (60')



- LEGEND**
- SET 2-1/2" ALUMINUM CAP PLS 14277
 - FOUND ALUMINUM CAP PLS 6812
 - FOUND 1.0" PLASTIC CAP ON REBAR LS 567
 - FOUND ALUMINUM CAP PLS 14250
 - MEASURED DISTANCE
 - RECORD DISTANCE
 - NEW PROPERTY LINE
 - SHERIDAN GARDENS ADDITION
 - UTILITY EASEMENT DEDICATED PER THIS PLAT



SURVEYORS NOTES

- BASIS OF BEARING IS WYOMING STATE PLANE (EAST CENTRAL ZONE) (NAD83); GROUND DISTANCES
- LOTS ARE ZONED R-1
- SURVEY PERFORMED IN ACCORDANCE TO SHERIDAN CITY CODE APPENDIX B, SECTION 403.
- RECORD OWNER: KW CAPITAL LTD (GENERAL WARRANTY DEED DATED SEPTEMBER 27, 2021, DOCUMENT #2021-772736)
- TOTAL ACRES OF SUBDIVISION = 0.32 ACRE.
TOTAL NUMBER OF LOTS = 2
AREA OF LOT 15A = 0.18 ACRE
AREA OF LOT 16A = 0.14 ACRE

LANDOWNERS CERTIFICATE

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

THAT THE FOREGOING PLAT DESIGNATED AS 1405 SUBDIVISION IS LOCATED IN THE NE1/4SW1/4 & NW1/4SE1/4 OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, SHERIDAN COUNTY WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 15 AND 16, BLOCK 23, SHERIDAN GARDENS ADDITION TO THE CITY OF SHERIDAN WITHIN THE NE1/4SW1/4 & NW1/4SE1/4, SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

AND CONTAINS AN AREA OF 0.32 ACRE, MORE OR LESS, 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.

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.

EXECUTED THIS 15 DAY OF December, 2021, BY:

ERIC WHITEHEAD, OWNER

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15 DAY OF December, 2021, BY Eric Whitehead

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 1/22/2023

Heidi Robinson
NOTARY PUBLIC



CERTIFICATE OF MORTGAGEE

THE UNDERSIGNED FIRST BANK OF WYOMING, 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 _____ OF MORTGAGES, AT PAGE _____, 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 SHERIDAN COUNTY FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

FIRST BANK OF WYOMING

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

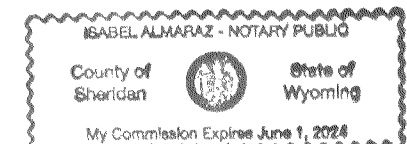
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16 DAY OF December, 2021

BY Jay Martinson

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES June 1 2024

Heidi Robinson
NOTARY PUBLIC



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, AND CERTIFIED THIS 16 DAY OF December, 2021 BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

ATTEST:

[Signature]
DIRECTOR OF PUBLIC WORKS

MAYORAL CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 20TH DAY OF December, 2021

ATTEST:

[Signature]
CITY CLERK

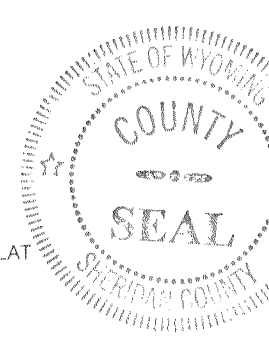
[Signature]
MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

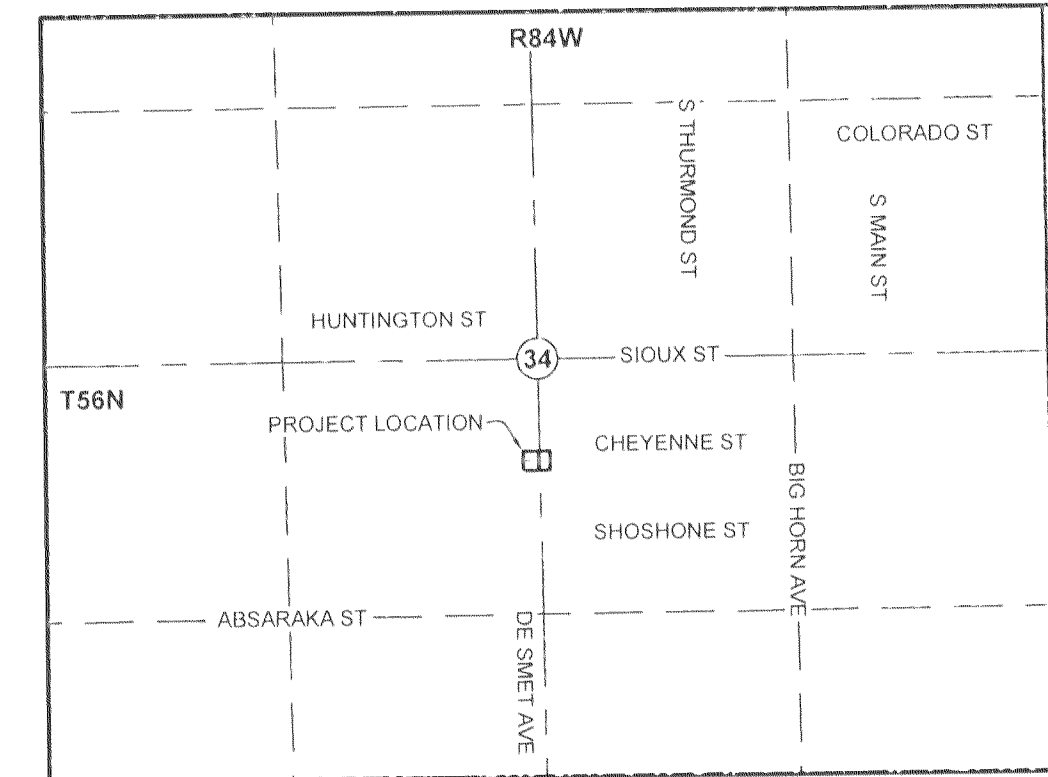
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:48 O'CLOCK THIS 27 DAY OF December 2021 AND IS DULY RECORDED IN BOOK F, PAGE NO. 29, (GRAS PLAT NO. 2021-775213)

Eda Schunk Thompson
COUNTY CLERK



DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOT 15 AND 16 OF BLOCK 23, SHERIDAN GARDENS ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, AS RECORDED AS MAP S-10 OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.



VICINITY MAP
1"=1000'

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.

1405 SUBDIVISION

PREPARED FOR:

ERIC WHITEHEAD
PO BOX 303
RANCHESTER, WY 82839

PREPARED BY:

WWC ENGINEERING
1849 TERRA AVENUE
SHERIDAN, WY 82801
(307) 672-0761
www.wwcengineering.com

NO.	REVISION	BY	DATE	DESIGNED BY:
				CIG
				CHECKED BY: DRT
				DATE: 12/7/2021
				SHEET 1 of 1