

ADKINS VALLEY II MINOR SUBDIVISION

FINAL PLAT OF

A SUBDIVISION OF TRACT 1 OF REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW4), SECTION 11, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA: 2.271 ACRES
NUMBER OF LOTS: 4

LOT 16
AMENDED PLAT OF TRACTS 11-15
ADKINS VALLEY SUBDIVISION
NOT PART OF THIS SUBDIVISION
132'X396'

S 89°10'35" W 131.96'

CERTIFICATE OF DEDICATION

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

THAT THE FOREGOING PLAT DESIGNATED AS ADKINS VALLEY II MINOR SUBDIVISION, BEING A SUBDIVISION OF LOT 1 OF THE REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW4), SECTION 11, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

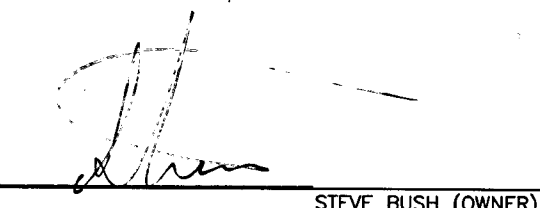
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE S 89°30'01" W, 1509.32 FEET TO A POINT ON THE NORTH LINE OF WOODLAND PARK ROAD RIGHT-OF-WAY; SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT; THENCE N 01°15'18" W 388.34 FEET ALONG THE WEST LINE OF LOTS 2 & 3 OF SAID REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION; THENCE S 89°01'12" W, 95.65 FEET ALONG THE SOUTH LINE OF TRACT 9 OF ADKINS VALLEY SUBDIVISION; THENCE N 01°13'59" W, 244.28 FEET ALONG THE WEST LINE OF LOTS 9 & 10 OF ADKINS VALLEY SUBDIVISION TO THE SOUTH LINE OF THE AMENDED PLAT AND SUBDIVISION OF TRACTS 11-15, ADKINS VALLEY SUBDIVISION; THENCE S 89°10'35" W, 131.96 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF TRACT 4 OF SAID ADKINS VALLEY SUBDIVISION; THENCE S 01°17'07" E, 629.89 FEET ALONG THE EAST LINE OF SAID TRACT 4 OF ADKINS VALLEY SUBDIVISION TO THE NORTH LINE OF SAID WOODLAND PARK ROAD RIGHT-OF-WAY; THENCE N 89°16'31" E, 227.17 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, SUBJECT TRACT CONTAINING 2.271 ACRES.

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

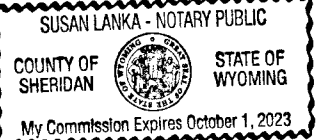
THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

THIS _____ DAY OF _____ 2023

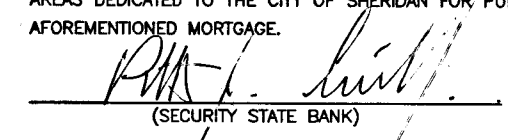
TRACT 10
ADKINS VALLEY
SUBDIVISION
NOT PART OF
THIS SUBDIVISION
132'X289'

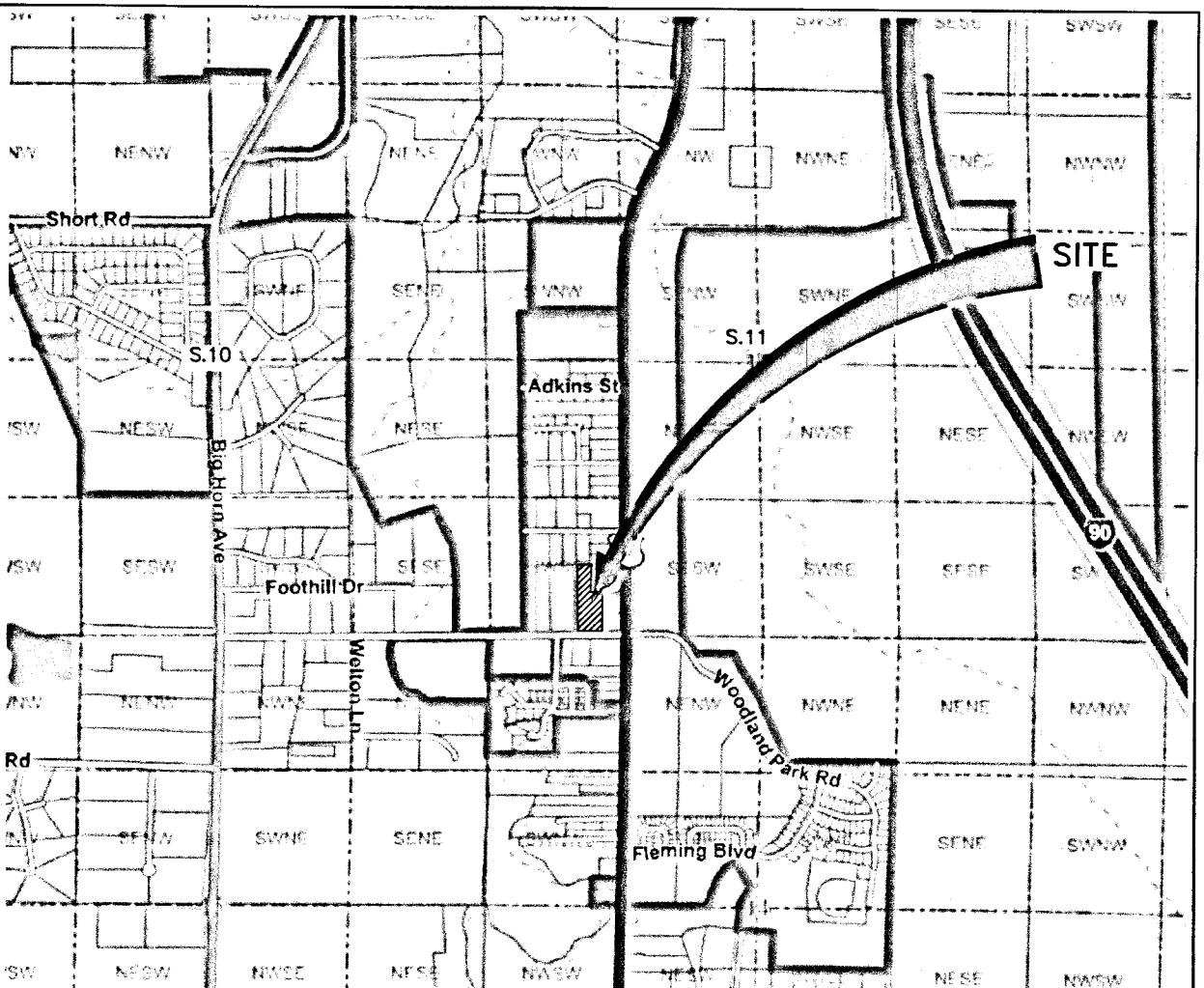

STEVE BUSH (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Steve Bush
THIS 12 DAY OF September, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10-1-2023
Susan Lanka
NOTARY PUBLIC

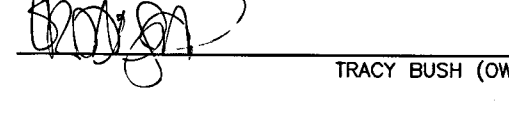


THE UNDERSIGNED MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS DOCUMENT #2022-775455. MORTGAGEE, BY SIGNATURE ON 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 FOREMENTIONED MORTGAGE.

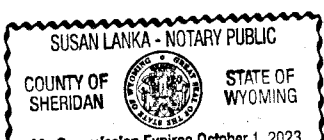

(SECURITY STATE BANK)



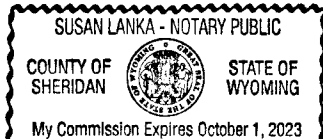
LOCATION MAP
N.T.S.


TRACY BUSH (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Tracy Bush
THIS 12 DAY OF September, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10-1-2023
Susan Lanka
NOTARY PUBLIC



STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Eda Elvank Thompson
THIS 12 DAY OF September, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10-1-2023
Susan Lanka
NOTARY PUBLIC



CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION


REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS 12 DAY OF February, 2023.


CHAIRMAN

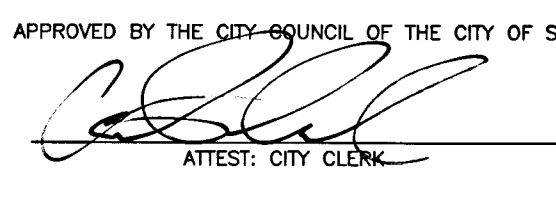

ATTEST: VICE CHAIRMAN

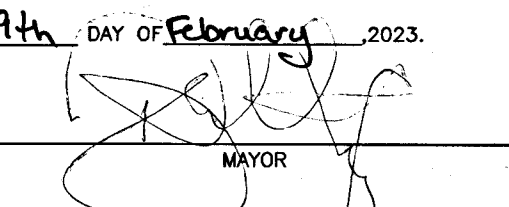
CERTIFICATE OF APPROVAL

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 12 DAY OF September, 2023, 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 19 DAY OF February, 2023.


ATTEST: CITY CLERK

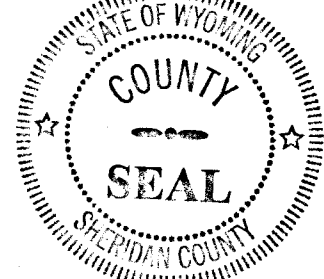

MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:13 O'CLOCK P.M., THIS 12 DAY OF September, 2023 AND IS DULY RECORDED IN PLAT BOOK A ON PAGE 47 (OR AS PLAT NO. A-47).


COUNTY CLERK

2023-787817
STAMP RECEIVING NUMBER



CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

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 12 DAY OF September, 2023.


DIRECTOR OF PUBLIC WORKS

LEGEND

- FOUND 1.5" AC-PLS 10287
- ▲ FOUND EVIDENCE AS NOTED
- ◆ FOUND 1.5" AC-PLS 6812
- ◆ SET 1.5" AC-LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- SUBDIVISION BOUNDARY LINE
- ADJOINING PROPERTY LINE
- INTERIOR TRACT LINE
- FENCE LINE
- UTILITIES EASEMENT
- ACCESS EASEMENT (26' WIDE PAVED SURFACE REQUIRED)

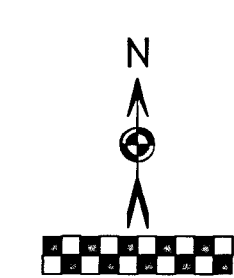
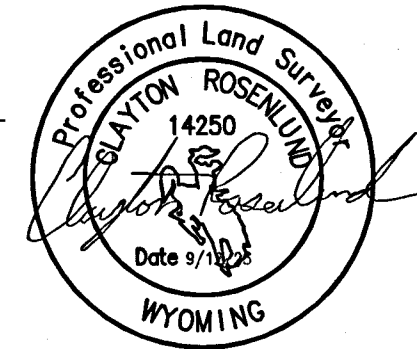
DECLARATION VACATING PREVIOUS PLATTING AND EASEMENTS

THIS PLAT IS THE SUBDIVISION OF LOT 1, REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION, SHERIDAN COUNTY, WYOMING, RECORDED ON BOOK A PLAT NO. 40. CLERK, ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF SURVEYOR

I, CLAYTON P. ROSENBLUND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF ADKINS VALLEY II MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.


CLAYTON P. ROSENBLUND
REGISTERED LAND SURVEYOR
NO. 14250



SCALE: 1"=20'

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

RECORD OWNER:
STEVE AND TRACY BUSH
PO BOX 82,
SHERIDAN, WY 82801
DATE PREPARED: 9/12/23

 Annon Consulting LLC
Making every shot count

A-47

TRACT 3&4
ADKINS VALLEY SUBDIVISION
NOT PART OF THIS
SUBDIVISION
630'X264'

