

REPLAT OF ADKINS VALLEY II MINOR SUBDIVISION

FINAL PLAT

OF TRACT 1-4 OF ADKINS VALLEY II MINOR SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW4), SECTION 11, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING

TOTAL AREA: ±2.71 ACRES
ORIGINAL LOTS: 4
AFTER REPLAT LOTS: 3

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, & ANGELA KELLER-SANCHEZ & PIERSON, ROBERT & BARBARA BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

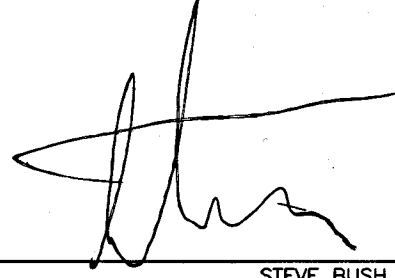
THAT THE FOREGOING PLAT DESIGNATED AS THE REPLAT OF ADKINS VALLEY II MINOR SUBDIVISION, BEING A REPLAT OF TRACTS 1-4 OF ADKINS VALLEY II SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW4), SECTION 11, T55N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE S 89°35'01" 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 07°15'18" W, 306.54 FEET ALONG THE EAST LINE OF TRACT 1-4 OF SAID ADKINS VALLEY II MINOR SUBDIVISION; THENCE S 89°01'12" W, 95.65 FEET ALONG THE NORTH LINE OF SAID TRACT 1; THENCE N 01°13'59" W, 254.28 FEET ALONG THE EAST LINE OF SAID TRACT 1 TO THE NORTH LINE OF SAID TRACT 1; THENCE S 89°10'35" W, 131.96 FEET ALONG SAID NORTH LINE OF SAID TRACT 1 TO THE WEST LINE OF SAID TRACT 1; THENCE S 01°17'07" E, 629.98 FEET ALONG THE WEST LINE OF SAID TRACTS 1-4 OF ADKINS VALLEY II MINOR 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 OF WOODLAND PARK ROAD RIGHT-OF-WAY TO THE POINT OF BEGINNING; SUBJECT TRACT CONTAINING ±2.71 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 _____, 2024

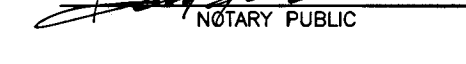

STEVE BUSH (OWNER)

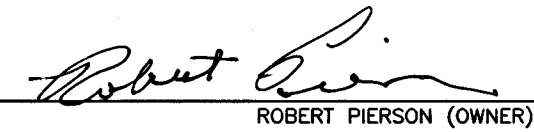
STATE OF WYOMING }
COUNTY OF SHERIDAN }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Steve Bush

THIS 12 DAY OF April, 2024.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 02/06/2029


DANIEL KOPMAN
Notary Public - State of Wyoming
Commission ID 168111
My Commission Expires 02/06/2029

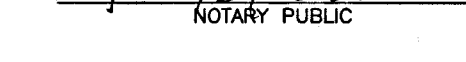

ROBERT PIERSON (OWNER)

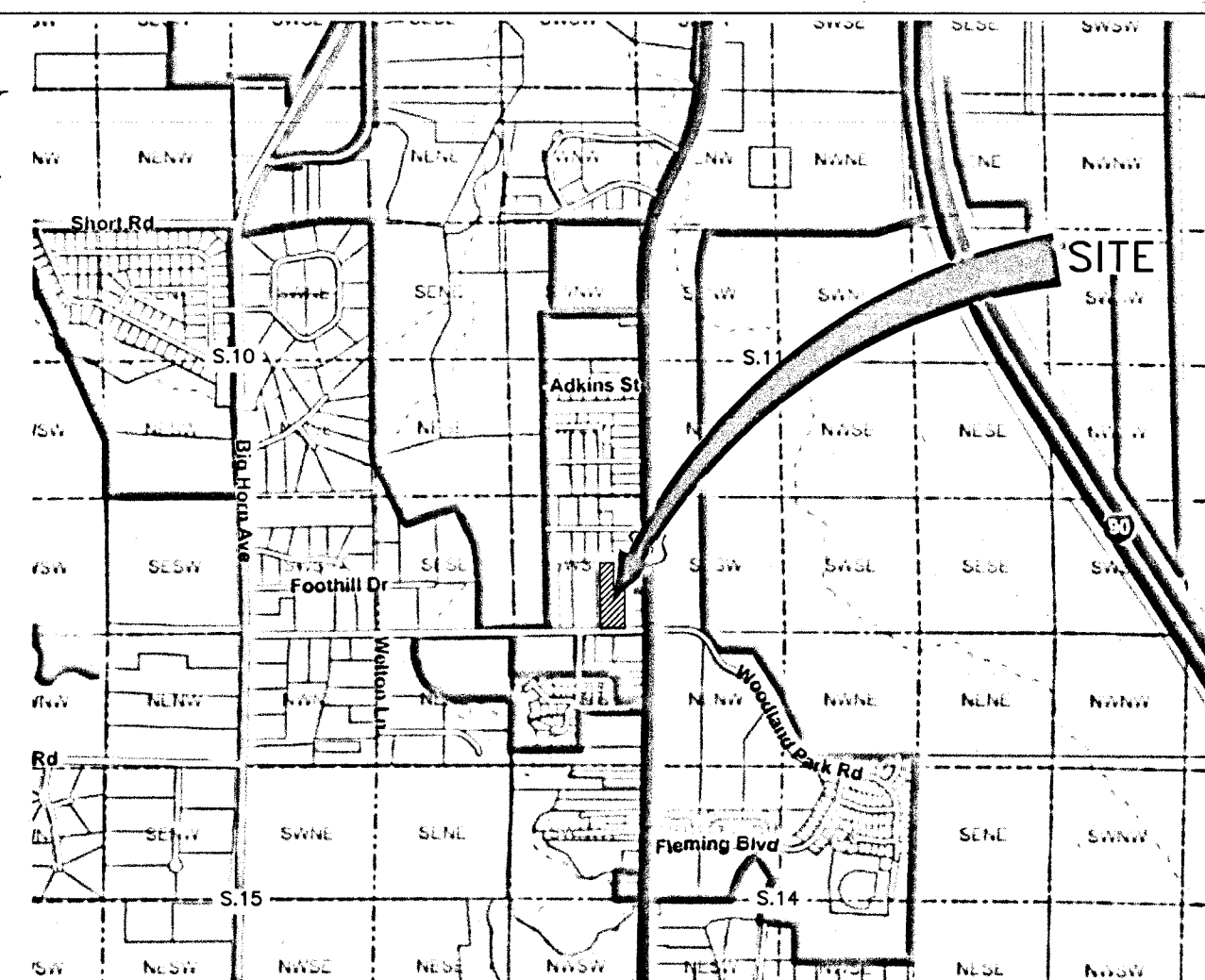
STATE OF WYOMING }
COUNTY OF SHERIDAN }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Robert Pierson

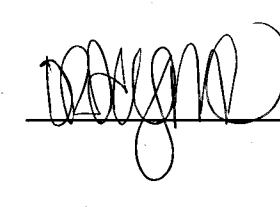
THIS 12 DAY OF April, 2024.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 02/06/2029


DANIEL KOPMAN
Notary Public - State of Wyoming
Commission ID 168111
My Commission Expires 02/06/2029



LOCATION MAP
N.T.S.

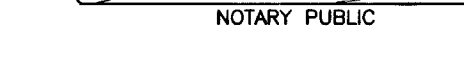

TRACY BUSH (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Tracy Bush

THIS 16 DAY OF April, 2024.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 02/06/2029


CHRISTIAN STEWART
Notary Public - State of Wyoming
Commission ID 153075
My Commission Expires February 6, 2030

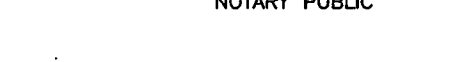

BARBARA PIERSON (OWNER)

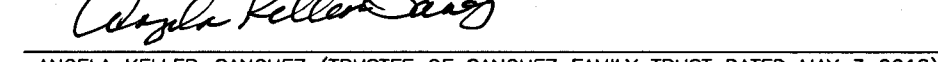
STATE OF WYOMING }
COUNTY OF SHERIDAN }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Barbara Pierson

THIS 12 DAY OF April, 2024.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 02/06/2029


DANIEL KOPMAN
Notary Public - State of Wyoming
Commission ID 168111
My Commission Expires 02/06/2029

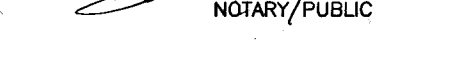

ANGELA KELLER-SANCHEZ (TRUSTEE OF SANCHEZ FAMILY TRUST DATED MAY 3 2018)

STATE OF WYOMING }
COUNTY OF SHERIDAN }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Angela Keller-Sanchez

THIS 12 DAY OF April, 2024.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 02/06/2029


DANIEL KOPMAN
Notary Public - State of Wyoming
Commission ID 168111
My Commission Expires 02/06/2029

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 18 DAY OF April, 2024, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.


HANS MEIER
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 25 DAY OF April, 2024

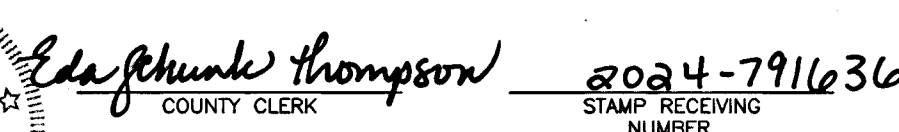

ATTEST: CITY CLERK


MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:57 O'CLOCK P.M. THIS 29 DAY OF April, 2024 AND IS DULY RECORDED IN PLAT BOOK A ON PAGE 48 (OR AS PLAT NO. A-48)


EDA SHUNK THOMPSON
COUNTY CLERK
2024-791636
STAMP RECEIVING NUMBER

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 AND UTILITIES EASEMENT (26' WIDE PAVED SURFACE REQUIRED)
- ORIGINAL LOT LINE

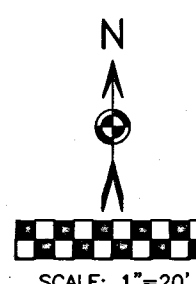
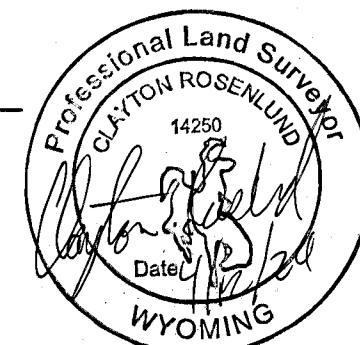
DECLARATION VACATING PREVIOUS PLATTING AND EASEMENTS

THIS PLAT IS THE SUBDIVISION OF ADKINS VALLEY II MINOR SUBDIVISION, SHERIDAN COUNTY, WYOMING, RECORDED ON BOOK A PLAT NO. 47. CLERK: ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF SURVEYOR

I, CLAYTON P. ROSENLUND, 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. ROSENLUND
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 OWNERS:

STEVE AND TRACY BUSH
& SANCHEZ, ROBERT
TRUSTEE & PIERSON,
ROBERT & BARBARA
SHERIDAN, WY 82801

DATE PREPARED: 1/8/24

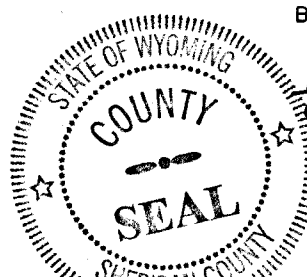
TRACT 3&4
ADKINS VALLEY SUBDIVISION
NOT PART OF THIS
SUBDIVISION
630'X264'

A-48

NOTICE:
This plat is an image or reproduction of the original as it 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. Demonstrations, measurement or representations may have occurred
since the original plat was recorded.

WOODLAND PARK ROAD
(AKA: COUNTY ROAD #66)
60 FOOT RIGHT-OF-WAY

LOT 2 & SOUTH
25' OF LOT 3
REPLAT OF LOTS
1-8
ADKINS VALLEY
SUBDIVISION
NOT PART OF THIS
SUBDIVISION
157'X194'



LOT 3 EXCEPT THE
SOUTH 25' OF LOT 3
REPLAT OF LOTS 1-8
ADKINS VALLEY
SUBDIVISION
NOT PART OF THIS
SUBDIVISION
207'X194'

TRACT 9
ADKINS VALLEY SUBDIVISION
NOT PART OF THIS SUBDIVISION
132'X289'

UTILITY EASEMENT
25.00'

UTILITY EASEMENT
55.62'

UTILITY EASEMENT
55.62'

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