



DEDICATION OF PUBLIC RIGHT OF WAY

This Dedication of Right of Way is made by Woodland Creek Estates, LLC, a Wyoming limited liability company, Grantor in favor of the Public and accepted by the CITY OF SHERIDAN, WYOMING, Grantee. In furtherance of that dedication recorded in Book 558 at Page 152 of the Sheridan County Clerk, and Grantor does hereby dedicate for use by Grantee and the public a right of way for streets, utilities and other ancillary municipal uses to which Grantee may determine as being in the best interest of the public as a right of way, that property described on **Exhibit A** and illustrated on **Exhibit B**, attached hereto.

DATED this 9th day of February, 2018, LBK

Woodland Creek Estates, LLC,
 a Wyoming limited liability company

By: Robert Barry King
 Title: Managing Member

ACCEPTED BY THE CITY OF
 SHERIDAN, WYOMING

By: Roger Miller
 Title: Mayor

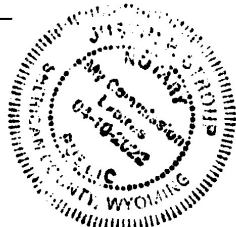
STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 4th day of February, 2018, by Robert Barry King, as Managing Member of Woodland Creek Estates, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

My commission expires: 4/10/22

Notary Public



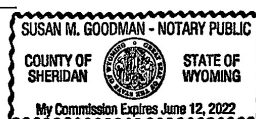
STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 7th day of February, 2018, by Roger Miller, as Mayor of the City of Sheridan, Wyoming.

WITNESS my hand and official seal.

My commission expires: _____

Susan M. Goodman
 Notary Public





2019-748042

2/8/2019 3:57 PM PAGE: 2 OF 3

BOOK: 579 PAGE: 57 FEES: \$18.00 HLM RIGHT OF WAY EASEM
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: Woodland Creek Estates, LLC
November 27, 2018

Re: DEDICATE AND CONVEY TO AND FOR PUBLIC USE

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the northwest corner of said Section 14 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence S58°54'40"E, 1498.02 feet to the **POINT OF BEGINNING** of said tract, said point lying on the west right-of-way line of U.S. Highway No. 87 (AKA Coffeen Avenue) and being the northeast corner of a tract of land described in Book 389 of Deeds, Page 63; thence S89°44'19"W, 148.48 feet along the north line of said tract described in Book 389 of Deeds, Page 63 to a point, said point being the southeast corner of Creek Drive, Woodland Creek Estates; thence N00°12'00"W, 50.00 feet along the east line of said Woodland Creek Estates to a point, said point being the southeast corner of Lot 1, Woodland Creek Estates; thence, fifty (50.00) feet north of and parallel to said north line of said tract described in Book 389 of Deeds, Page 63, N89°44'19"E, 149.20 feet to a point, said point lying on said west right-of-way line of U.S. Highway No. 87 (AKA Coffeen Avenue); thence S00°37'08"W, 50.01 feet along said west right-of-way line of U.S. Highway No. 87 (AKA Coffeen Avenue) to the **POINT OF BEGINNING** of said tract.

Said tract contains 7,442 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

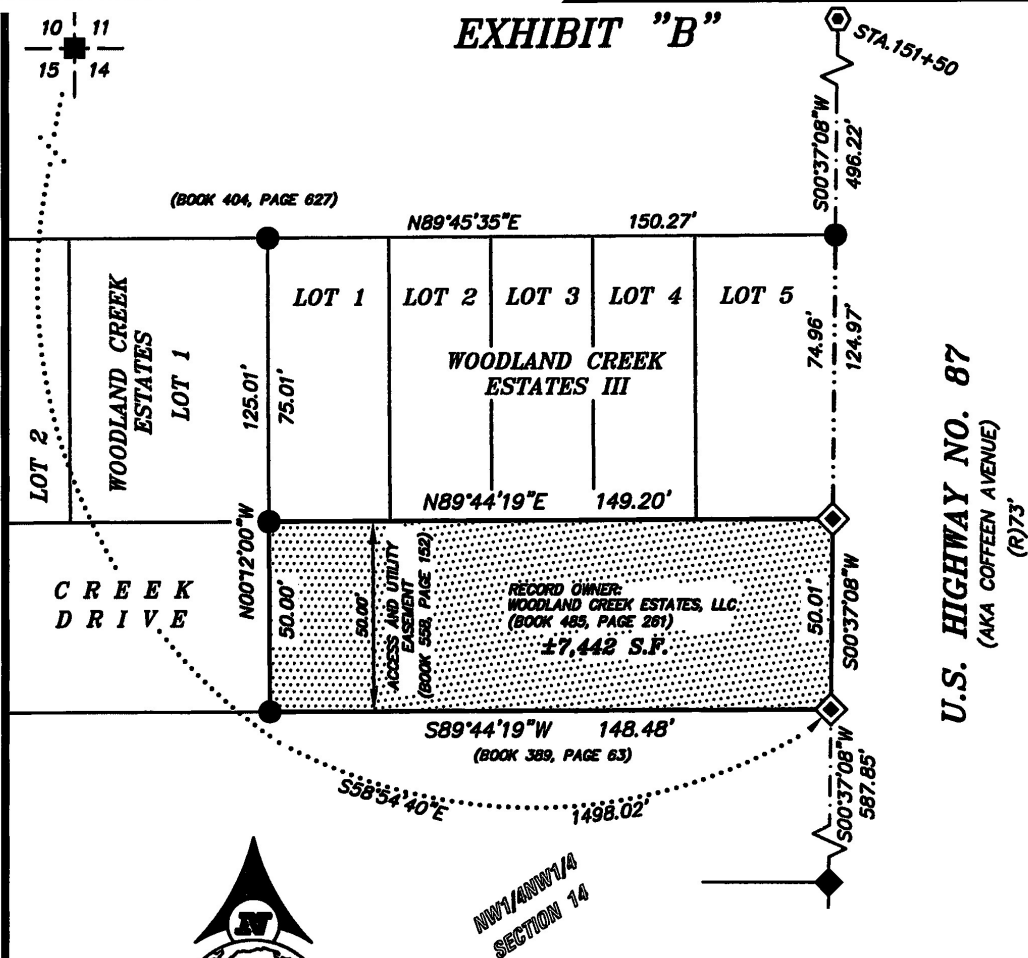
SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



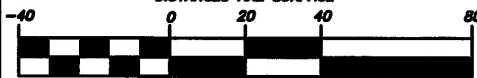
Modification in any way of the above or foregoing legal description terminates liability of surveyor.

EXHIBIT "B"



SCALE: 1"=40'

BEARINGS ARE BASED ON THE
 WYOMING COORDINATE SYSTEM
 NAD 1983, EAST CENTRAL ZONE
 DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
 DAF: 1.000235
 DISTANCES ARE SURFACE



(U.S. SURVEY FEET)

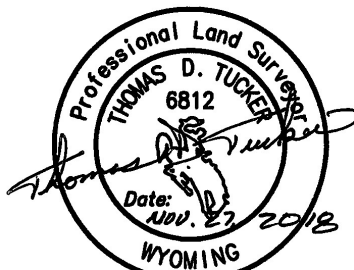
LEGEND:

- ◆ FOUND 2" ALUMINUM CAP PER PLS 15646
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- ⊙ FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED: NOTHING FOUND/NOTHING SET
- ANNEXATION LINE
- LOT/PROPERTY LINE
- - - EASEMENT LINE AS NOTED
- - - HIGHWAY RIGHT-OF-WAY LINE
- DEDICATED TO THE PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
 COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE
 STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE
 RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS
 ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

NO. 2019-748042 RIGHT OF WAY EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 CITY OF SHERIDAN - PLANNING P O BOX 848
 SHERIDAN WY 82801

EXHIBIT "B" DEDICATION PLAT

CLIENT: MC2 ENGINEERING AND CONSTRUCTION, PC
 LOCATION: NW1/4NW1/4, SECTION 14, TOWNSHIP 55 NORTH,
 RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY,
 WYOMING

RESTFELDT
 SURVEYING
 2340 WETLANDS DR., SUITE 100
 PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415

JN: 2014-012 S&4
 DN: 2014-012_SJ7-C3D
 TAB: DEDICATION
 PF: T2014-012-TGO
 NOVEMBER 27, 2018