



## 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 9<sup>th</sup> day of February, 2018. 9 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

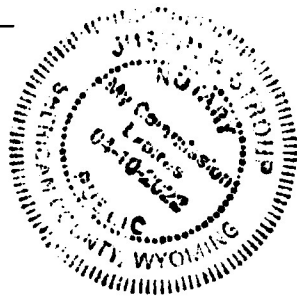
STATE OF WYOMING )  
 ) ss.  
 COUNTY OF SHERIDAN )

The foregoing instrument 9 was acknowledged before me this 4<sup>th</sup> 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 7<sup>th</sup> day of February, 2018, by Roger Miller, as mayer of the City of Sheridan, Wyoming.

WITNESS my hand and official seal



## 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.

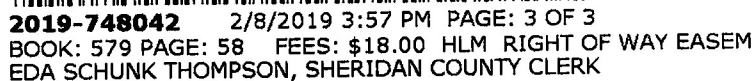
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

### **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"**

(BOOK 404, PAGE 627)

N89°45'35"E 150.27'

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5

WOODLAND CREEK ESTATES III

N89°44'19"E 149.20'

CREEK DRIVE

WOODLAND CREEK ESTATES LOT 1

LOT 2

N00°12'00"W 125.01' 75.01'

50.00' 50.00'

ACCESS AND UTILITY EASEMENT (BOOK 558, PAGE 152)

RECORD OWNER:  
WOODLAND CREEK ESTATES, LLC.  
(BOOK 483, PAGE 281)  
**±7,442 S.F.**

S89°44'19"W 148.48'  
(BOOK 389, PAGE 63)

S58°54'40"E 1498.02'

S00°37'08"W 496.22' STA.151+50

74.96' 124.97'

S00°37'08"W 587.85'

U.S. HIGHWAY NO. 87  
(AKA COFFEEN AVENUE)  
(R)73'

NW1/4NW1/4 SECTION 14



**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                |

**NO. 2019-748042 RIGHT OF WAY EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
CITY OF SHERIDAN - PLANNING P O BOX 848  
SHERIDAN WY 82801

## ***SURVEYOR'S CERTIFICATE***