



**FINAL PLAT OF
WOODLAND
CREEK ESTATES**

A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF LOT 2, JCM SUBDIVISION
TO THE CITY OF SHERIDAN AND PLATTING A PORTION OF THE NW1/4NW1/4,
SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING.

TOTAL AREA = 13.81 ACRES
AREA OF 49 LOTS = 17.29 ACRES
AREA OF OUTLOTS A-D = 23.53 ACRES
AREA OF INLAND = 1.18 ACRES
AREA OF OUTLOTS R-1 & R-2 (PRIVATE ROADS) = 1.17 ACRES
CITY OF SHERIDAN ZONING = PLANNED UNIT DEVELOPMENT (PUD)

- NOTES:**
- 1) TEN (10) FOOT UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND OUTLOTS A,B,C,D.
 - 2) THE WEST LINE OF LOT 2, JCM SUBDIVISION AS MONUMENTED IS IN ERROR. MONUMENTS WERE ESTABLISHED BY PERALS 3884 WEST OF THE SECTION LINE INTO WELTON SUBDIVISION. THE WEST LINE OF SECTION 14 WAS MONUMENTED BY PLS 2615 AND HAS BEEN WELL DOCUMENTED BY OTHER SURVEYS.
 - 3) A PORTION OF LOT 2, JCM SUBDIVISION WAS PLATTED INSIDE THE RIGHT-OF-WAY OF WOODLAND PARK ROAD (SHERIDAN COUNTY ROAD NO. 66). SAID PORTION SHALL BE DEDICATED TO THE PUBLIC.
 - 4) OUTLOTS A, B & C WILL BE DESIGNATED AS OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
 - 5) OUTLOT D WILL BE DESIGNATED AS DETENTION USE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
 - 6) OUTLOTS R-1 & R-2 ARE PRIVATE ROADS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). OUTLOTS R-1 & R-2 ARE ALSO DESIGNATED AS UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES INCLUDING TV CABLES.
 - 7) FLOODWAY EASEMENT ("NO BUILDING AREA") FOR THOSE LANDS DESIGNATED HEREON AS A FLOODWAY EASEMENT. DEVELOPER COVENANTS FOR THIS AND ALL SUCCESSORS IN TITLE SHALL STATE THAT THERE SHALL BE NO CHANGE IN GRADE, NO FILL ADDED AND NO TEMPORARY OR PERMANENT STRUCTURE PLACES, INCLUDING ANY TYPE OF BUILDING, TRAILERS, BUILDING MATERIALS, WASTE, DEBRIS OR OTHER SALVAGE ITEMS. THE FLOODWAY EASEMENT SHALL BE MONUMENTED DEFINING ITS LOCATION AND SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO ENSURE THE MONUMENTS REMAIN IN PLACE. IF THE MONUMENTS ARE OBLITERATED THE CITY MAY REQUIRE PROPERTY OWNERS TO HAVE A SURVEYOR REPLACE THEM AT THEIR EXPENSE.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 14th DAY OF January, 2016.

ATTEST: VICE-CHAIRMAN *[Signature]* CHAIRMAN *[Signature]*

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 14th DAY OF January, 2016, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

[Signature]
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 14th DAY OF January, 2016.

ATTEST: CITY CLERK *[Signature]* MAYOR *[Signature]*

CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 10:34 O'CLOCK A.M. THIS 14th DAY OF March, 2016, AND IS DULY RECORDED IN DRAWER W, PLAT NO. 71.
FEES: \$6.00

[Signature]
COUNTY CLERK

STAMP RECEIVING NUMBER 2016-125294

**FINAL PLAT
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WOODLAND CREEK
ESTATES**

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CLIENT: WOODLAND CREEK ESTATES, LLC

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DIN 2014-012-02
FEBRUARY 16, 2016

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