



Professional
Consultants

Architecture
•
Engineering
•
Materials Testing
•
Surveying

237 North Main Street
Sheridan, Wyoming 82801
(307) 672-1711

DATE: 4 MAR 04

SCALE: 1"=60'

DRAWN BY: WEP

CHK'D:

APP'D:

REVISIONS:
City Update
25 MAR 04

FINAL PLAT
MOUNTAIN VIEW ESTATES PUD - ADDITION
CITY OF SHERIDAN
SHERIDAN COUNTY, WYOMING

PROJECT NO.
02027

SHEET NO.
FP

FINAL PLAT MOUNTAIN VIEW ESTATES PUD - ADDITION

LOCATED IN THE N1/2NE1/4, SECTION 35, T56N, R84W, 6TH. P.M.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned Marcus W. York, Diana L. York and Michael J. York, being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Mountain View Estates PUD - Addition, is located in Section 35, Township 56 North, Range 84 West, 6th P.M., Sheridan, Sheridan County, Wyoming, more particularly described as follows:

BEGINNING at a point which is located S 65° 14'09" W, 1,562.00 feet from the NE corner of said Section 35;

Thence with the arc of a curve to the left with a radius of 100.00 feet, an arc length of 103.75 feet, a chord of N 31°58'43" W, 59.16 feet to the PT of said curve;

Thence N 61°40'02" W, 470.93 feet to the PC of a curve to the left with a radius of 84.50 feet, an arc length of 175.01 feet, a chord of S 59°00'01" W, 145.36 feet to the PT of said curve;

Thence S 00°19'58" E, 31.96 feet to a point;

Thence S 89°47'17" W, 16.00 feet to a point;

Thence S 00°19'58" E, 216.00 feet to a point;

Thence S 89°40'04" W, 120.00 feet to a point;

Thence N 00°19'58" W, 250.70 feet to a point;

Thence N 24°13'43" E, 122.84 feet to a nontangent curve to the right with a radius of 204.50 feet, an arc length of 302.01 feet, a chord of N 76°01'32" E, 275.31 feet to the PT of said curve;

Thence S 61°40'02" E, 581.83 feet to a point;

Thence S 00°04'04" E, 222.28 feet to a point;

Thence N 50°14'46" W, 133.15 feet to the point of BEGINNING, containing 3.40 acres, 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, blocks, streets and easements, and

That the undersigned owner(s) of the land shown and described and as it appears on this plat does (do) hereby dedicate to the City of Sheridan and its licensees for public use for the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use.

Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 20th day of December, 2004, by:

Marcus W. York, owner

Diana L. York, owner

Michael J. York, owner

STATE OF WYOMING) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 20th day of December, 2004, by Marcus W. York, Diana L. York and Michael J. York, Owners of Mountain View Estates PUD - Addition.

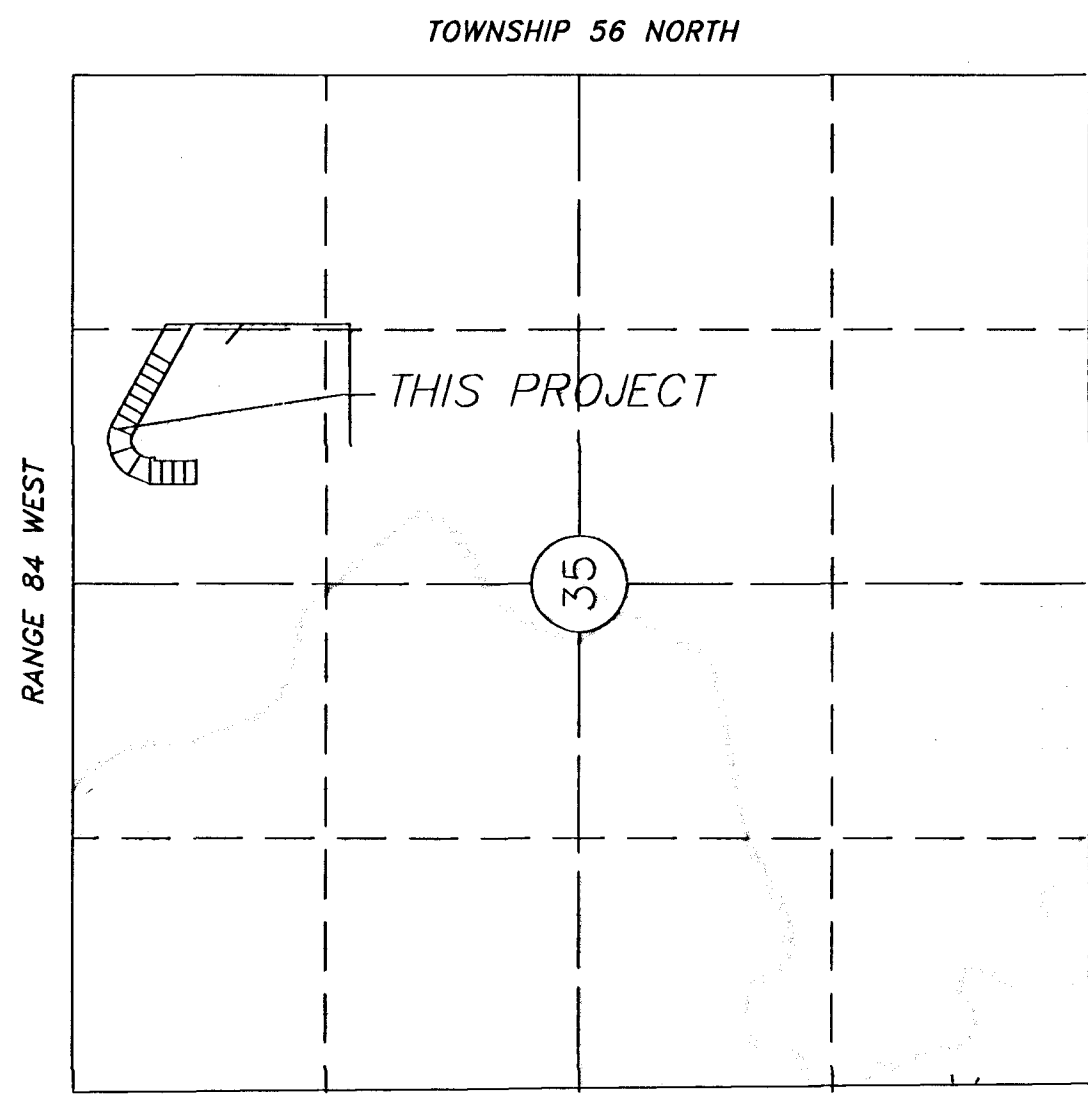
My Commission Expires MAY 28, 2006

Notary Public
COUNTY OF SHERIDAN
STATE OF WYOMING

I, William E. Rickard, being a Registered Land Surveyor under the laws of the State of Wyoming, that this plat is a true, correct plat of Mountain View Estates PUD - Addition, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.



UNLESS SIGNED, SEALED AND DATED
THIS IS A PRELIMINARY PLAT.



LOCATION MAP
SCALE 1" = 1000'

NOTES:

Basis of bearing: NAD 27
Wyoming East Central Zone

Lots 78 - 84 only:

1) Prior to issuing any building permit for a home requiring a permanent foundation the foundation shall be designed by a licensed professional engineer.

2) A potential for settlement exists and homes placed on blocks may require periodic raveling.

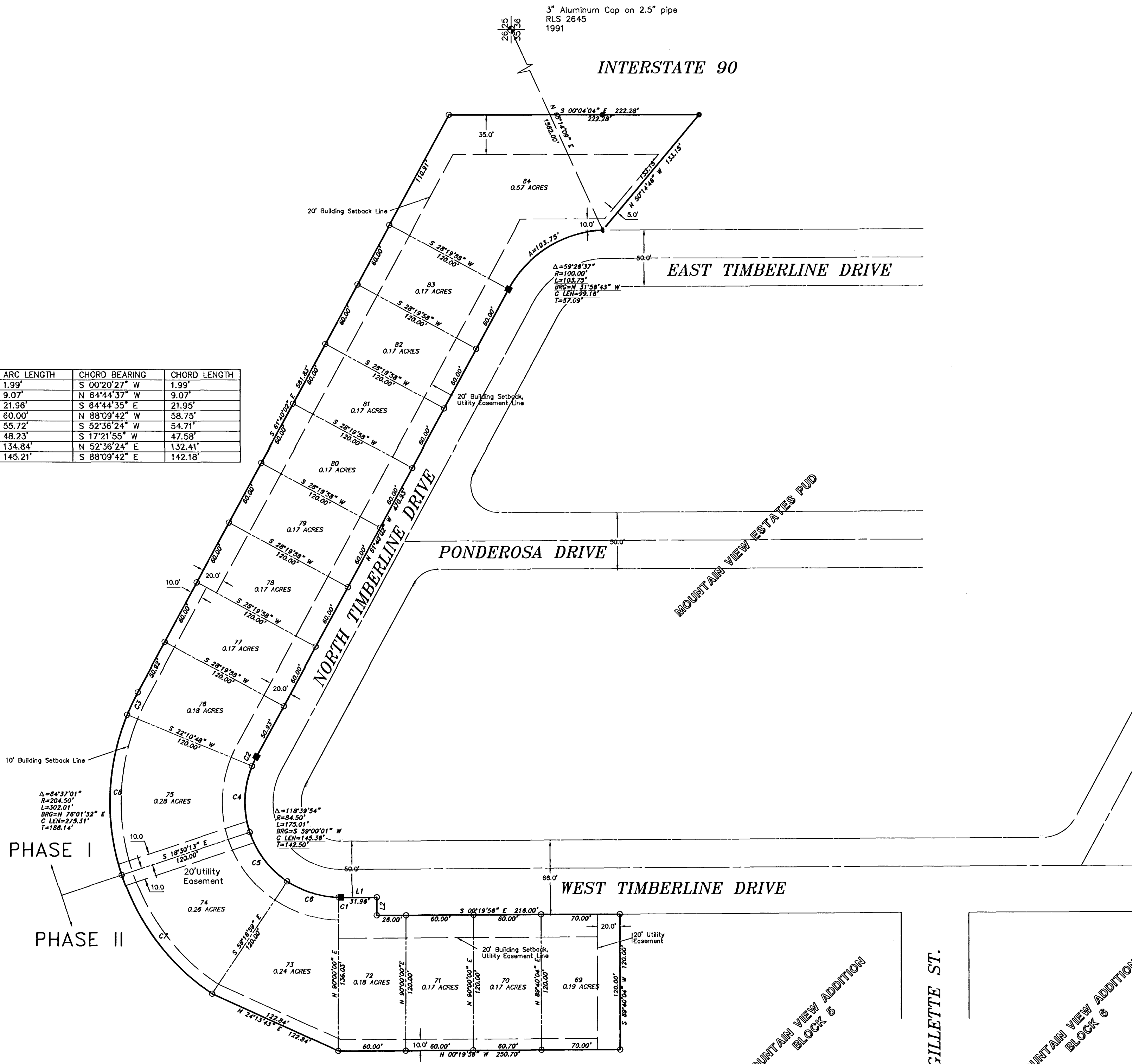
3) Final grading plans, prepared by a licensed professional engineer, shall be included with all building permits for lots 78-84, showing that surface drainage from any structures is designed to flow away from the slope.

4) Timberline Drive was established as shown on this plat at 3:00 P.M., October 22, 1996 by instrument 240271 and filed in Drawer M, Plat number 46.

5) A 10 foot utility easement is reserved as follows:
5 feet left, right and parallel to all side lot lines
10 feet parallel to all front and rear lot lines

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	01°20'46"	84.50'	1.99'	S 00°20'27" W	1.99'
C2	06°09'11"	84.50'	9.07'	N 64°44'37" W	9.07'
C3	06°09'14"	204.50'	21.96'	S 64°44'35" E	21.95'
C4	40°41'00"	84.50'	60.00'	N 88°09'42" W	58.75'
C5	37°46'47"	84.50'	55.72'	S 52°36'24" W	54.71'
C6	32°42'11"	84.50'	48.23'	S 17°21'55" W	47.58'
C7	37°46'47"	204.50'	134.84'	N 52°36'24" E	132.41'
C8	40°41'00"	204.50'	143.21'	S 88°09'42" E	142.18'

LINE	BEARING	DISTANCE
L1	S 00°19'58" E	31.96'
L2	S 89°47'17" W	16.00'



LEGEND

These standard symbols will be found in the drawing.

- Set this Survey
36"x5/8" Rebar w/ 2" Alum cap "CER RLS5300"
- Curve PC or PT
Set this Survey
36"x5/8" Rebar w/ 2" Alum cap "CER RLS5300"
- Existing Monument
- Subdivision Boundary
- Lot Line
- Setback, Easement Line

