

POPLAR GROVE P.U.D. PHASE FOUR
TO THE
CITY OF SHERIDAN, WYOMING

SITUATED IN THE S1/2NW1/4 OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, AND LOT 2, BLOCK 4, POPLAR GROVE P.U.D. PHASE TWO & TRACT "A" POPLAR GROVE P.U.D. PHASE THREE, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

LOTS 1-30: R-3 USES AS PER APPROVED CONCEPTUAL PLAN AND DESIGN REPORT

TOTAL AREA = ±13.70 ACRES
AREA OF LOTS = ±5.90 ACRES
AREA OF OUTLOTS = ±5.77 ACRES
AREA OF ROADS = ±2.03 ACRES

CERTIFICATE OF DEDICATION

A TRACT OF LAND SITUATED IN THE SENECA OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., AND LOT 2, BLOCK 4, POPLAR GROVE P.U.D. PHASE TWO & TRACT 'A', POPLAR GROVE P.U.D. PHASE THREE, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23 (MONUMENTED WITH
PER PL 6594); THENCE S39D14'46"E, 1729.58 FEET TO THE POINT OF BEGINNING OF SAID TRACT; SAID POINT BEING
THE NORTHWEST CORNER OF BLOCK 4, POPULAR GROVE P.L.D.; THENCE S52°24'44"E, 108.58 FEET ALONG THE
EASTERN LINE OF SAID BLOCK 4 TO THE POINT OF BEGINNING OF SAID TRACT; THENCE S89°14'00"E, 14.00 FEET
SAID BLOCK THREE TO A POINT, SAID POINT BEING THE SOUTHWESTHERLY CORNER OF SAID BLOCK 3; THENCE
N45°52'27"E, 64.84 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 14 TO A POINT, SAID POINT LYING ON THE
EASTERN LINE OF SAID LOT 13; THENCE S89°14'00"E, 14.00 FEET ALONG THE SOUTHERLY LINE OF SAID
LOOKOUT POINT DRIVE THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 242°57'57",
A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 25.66 FEET, A CHORD BEARING OF S34°39'47"E, AND A CHORD LENGTH OF
50.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT; THENCE S89°14'00"E, 14.00 FEET ALONG THE
60.02 FEET ALONG THE NORTHERLY LINE OF SAID LOT 13 TO A POINT, SAID POINT LYING ON SAID WESTERLY LINE OF
BLOCK THREE, POPULAR GROVE P.L.D.; PHASE THREE, THENCE S53°14'32"E, 88.21 FEET ALONG SAID WESTERLY LINE OF
BLOCK THREE, POPULAR GROVE P.L.D.; PHASE TWO, THENCE S89°14'00"E, 14.00 FEET ALONG THE SOUTHERLY
PHASE TWO AND ALSO THE SOUTHERLY LINE OF LOT 1, BLOCK 3, POPULAR GROVE P.L.D.; PHASE ONE TO A
POINT, THENCE S62°40'30"E, 25.21 FEET ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 3, POPULAR GROVE P.L.D.; PHASE
ONE, THENCE S89°14'00"E, 14.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 3, POPULAR GROVE
60.76 FEET TO A POINT, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ASPEN TRAIL AND THE
NORTH LINE OF LOT 1, BLOCK 4, POPULAR GROVE P.L.D.; PHASE TWO, THENCE N62°48'30"E, 20.57 FEET ALONG THE
NORTH LINE OF LOT 1, BLOCK 4, POPULAR GROVE P.L.D.; PHASE TWO, THENCE S89°14'00"E, 14.00 FEET
POPULAR GROVE P.L.D.; PHASE TWO, THENCE S27°12'34"E, 87.87 FEET ALONG WESTERLY LINE OF SAID LOT 1, BLOCK 4,
POPULAR GROVE P.L.D.; PHASE TWO TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED
IN BOOK 53 OF DEEDS, PAGE 668 TO A POINT, THENCE S75°25'44"E, 20.23 FEET ALONG SAID SOUTH LINE
TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT; THENCE N07°37'30"E, 311.17 FEET ALONG THE
EASTERN LINE OF SAID TRACT TO THE POINT OF BEGINNING OF SAID TRACT; THENCE N89°14'00"E, 14.00 FEET
280.38 FEET ALONG SAID WEST LINE TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT OF LAND
N89°49'17"E, 22.21 FEET ALONG THE NORTH LINE OF SAID TRACT TO A POINT; THENCE CONTINUE N89°49'17"E,
22.21 FEET ALONG SAID NORTH LINE OF SAID TRACT TO THE POINT OF BEGINNING OF SAID TRACT; THENCE
N07°37'30"E, 311.17 FEET ALONG THE EASTERN LINE OF SAID TRACT TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 13.70 ACRES OF LAND, MORE OR LESS.

THE POPLAR GROVE P.U.D. PHASE FOUR, 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 AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IS DIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, 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 GRANTED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATERLINES, 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.

IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD
EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY
WAIVED AND RELEASED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE
SIGNED BY AFFIDAVIT.

"SIGNED BY AFFIDAVIT"

BY: INVESTMENT PROCESSING REPRESENTATIVE,
TRUST COMPANY OF AMERICA FBO JOHN W. MUECKE
(SEE AFFIDAVIT FILED IN BOOK 568, PAGE 324)

CERTIFICATE OF RECORDER

STATE OF WYOMING : 100
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:37 O'CLOCK P.M.
COUNTY CLERK
THIS DAY OF August , 20 17 , and is duly recorded in DRAWER P , PLAT NO. 111

FILE # 75.00

Kimberly Hein *Chief Deputy*
COUNTY CLERK

STAMP RECEIVING NUMBER 2017-736655

FINAL PLAT
OF
**POPLAR GROVE
P.U.D. PHASE FOUR**

TO THE
CITY OF SHERIDAN, WYOMING

SITUATED IN THE S1/2NW1/4 OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, AND LOT 2, BLOCK 4, POPLAR GROVE P.U.D. PHASE TWO & TRACT "A", POPLAR GROVE P.U.D. PHASE THREE, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

SUBDIVIDER: TRUST COMPANY OF AMERICA FBO JOHN W. MUECKE
P.O. BOX 6580
ENGLEWOOD, CO 80115-6580

AGENT: DALE A. LEE P.E., DOWL HKM
307-672-9006;


N: 2012-104
 N: 2012-104-PHASE
 AB: PHASE 4
 F: T2012-104
 LINE 22, 2017

CURVE TABLE				
CURVE	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	73°51'24"	330.00	N85°04'18"E	60.53
C2	14°03'18"	370.00	S25°03'21"E	222.03
C3A	11°47'08"	370.00	N61°28'36"E	75.97
C3B	11°07'58"	370.00	N71°89'53"E	71.78
C3C	12°00'08"	370.00	S75°46'29"E	77.37
C3	38°36'33"	75.00	S58°26'49"E	50.00
C4	25°57'06"	60.00	S51°35'15"E	93.33
C4A	25°57'06"	60.00	N12°10'44"E	25.35
C4B	44°24'32"	60.00	N47°05'42"E	45.36
C4C	45°45'38"	60.00	S67°46'05"E	46.36
C4D	14°25'52"	60.00	S15°43'38"E	15.06
C4E	40°35'38"	60.00	S42°03'08"E	41.03
C4F	61°50'00"	60.00	S22°59'41"E	22.62
C4	21°16'37"	60.00	S68°20'00"E	64.67
C5	38°36'33"	75.00	S59°53'02"E	50.00
C6	04°12'31"	430.00	S10°31'01"E	31.58
C7	31°55'41"	75.00	N17°04'25"E	44.65
C7A	31°29'54"	75.00	N26°53'49"E	60.68
C7B	19°35'47"	75.00	S27°26'25"E	25.59
C7C	13°08'44"	75.00	S38'36"E	106.87
C8A	37°20'11"	60.00	S91°24'02"E	38.74
C8B	49°45'46"	60.00	S52°24'39"E	47.30
C8C	48°59'47"	60.00	N81°17'54"E	47.64
C8D	14°59'33"	75.00	S44°03'33"E	64.68
C8E	49°56'33"	75.00	S19°57'00"E	53.12
C8F	8°56'58"	75.00	S12°50'07"E	12.55
C10	33°08'29"	430.00	N81°20'43"E	19.81
C11	36°37'39"	55.00	S33°12'29"E	34.40
C12	39°25'28"	65.00	S40°01'22"E	44.03
C13A	77°47'37"	65.00	S23°54'48"E	36.21
C13B	32°24'48"	65.00	S43'44'30"E	8.21
C13	38°17'38"	65.00	S37°59'43"E	42.52
C14	10°31'24"	270.00	S69°04'38"E	49.57
C15	24°24'37"	80.00	S25°09'45"E	25.46
C16	35°28'54"	107.50	S55°33'50"E	65.45

LINE	BEARING	LENGTH
L1	S74°22'20"W	35.03
L2	N79°46'04"E	28.75



SCALE: 1" = 60'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE
GRAPHIC SCALE



A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 30, 60, 120, and 240, representing distances in feet.

DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

NOTES:

1. OUTLOT B: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE POPLAR GROVE P.U.D. PHASE FOUR HOMEOWNERS ASSOCIATION.

2. OUTLOT D: IS DEDICATED AS AN ACCESS AND UTILITIES EASEMENT, OWNED AND MAINTAINED BY THE POPLAR GROVE P.U.D. PHASE FOUR HOMEOWNERS ASSOCIATION.

4. SANITARY EASEMENT AS SHOWN ON LOTS 14 & 15, THE OWNERS SHALL NOT OBSTRUCT THE CITY OF SHERIDAN FROM MAINTENANCE, BY THE CONSTRUCTION OR PLACEMENT OF ANY TYPE OF FENCE, BUILDING, TREES, OR OTHER STRUCTURES WITHIN SAID EASEMENT. THE CITY OF SHERIDAN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, AND MAINTAIN INFRASTRUCTURE WITH IN SAID EASEMENT.

5. 32.0' ACCESS EASEMENT, THE NORTH LINE OF SAID ACCESS EASEMENT BEING FROM THE SOUTHEAST CORNER OF LOT 24, TO AN ANGLE POINT ON THE WEST BOUNDARY LINE AS SHOWN AS L1. SAID ACCESS EASEMENT TO BE DEVELOPED AT LATER DATE.