

FINAL PLAT  
SHERIDAN HILLS RE-SUBDIVISION NO. 1

RE-SUBDIVISION OF LOTS 14A, 14B, 25A, 25B, 27A, 27B, 28A, 28B, AND 44-49,  
SHERIDAN HILLS SUBDIVISION, CITY OF SHERIDAN, WYOMING  
AREA OF 7 LOTS: ±1.16 ACRES

ZONED: GD "GATEWAY"

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED DU WEST CONSTRUCTION LLC, GATEWAY PARTNERS, LLC, AND MARY M. PEARCE, TRUSTEE BEING THE OWNER(S), PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS SHERIDAN HILLS RE-SUBDIVISION NO.1 IS A RE-SUBDIVISION OF LOTS 14A, 14B, 25A, 25B, 27A, 27B, 28A, 28B, AND 44-49, SHERIDAN HILLS SUBDIVISION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE-SUBDIVISION CONTAINS ±1.16 ACRES OF LAND, MORE OR LESS.

SHERIDAN HILLS RE-SUBDIVISION NO.1, 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, AND EASEMENTS.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL EASEMENTS AND OTHER PUBLIC LANDS, 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 WATERLINES, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

MORTGAGE HOLDERS

SIGNED BY AFFIDAVIT  
BY: FIRST FEDERAL BANK & TRUST, SHERIDAN, WYOMING ("LIEN HOLDER"), SEE AFFIDAVIT FILED AT THE SHERIDAN COUNTY COURTHOUSE, DOCUMENT NUMBER: 2025-798961

SIGNED BY AFFIDAVIT  
BY: LITTLE HORN STATE BANK, SHERIDAN, WYOMING ("LIEN HOLDER"), SEE AFFIDAVIT FILED AT THE SHERIDAN COUNTY COURTHOUSE, DOCUMENT NUMBER: 2025-798960

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 THIS 30<sup>th</sup> DAY OF April, 2025.

BY: *James M. Spell*  
JAMES M. SPELL, TRUSTEE, MEMBER GATEWAY PARTNERS, LLC

BY: *Jaymie K. Spell*  
JAYMIE K. SPELL, TRUSTEE, MEMBER GATEWAY PARTNERS, LLC

BY: *Du West Construction LLC*  
DU WEST CONSTRUCTION LLC

BY: *Mary M. Pearce*  
MARY M. PEARCE, TRUSTEE

STATE OF WYOMING  
COUNTY OF SHERIDAN : ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JAMES M. SPELL BEFORE ME THIS 1<sup>st</sup> DAY OF May, 2025.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES August 3, 2029  
NOTARY PUBLIC *Karen B. Koyama-Breen*

KAREN B. KOYAMA-BREEN  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 120343  
MY COMMISSION EXPIRES: 08/03/2029

STATE OF WYOMING  
COUNTY OF SHERIDAN : ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JAYMIE K. SPELL BEFORE ME THIS 1<sup>st</sup> DAY OF May, 2025.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES August 3, 2029  
NOTARY PUBLIC *Karen B. Koyama-Breen*

KAREN B. KOYAMA-BREEN  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 120343  
MY COMMISSION EXPIRES: 08/03/2029

STATE OF WYOMING  
COUNTY OF SHERIDAN : ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DU WEST CONSTRUCTION LLC BEFORE ME THIS 30<sup>th</sup> DAY OF April, 2025.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 4-20-2029  
NOTARY PUBLIC *Carol Jane Stewart*

CAROL JANE STEWART  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 168405  
MY COMMISSION EXPIRES: 4-20-2029

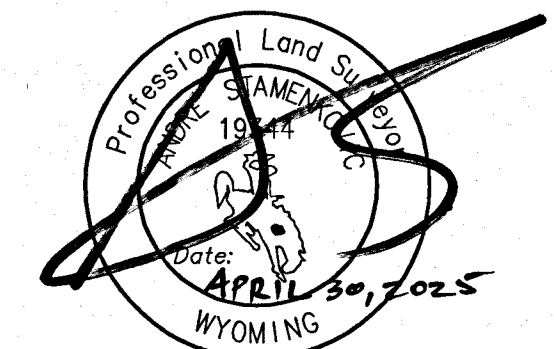
STATE OF WYOMING  
COUNTY OF SHERIDAN : ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MARY M. PEARCE, TRUSTEE BEFORE ME THIS 30<sup>th</sup> DAY OF April, 2025.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 4-20-2029  
NOTARY PUBLIC *Carol Jane Stewart*

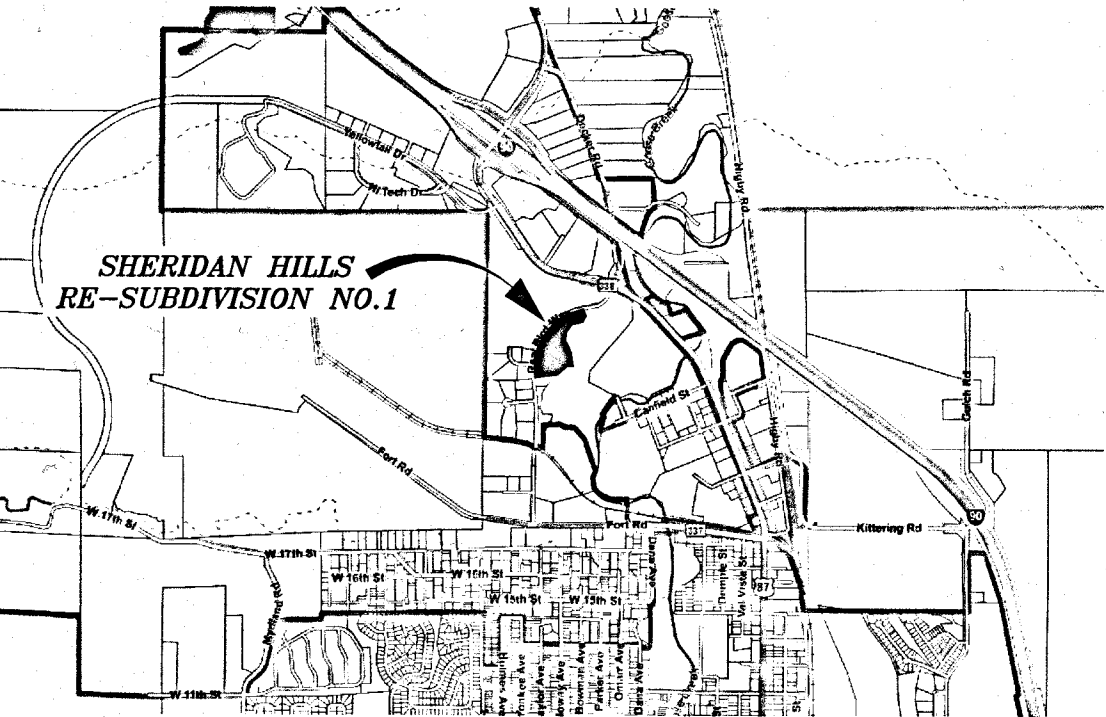
CAROL JANE STEWART  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 168405  
MY COMMISSION EXPIRES: 4-20-2029

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss  
COUNTY OF SHERIDAN  
I, ANDRE STAMENKOVIC, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF SHERIDAN HILLS RE-SUBDIVISION NO.1, 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 DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



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



LOCATION MAP  
NO TRUE SCALE

DECLARATION EXTINGUISHING PREVIOUS PLATTING

THIS PLAT IS A RE-SUBDIVISION OF LOTS 14A, 14B, 25A, 25B, 27A, 27B, 28A, 28B, AND 44-49, SHERIDAN HILLS SUBDIVISION, AS RECORDED IN BOOK "S" OF PLATS, PAGE "176" OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

1) ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.  
2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE PROTECTED BY EASEMENTS AS SHOWN ON THIS PLAT.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

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 5<sup>th</sup> DAY OF May, 2025, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

*David Mercer*  
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 16<sup>th</sup> DAY OF May, 2025.

*Abbie Foster*  
ATTEST: CITY CLERK

*David Bridge*  
MAYOR

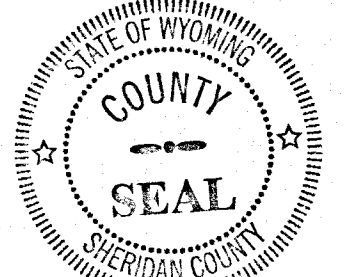
CERTIFICATE OF RECORDER

STATE OF WYOMING : ss  
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 5:00 O'CLOCK P.M., THIS 16 DAY OF May, 2025, AND IS RECORDED IN PLAT BOOK S, PAGE 180

*Eda Schunk Thompson*  
COUNTY CLERK

STAMP RECEIVING NUMBER 2025-798962



FINAL PLAT  
SHERIDAN HILLS RE-SUBDIVISION NO. 1

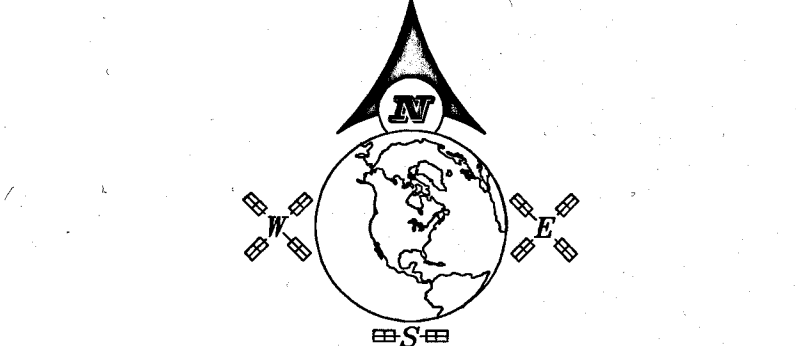
RE-SUBDIVISION OF LOTS 14A, 14B, 25A, 25B, 27A, 27B, 28A, 28B, AND 44-49,  
SHERIDAN HILLS SUBDIVISION, CITY OF SHERIDAN, WYOMING

CLIENT: SHERIDAN HILLS, LLC  
ATTN: DOUG CARLTON  
P.O. BOX 708  
BIG HORN, WY 82833

**Morrison Maierle**  
engineers • surveyors • planners • scientists

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

JN: 2022-062 S:16  
DN: 2022-062-SH-AR-1  
TAB: PLAT 1  
PP: 12022-062  
DRAWN BY: AS  
CHECKED BY: CT-TDT  
APRIL 30, 2025



SCALE: 1" = 60'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE. DISTANCES ARE SURFACE.

GRAPHIC SCALE

(U.S. SURVEY 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) LOT 25 ADJOINING REAL BIRD WAY IS RESTRICTED FROM DIRECT ACCESS TO SAID REAL BIRD WAY AND SHALL NOT BE GRANTED AN ACCESS PERMIT FROM THE CITY OF SHERIDAN WHICH IS PROHIBITED BY SHERIDAN MUNICIPAL CODE APPENDIX B, SECTION 505(C)(4).
- 2) LOTS 25, 27, AND 28 WERE GRANTED INGRESS, EGRESS, AND UTILITIES THROUGH OUTLOT A, SHERIDAN HILLS SUBDIVISION PLAT, AS RECORDED IN BOOK "S" OF PLATS, PAGE "176" OF THE RECORDS OF THE SHERIDAN COUNTY CLERK.
- 3) LOTS "14A & 14B" SHERIDAN HILLS SUBDIVISION WAS RECONFIGURED AS LOT "14" SHERIDAN HILLS RE-SUBDIVISION NO. 1; LOTS "25A & 25B" SHERIDAN HILLS SUBDIVISION WAS RECONFIGURED AS LOT "25" SHERIDAN HILLS RE-SUBDIVISION NO. 1; LOTS "27A & 27B" SHERIDAN HILLS SUBDIVISION WAS RECONFIGURED AS LOT "27" SHERIDAN HILLS RE-SUBDIVISION NO. 1; LOTS "28A & 28B" SHERIDAN HILLS SUBDIVISION WAS RECONFIGURED AS LOT "28" SHERIDAN HILLS RE-SUBDIVISION NO. 1; LOTS "44 & 45" SHERIDAN HILLS SUBDIVISION WAS RECONFIGURED AS LOT "44" SHERIDAN HILLS RE-SUBDIVISION NO. 1; LOTS "46 & 47" SHERIDAN HILLS SUBDIVISION WAS RECONFIGURED AS LOT "46" SHERIDAN HILLS RE-SUBDIVISION NO. 1; LOTS "48 & 49" SHERIDAN HILLS SUBDIVISION WAS RECONFIGURED AS LOT "48" SHERIDAN HILLS RE-SUBDIVISION NO. 1.

TRACT 2  
THE HEADQUARTERS

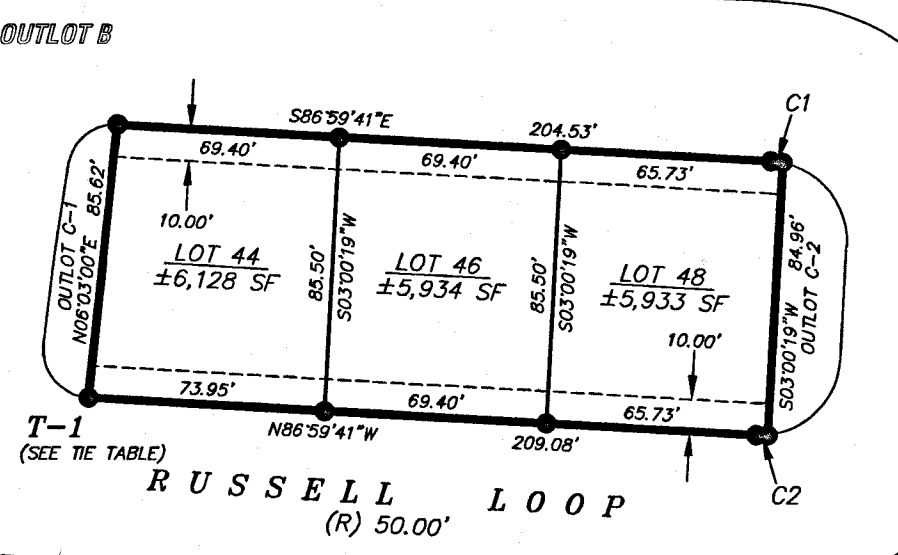
REAL BIRD WAY  
(R) 60'

TRACT 8  
ROUND BUNCH SUBDIVISION

PINE HILLS DRIVE  
(R) 50.00'

SHERIDAN HILLS SUBDIVISION OUTLOT D

LOT 52  
LOT 53  
LOT 50  
LOT 51



LOT 30A  
LOT 30B  
LOT 30C  
LOT 30D  
LOT 30E  
LOT 30F

LOT 31A  
LOT 31B  
LOT 31C  
LOT 31D  
LOT 31E

LOT 33A  
LOT 33B  
LOT 33C  
LOT 33D

LOT 34A  
LOT 34B  
LOT 34C  
LOT 34D

LOT 2, BLOCK 1  
WHEATCROFT SUBDIVISION PHASE 1

OUTLOT B  
WHEATCROFT SUBDIVISION PHASE 1

LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND BRASS CAP (U.S. MILITARY RESERVATION MONUMENT)
- FOUND 2" ALUMINUM CAP PER PLS 5300
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/TRACT/OUTLOT/LOT LINE
- SECTION LINE
- - - EXISTING/REMAINING 15' DRY UTILITY EASEMENT LINE (UNLESS NOTED OTHERWISE)
- - - INTERIOR LOT LINES FOR DUPLEX OR TOWNHOUSE STYLE HOMES

S-180