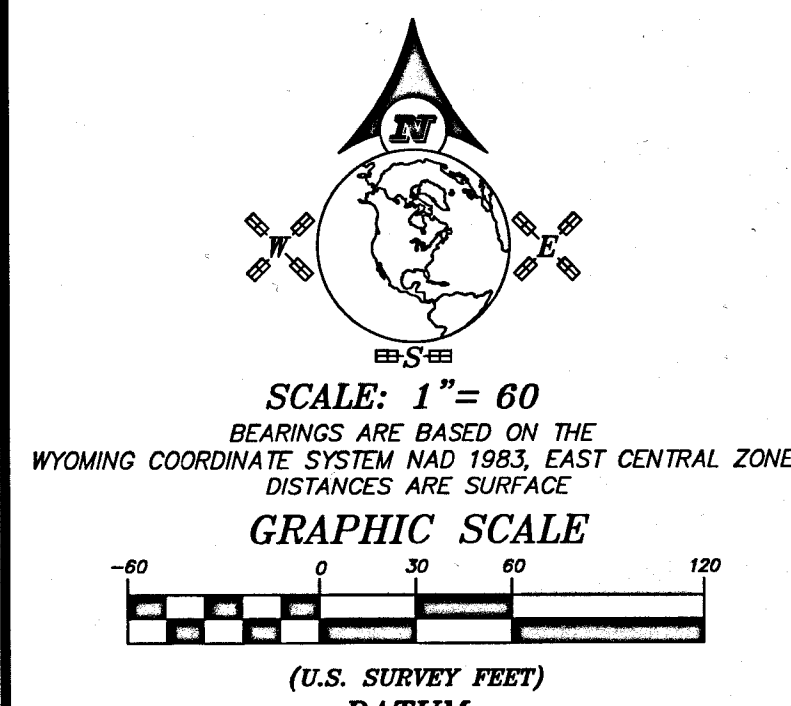




LOT #	TYPE	FRONT	REAR	SIDE	SIDE OR REAR
1 & 13	CON	15	15	5	N-A
2-12	INT	15	15	5	N-A
14A & 14B	DUP	15	15	5	0
15-24	INT	15	15	5	N-A
25A-25B	DUP	15	15	5	0
30-34C	TH	SEE NOTE BELOW	0	0	0
44-53	INT	15	10	5	N-A

* APPLIES WHERE BUILDINGS SHARE A COMMON WALL

COR - INDICATES CORNER SINGLE-FAMILY HOME LOTS. SIDE YARD IS ADJACENT TO ADJOINING LOT.

INT - INDICATES INTERIOR SINGLE-FAMILY HOME LOTS

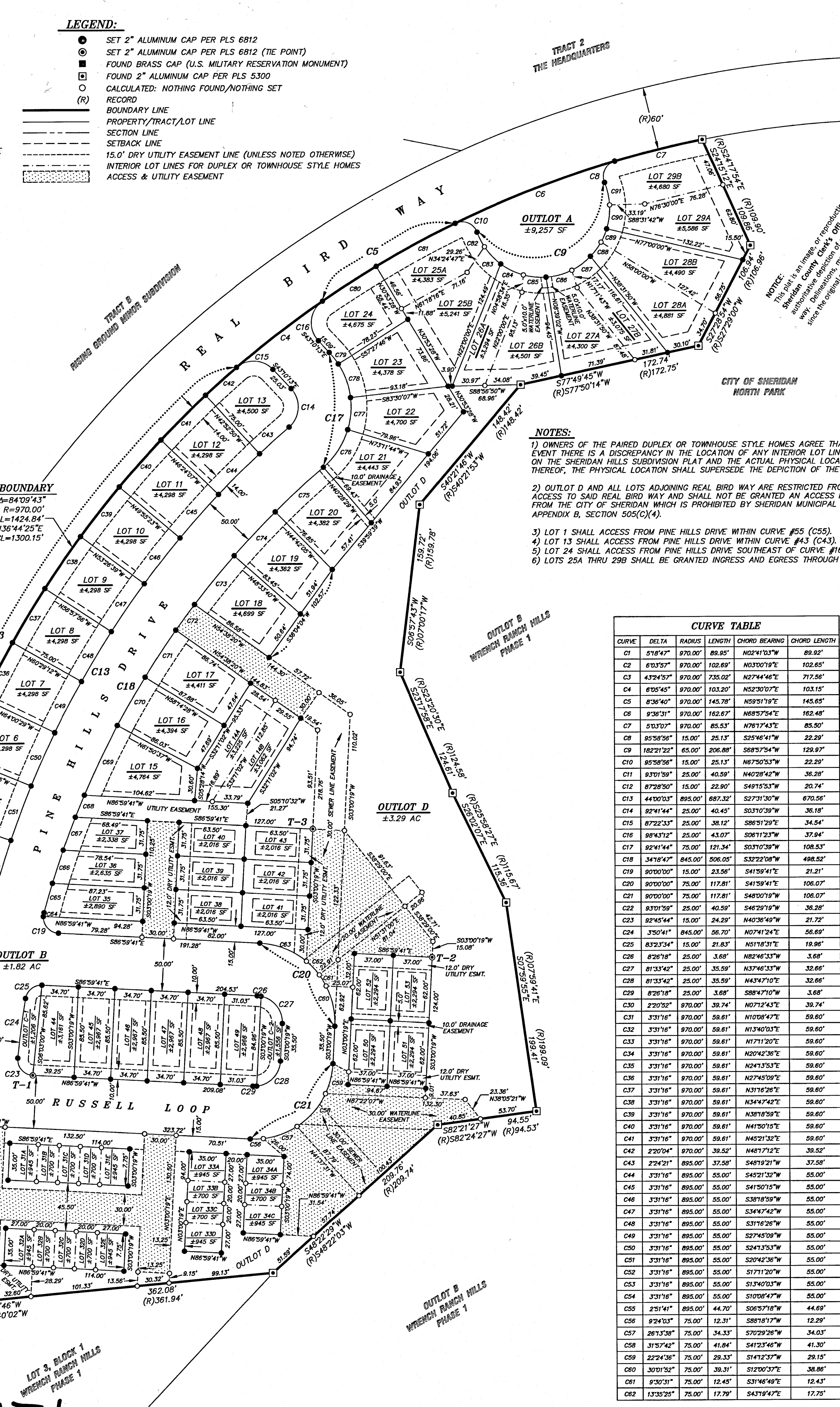
DUP - INDICATES PAIRED DUPLEX-STYLE HOME LOTS

TH - INDICATES TOWNHOUSE STYLE HOME LOTS WITH NO DEFINED SETBACK.

N-A INDICATES NOT APPLICABLE

DECLARATION EXTINGUISHING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF TRACT 1, WRENCH RANCH HILLS ~ PHASE 1, AS RECORDED IN BOOK "W" OF PLATS, PAGE "64" OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.



FINAL PLAT SHERIDAN HILLS SUBDIVISION

RE-SUBDIVISION OF TRACT 1, WRENCH RANCH HILLS ~ PHASE 1, CITY OF SHERIDAN, WYOMING

AREA OF 77 LOTS: ±5.00 ACRES
AREA OF OUTLOTS C-1, C-2, & D: ±3.36 ACRES
AREA OF OUTLOTS A & B (ROADS): ±2.03 ACRES
TOTAL = ±10.39 ACRES

ZONED: GD "GATEWAY"

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED GATEWAY PARTNERS, LLC 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 SUBDIVISION IS A RE-SUBDIVISION OF TRACT 1, WRENCH RANCH HILLS ~ PHASE 1, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE-SUBDIVISION CONTAINS ±10.39 ACRES OF LAND, MORE OR LESS.

SHERIDAN HILLS 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, OUTLOTS, PRIVATE STREETS AND EASEMENTS.

THE UNDERSIGNED OWNER(S) 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 EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THE 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 HEREFTER GENERALLY UTILIZED BY THE PUBLIC.

NO PUBLIC MAINTENANCE OF STREETS, ROADS OR PARKING AREAS, THE STREETS, ROADS AND PARKING AREAS SHALL BE ACCESSIBLE FOR PUBLIC AND PRIVATE SERVICES, PUBLIC PARKING, GUESTS AND LOT OWNERS OF SHERIDAN HILLS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NO PUBLIC MAINTENANCE OF STREETS, ROADS OR PARKING AREAS: OUTLOT A (DRIVEWAY APPROACH) & OUTLOT B (PINE HILLS DRIVE & RUSSELL LOOP) ARE PRIVATE ROADS AND EASEMENTS TO BE DEDICATED FOR PUBLIC INGRESS, EGRESS AND SERVICE TO BENEFIT SHERIDAN HILLS SUBDIVISION. OUTLOT A (DRIVEWAY APPROACH) & OUTLOT B (PINE HILLS DRIVE & RUSSELL LOOP) ARE ALSO UTILITY, DRAINAGE, SANITATION ACCESS AND EMERGENCY VEHICLES EASEMENTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOT C-1, OUTLOT C-2, & OUTLOT D ARE DRAINAGE EASEMENTS, AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES, AND LEGAL ADJUSTMENTS.

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 11th DAY OF June, 2024.

GATEWAY PARTNERS, LLC

GATEWAY PARTNERS, LLC

BY: *[Signature]*

BY: *[Signature]*

DOUG CARLTON, MANAGING MEMBER

JIM SPELL, MEMBER

STATE OF WYOMING

COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DOUG CARLTON BEFORE ME THIS 11th DAY OF June, 2024.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES August 3, 2029

[Signature]

NOTARY PUBLIC

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

STATE OF WYOMING

COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JIM SPELL BEFORE ME THIS 11th DAY OF June, 2024.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 4-20-2029

[Signature]

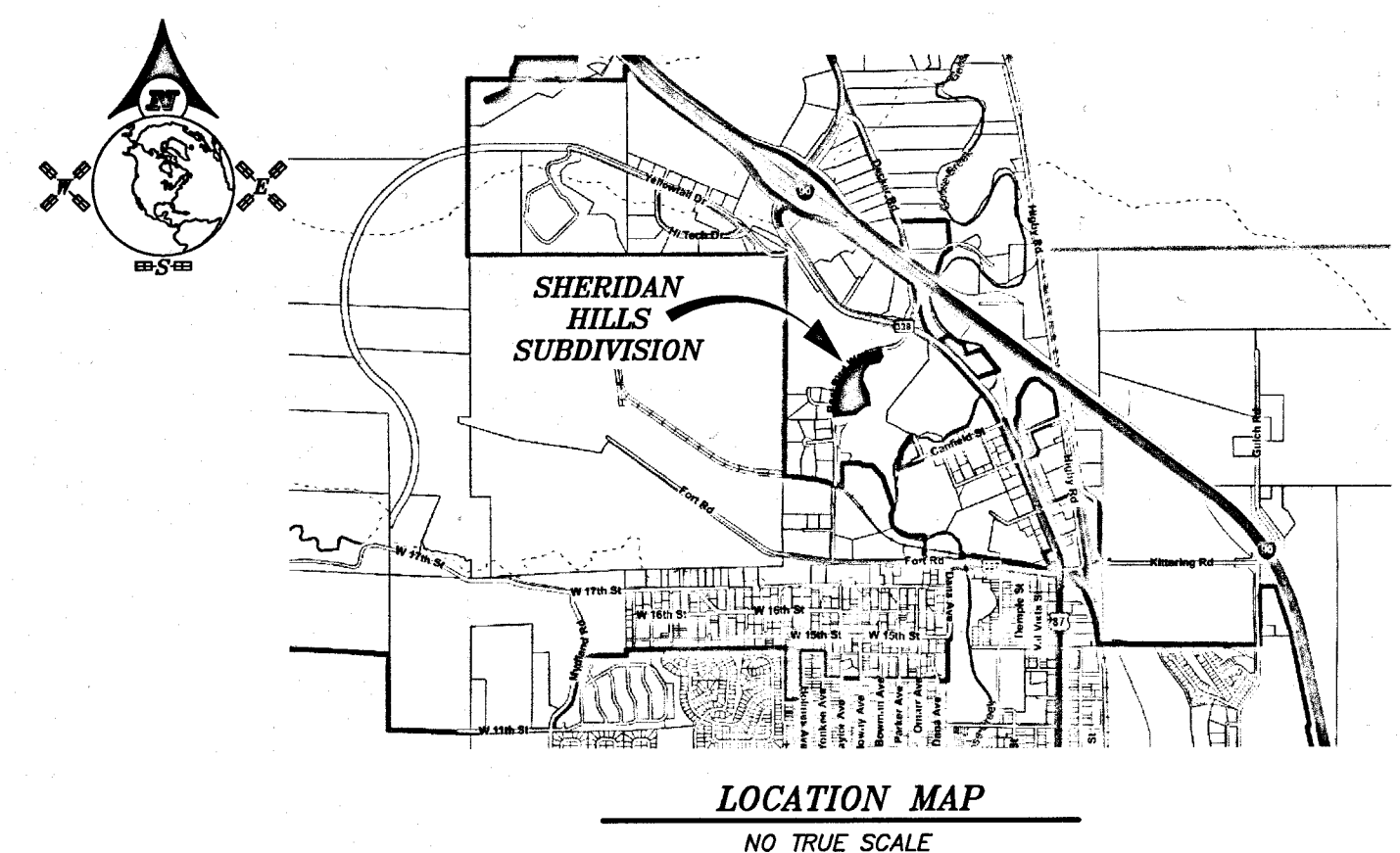
NOTARY PUBLIC

SIGNED BY AFFIDAVIT

BY: FIRST FEDERAL BANK & TRUST, SHERIDAN, WYOMING ("LIEN HOLDER"), SEE AFFIDAVIT FILED AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER: 2024-792944

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C63	36°52'12"	75.00'	46.26'	S68°33'36"E	47.43'
C64	12°12'26"	15.00'	3.20'	S09°06'31"W	3.19'
C65	15°59'26"	845.00'	29.36'	S16°12'27"W	29.35'
C66	21°35'56"	845.00'	32.92'	S18°19'08"W	32.92'
C67	21°35'56"	845.00'	33.30'	S20°33'51"W	33.30'
C68	13°14'41"	845.00'	22.54'	S22°27'26"W	22.54'
C69	4°58'06"	845.00'	72.78'	S29°41'20"W	72.76'
C70	3°38'08"	845.00'	53.13'	S29°57'27"W	53.12'
C71	3°38'08"	845.00'	53.13'	S33°33'36"W	53.12'
C72	2°02'05"	845.00'	30.01'	S36°22'42"W	30.00'
C73	4°02'36"	845.00'	59.63'	S39°25'02"W	59.62'
C74	3°51'35"	845.00'	58.83'	S43°22'08"W	58.81'
C75	4°13'36"	845.00'	62.33'	S47°24'43"W	62.32'
C76	3°24'31"	75.00'	42.83'	S33°09'34"W	42.25'
C77	23°18'09"	75.00'	30.50'	S09°08'12"W	30.29'
C78	26°02'12"	75.00'	34.09'	S18°31'03"E	33.79'
C79	10°39'00"	75.00'	13.92'	S37°51'13"E	13.90'
C80	33°53'33"	970.00'	60.25'	N57°19'45"E	60.24'
C81	53°03'07"	970.00'	85.53'	N1°38'05"E	85.50'
C82	13°42'58"	65.00'	15.58'	N26°43'24"W	15.57'
C83	20°02'40"	65.00'	22.74'	N41°35'42"W	22.62'
C84	21°04'09"	65.00'	23.90'	N44°09'07"W	23.77'
C85	19°01'48"	65.00'	21.59'	N44°12'06"W	21.49'
C86	22°24'39"	65.00'	25.43'	S75°04'31"W	25.27'
C87	19°44'01"	65.00'	22.39'	S54°00'01"W	22.28'
C88	14°48'44"	65.00'	16.80'	S36°43'58"W	16.76'
C89	12°04'49"	65.00'	13.70'	S25°16'52"W	13.68'
C90	20°11'02"	65.00'	22.80'	S07°08'56"W	22.78'
C91	19°16'12"	65.00'	21.86'	S12°34'41"E	21.76'

TIE	BEARING	DISTANCE
T-1	N31°05'15"E	258.29'
T-2	N57°07'03"E	610.53'
T-3	N41°25'31"E	604.53'



DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

- ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.
- EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THIS PLAT.
- A "40' UNDERGROUND IRRIGATION EASEMENT" PER WRENCH RANCH HILLS ~ PHASE 1, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.
- AN "ACCESS & GENERAL UNDERGROUND UTILITY & IRRIGATION EASEMENT" PER WRENCH RANCH HILLS ~ PHASE 1, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 14th DAY OF August, 2023.

[Signature]
ATTEST: VICE-CHAIRMAN

[Signature]
CHAIRMAN

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 21st DAY OF July, 2024, 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 28th DAY OF June, 2024

[Signature]
ATTEST: CITY CLERK

[Signature]
MAYOR

SURVEYOR'S CERTIFICATE

STATE OF WYOMING

COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, 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 SUBDIVISION, 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 TRACTS AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

[Signature]
THOMAS D. TUCKER
6812
DATE: 6/28/24
WYOMING

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

CERTIFICATE OF RECORDER

STATE OF WYOMING

COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:57 O'CLOCK A.M., THIS 3rd DAY OF July, 2024, AND IS RECORDED IN PLAT BOOK S, PAGE 176

[Signature]
COUNTY CLERK

STAMP RECEIVING NUMBER 2024-792943

FINAL PLAT SHERIDAN HILLS SUBDIVISION

RE-SUBDIVISION OF TRACT 1, WRENCH RANCH HILLS