

FINAL PLAT OF THE POPLAR GROVE P.U.D. PHASE ONE TO THE CITY OF SHERIDAN, WYOMING.

SITUATED IN THE SE1/4NW1/4 OF SECTION 23,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

LOT 1, BLOCK 3: ZONED R-1
LOTS 1-9, BLOCK 1: ZONED R-2
LOTS 1-10, BLOCK 2: ZONED R-3
CONTAINING ±3.60 ACRES

LEGAL DESCRIPTION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STEVE REDINGER, BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS POPLAR GROVE P.U.D. PHASE ONE IS SITUATED IN THE SE1/4NW1/4 OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE S02°33'16"W 1799.19 FEET TO THE POINT OF BEGINNING OF SAID TRACT; THENCE, THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 36°24'00", AN ARC LENGTH OF 292.59 FEET, A CHORD BEARING OF S18°03'27"W, AND A CHORD LENGTH OF 287.69 FEET TO A POINT; THENCE S36°17'17"W 221.24 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 20°33'31", AN ARC LENGTH OF 189.05 FEET, A CHORD BEARING OF S08°53'32"W, AND A CHORD LENGTH OF 188.08 FEET TO A POINT; SAID POINT LYING ON THE NORTHERLY LINE OF SHERIDAN INDUSTRIAL PARK, PHASE 1 TO THE CITY OF SHERIDAN; THENCE N71°58'32"W 18.07 FEET ALONG SAID NORTHERLY LINE OF SHERIDAN INDUSTRIAL PARK, PHASE 1 TO A POINT; THENCE N45°15'17"W 27.07 FEET ALONG SAID NORTHERLY LINE OF SHERIDAN INDUSTRIAL PARK, PHASE 1 TO A POINT; THENCE N62°48'36"W 182.04 FEET TO A POINT; THENCE N45°55'27"E 120.00 FEET TO A POINT; THENCE S33°04'33"E 55.46 FEET TO A POINT; THENCE N01°17'17"E 63.32 FEET TO A POINT; THENCE N05°04'33"W 102.64 FEET TO A POINT; THENCE N06°17'17"E 345.31 FEET TO A POINT; THENCE S48°51'27"E 183.02 FEET TO A POINT; THENCE, THROUGH CURVE TO THE RIGHT, HAVING A RADIUS OF 131.62 FEET, A CENTRAL ANGLE OF 47°51'24", AN ARC LENGTH OF 109.94 FEET, A CHORD BEARING OF N65°24'54"E, AND A CHORD LENGTH OF 108.77 FEET TO A POINT; THENCE N08°28'52"E 32.33 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 33.60 ACRES OF LAND, MORE OR LESS.

THE POPLAR GROVE P.U.D. PHASE ONE, 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 IT IS DIVIDED INTO LOTS.

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 DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATERLINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREFTER GENERALLY UTILIZED BY THE PUBLIC.

DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

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 18th day of July, 2007.

Steve Redinger, Owner
Donna Miller, Clerk

STATE OF WYOMING
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th day of July, 2007.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES May 20, 2010

Donna Miller
NOTARY PUBLIC

THE UNDERSIGNED SHERIDAN STATE BANK, HEREINAFTER MORTGAGEE, HOLD A MORTGAGE IN AND TO THE PROPERTY EMPLOYED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK 657 OF MORTGAGES, AT PAGE 472. MORTGAGEE, BY SIGNING ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS BELONGING TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AGREEMENTED MORTGAGE.

BY: John W. Muehle, President
SHERIDAN STATE BANK

STATE OF WYOMING
COUNTY OF SHERIDAN

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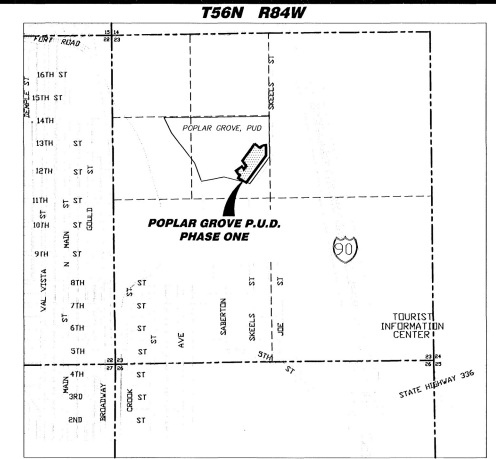
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Donna Miller
NOTARY PUBLIC



LOCATION MAP

SCALE: 1"=1000'

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 17th day of July, 2007.

ATTEST: VICE-CHAIRMAN
Marty M. Well
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 18th day of July, 2007, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 18th day of July, 2007.

ATTEST: CITY CLERK
Marty M. Well
MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 3:30 O'CLOCK P.M. THIS 24th day of July, 2007, AND IS DULY RECORDED IN DRAWER P PLAT NO. 82.

FEES: \$50.00
Audrey Robinson, Sherida Co. Clerk
Kimberly Hiltz, deputy clerk
COUNTY CLERK

STAMP RECEIVING NUMBER 581499

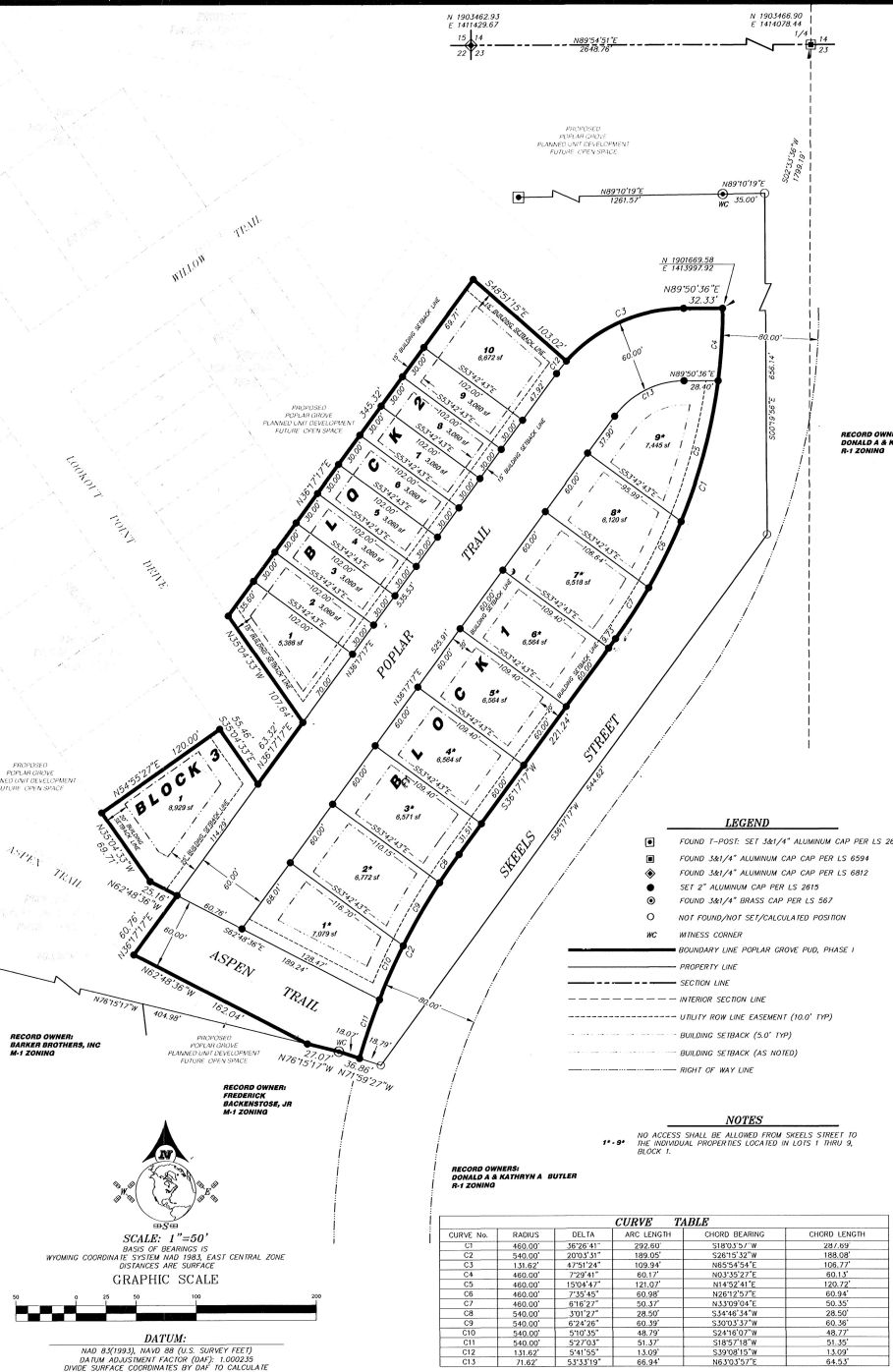
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SITUATED IN THE SE1/4NW1/4 OF SECTION 23,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

CLIENT: STEVE REDINGER
25 JACK DRIVE
BIG HORN, WY 82833
307-674-9714

RESTFELDT
SURVEYING
PO BOX 990
SHERIDAN, WY 82801
307-674-9714
FAX 874-3000

JN 25125
07/2005/2005125_PHASE 1
FAB PHASE 1 - FINAL PLAT
JUNE 08, 2007



LEGEND

- FOUND 1-POST: SET 3/81/4" ALUMINUM CAP PER LS 2815
- FOUND 3/81/4" ALUMINUM CAP PER LS 6594
- FOUND 3/81/4" ALUMINUM CAP PER LS 6812
- SET 2" ALUMINUM CAP PER LS 2815
- FOUND 3/81/4" BRASS CAP PER LS 587
- NOT FOUND, NOT SET/CALCULATED POSITION
- WC WITNESS CORNER
- BOUNDARY LINE POPLAR GROVE PUD, PHASE I
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- UTILITY ROW LINE EASEMENT (10.0' TYP)
- BUILDING SETBACK (5.0' TYP)
- BUILDING SETBACK (AS NOTED)
- RIGHT OF WAY LINE

NOTES

NO ACCESS SHALL BE ALLOWED FROM SKEELS STREET TO THE INDIVIDUAL PROPERTIES LOCATED IN LOTS 1 THRU 4, BLOCK 1.

RECORD OWNERS:
DONALD A & KATHY A BUTLER
R-1 ZONING

CURVE TABLE				
CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	460.00	36.26 41'	292.60	S18°03'27"W
C2	540.00	20°33'31"	189.05	S08°53'32"W
C3	131.62	47°51'24"	109.94	N65°24'54"E
C4	460.00	72°24'41"	60.17	N62°35'37"E
C5	460.00	15°04'47"	121.07	N14°52'41"E
C6	460.00	7°35'45"	80.98	N26°12'57"E
C7	460.00	6°18'22"	50.37	N33°09'54"E
C8	540.00	1°01'27"	28.50	S34°48'34"W
C9	540.00	5°24'26"	60.39	S26°03'37"W
C10	540.00	5°10'35"	49.79	S24°16'07"W
C11	540.00	52°10'31"	51.37	S18°57'18"W
C12	131.62	5°10'35"	13.02	S33°08'57"W
C13	71.62	5°10'35"	66.94	N65°25'57"E

SCALE: 1"=50'

WYOMING COORDINATE SYSTEM HAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE

DATUM:

NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
ELEVATION SURFACE COORDINATES BY DATUM TO CALCULATE
WYOMING STATE PLANE COORDINATES (EAST CENTRAL ZONE)