

HUPPERTEN MINOR SUBDIVISION

BEING THE REPLAT OF TRACT 1 AND LOT 18 OF BLOCK 3 OF POPLAR GROVE P.U.D. PHASE THREE LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼) OF SECTION 23 OF TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING  
TOTAL AREA OF ±94763 (±2.18 ACRES)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HUPPERTEN, PETER GERALD III & SUSAN LOUISE, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS HUPPERTEN MINOR SUBDIVISION BEING THE REPLAT OF TRACT 1 AND LOT 18 OF BLOCK 3, OF POPLAR GROVE P.U.D., PHASE III LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼), SECTION 23, TOWNSHIP 56N, RANGE 84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S 52°42'51" E, 2206.74 FEET TO THE NORTHEAST CORNER OF TRACT 1 OF BLOCK 3 OF POPLAR GROVE P.U.D. PHASE THREE AND THE POINT OF BEGINNING SUBJECT TRACT; THENCE N 89°08'17" E, 289.79 FEET ALONG THE NORTH LINE OF TRACT 1; THENCE S 0°49'52" E, 54.23 FEET ALONG SAID NORTH LINE; THENCE N 89°50'32" E, 105.95 FEET ALONG SAID NORTH LINE; THENCE S 66°21'35" E, 135.91 FEET ALONG SAID NORTH LINE; THENCE S 63°47'31" E, 76.32 FEET ALONG SAID NORTH LINE; THENCE S 46°05'48" E, 67.99 FEET ALONG SAID NORTH LINE; THENCE N 88°53'34" W, 103.36 FEET ALONG THE SOUTH LINE OF SAID TRACT 1; THENCE N 84°27'52" W, 106.56 FEET ALONG SAID SOUTH LINE; THENCE S 54°55'22" W, 39.78 FEET; THENCE S 55°02'21" W, 80.35 FEET ALONG SAID SOUTH LINE; THENCE S 54°53'43" W, 50.08 FEET; ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE S 54°55'43" W, 149.94 FEET ALONG THE SOUTH LINE OF SAID LOT 18 TO THE WEST LINE OF LOOKOUT POINT DRIVE RIGHT-OF-WAY; THENCE N 35°01'06" W, 60.05 FEET ALONG SAID WEST LINE OF LOOK OUT POINT DRIVE; THENCE N 54°55'59" E, 149.84 FEET ALONG THE NORTH LINE OF SAID LOT 18 TO THE SOUTHWEST LINE OF SAID TRACT 1; THENCE N 49°04'43" W, 61.87 FEET ALONG SAID SOUTHWEST LINE OF SAID TRACT 1; THENCE N 49°01'41" W, 62.35 FEET ALONG SAID SOUTHWEST LINE; THENCE N 56°51'26" W, 107.60 FEET ALONG SAID SOUTHWEST LINE THENCE N 35°03'10" W, 124.05 FEET ALONG SAID SOUTHWEST LINE TO THE POINT OF BEGINNING, CONTAINING AN AREA OF ±94763 (±2.18 ACRES)

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD, 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.

EXECUTED THIS 9 DAY OF September 2025

Peter Gerald Hupperten III  
(PETER GERALD HUPPERTEN III)

STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS 9 DAY OF September 2025  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10-22-28

LOGAN D. MARTINEZ  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 162066  
MY COMMISSION EXPIRES: 10/22/2028

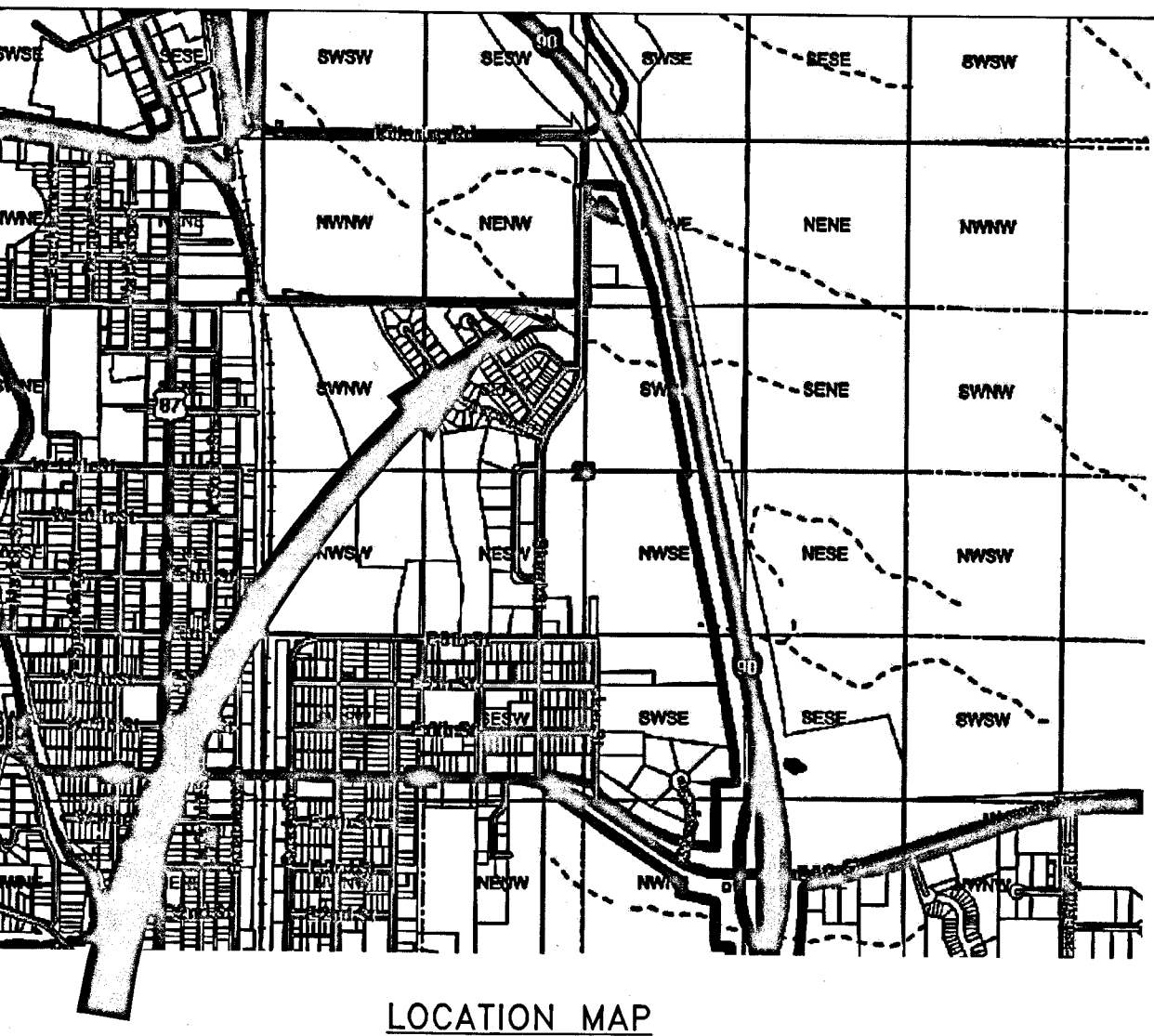
Susan Louise Hupperten  
(SUSAN LOUISE HUPPERTEN)

STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
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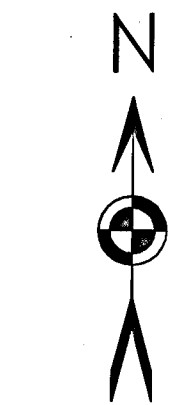
LEGEND

- FOUND 2" AC PLS 2615
- CALCULATED CORNER
- SET 1 1/2" AC-LS14250
- ALUMINUM CAP
- POINT OF BEGINNING
- ORIGINAL OR ADJOINING LOT LINE
- REPLAT INTERIOR LOT LINE
- REPLAT BOUNDARY
- EASEMENT



LOCATION MAP

SITE



SCALE: 1"=30'

BASIS OF BEARINGS IS  
US STATE PLANE, NAD 83  
WYOMING EAST CENTRAL ZONE  
DISTANCES ARE GROUND  
(US SURVEY FEET)  
PAF:1.000235

NW CORNER SECTION 23  
3.25" AC LS 6812  
N: 1903462.95  
E: 1411429.11

DEBRA LYNN HUTCHINS  
BOOK 559 PAGE 310  
NOT PART OF THIS REPLAT

NOTICE  
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete, or authoritative depiction of current property lines, easements, or rights-of-way. Delineations, measurements, or representations may have occurred since the original plat was recorded.

CERTIFICATE OF MORTGAGEE

SIGNED BY AFFIDAVIT

THE SN SERVICING CORPORATION, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS FILED AS DOCUMENT #2022-777371. MORTGAGEE, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

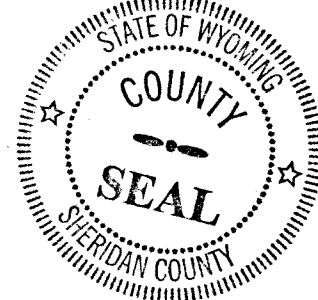
AFFIDAVIT RECORDED AS DOCUMENT NO.: 2025-802017

CERTIFICATE OF RECORDER

STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9:45 O'CLOCK THIS 11 DAY OF September 2025 AND IS DULY RECORDED IN PLAT BOOK H ON PAGE 71

Eda J. Thompson  
COUNTY CLERK  
2025-802018  
STAMP RECEIVING  
NUMBER



CERTIFICATE 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 10 DAY OF September 2025, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Hans Meier  
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 10th DAY OF Sept 2025

Attest: City Clerk

Richard Bridger  
MAYOR



Prepared by Cannon Consulting LLC / (307) 752-0109

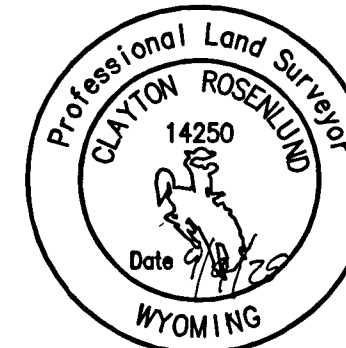
H-71

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE REPLAT OF LOTS 18 AND TRACT 1, BLOCK 3, POPLAR GROVE P.U.D. PHASE THREE, CITY OF SHERIDAN, OF SHERIDAN COUNTY WYOMING, AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK DRAWER P, PLAT NO 99. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENBLUND, do hereby certify 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 HUPPERTEN MINOR 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 supervision and correctly shows the location and dimensions of all lots and easements of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.



Clayton Rosenblund  
REGISTERED LAND SURVEYOR  
NO. 14250

RECORD OWNERS:

HUPPERTEN, PETER GERALD III &  
SUSAN LOUISE  
SHERIDAN, WYOMING, 82801

DATE PREPARED: 9/08/25