

REAL BIRD WAY

LOT 24

SHERIDAN HILLS SUBDIVISION

LOT 23

LOT 25  
SHERIDAN HILLS  
RE-SUBDIVISION NO.1

LOT 26A  
SHERIDAN HILLS  
SUBDIVISION

LOT 22A  
±5,603 S.F.

LOT 21A  
±3,540 S.F.

LOT 20  
SHERIDAN HILLS SUBDIVISION

MINIMUM SETBACK REQUIREMENTS (FT)				
LOT #	FRONT	REAR	SIDE	
21A	15	15	5	
22A	15	15	5	

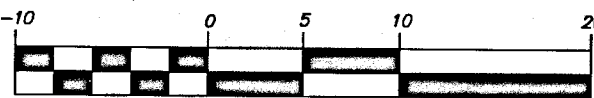
LEGEND:

- SET 2" ALUMINUM CAP PER PLS 19344
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND BRASS CAP (U.S. MILITARY RESERVATION MONUMENT)
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/LOT LINE
- - - VACATED LOT LINE
- - - SECTION LINE
- - - EASEMENT LINE (AS NOTED)

SCALE: 1" = 10'

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): 1.000239  
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE  
THE WYOMING COORDINATE SYSTEM NAD 1983,  
EAST CENTRAL ZONE, COORDINATES

FINAL PLAT  
**SHERIDAN HILLS RE-SUBDIVISION NO.2**

RE-SUBDIVISION OF LOTS 21 AND 22  
SHERIDAN HILLS SUBDIVISION, CITY OF SHERIDAN, WYOMING  
AREA OF 2 LOTS: ±9,143 S.F.

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 RE-SUBDIVISION NO.2 IS A  
RE-SUBDIVISION OF LOTS 21 AND 22, SHERIDAN HILLS SUBDIVISION, TO THE CITY OF SHERIDAN, SHERIDAN  
COUNTY, WYOMING.

SAID RE-SUBDIVISION CONTAINS ±9,143 S.F. OF LAND, MORE OR LESS.

SHERIDAN HILLS RE-SUBDIVISION NO.2, 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.

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 15<sup>th</sup> DAY OF September, 2025.

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

BY Jaynie K. Spell  
JAYNIE K. SPELL, TRUSTEE, MEMBER  
GATEWAY PARTNERS, LLC

STATE OF WYOMING  
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JAMES M. SPELL BEFORE ME THIS 15<sup>th</sup> DAY OF  
September, 2025.

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

Karen B. Koyama-Breen  
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 :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JAYNIE K. SPELL BEFORE ME THIS 15<sup>th</sup> DAY OF  
September, 2025.

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

Karen B. Koyama-Breen  
NOTARY PUBLIC

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

MORTGAGE HOLDER

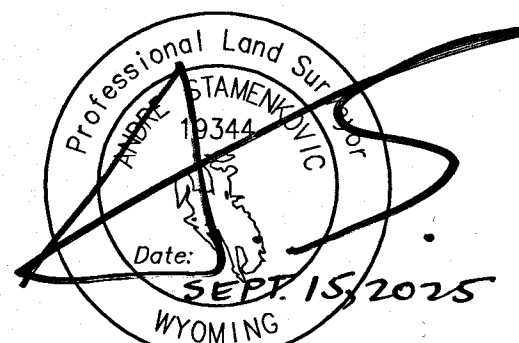
SIGNED BY AFFIDAVIT

BY: FIRST FEDERAL BANK & TRUST, SHERIDAN,  
WYOMING ("LIEN HOLDER"). SEE AFFIDAVIT FILED  
AT THE SHERIDAN COUNTY COURTHOUSE.  
DOCUMENT NUMBER: 2025-802186

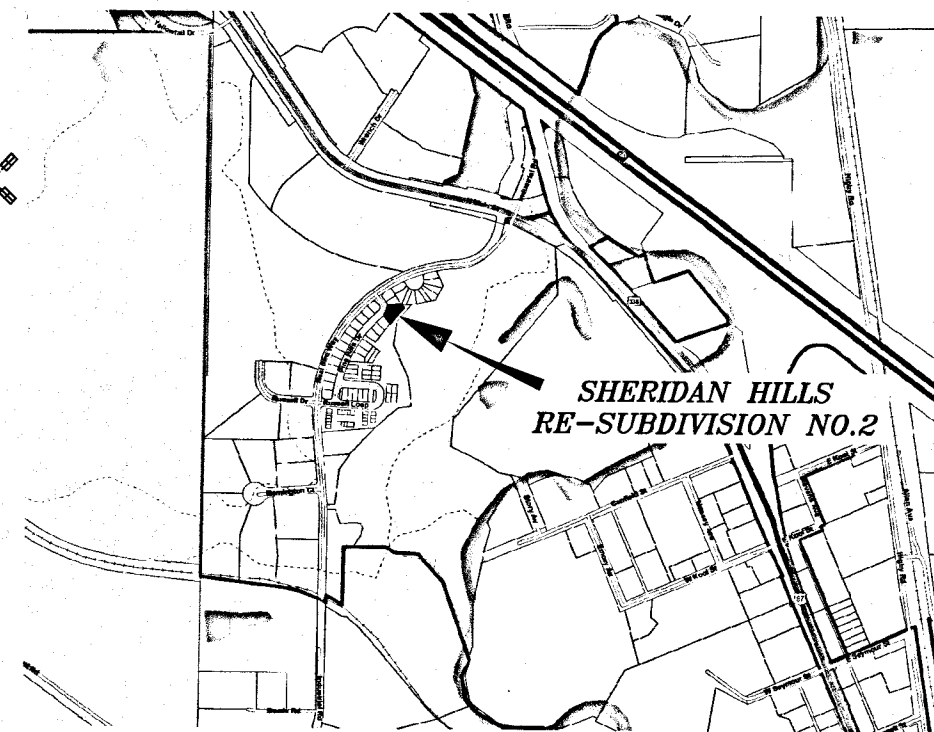
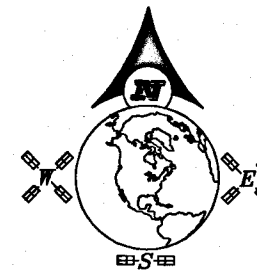
SURVEYOR'S CERTIFICATE

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.2, 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 21 AND 22, SHERIDAN HILLS SUBDIVISION, AS RECORDED  
IN BOOK "S" OF PLATS, PAGE 178 OF THE RECORDS OF THE SHERIDAN COUNTY CLERK.  
ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS  
HEREBY VACATED.

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.

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

Harv Mercer  
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 17 DAY OF Sept, 2025

Debbie Foster  
ATTORNEY CITY CLERK

Richard Bridger  
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 2:38 O'CLOCK P.M.,  
THIS 18 DAY OF September, 2025, AND IS RECORDED IN PLAT BOOK 5, PAGE 181

Edu Shund Thompson  
COUNTY CLERK

STAMP RECEIVING NUMBER 2025-802185

FINAL PLAT  
**SHERIDAN HILLS RE-SUBDIVISION NO.2**

RE-SUBDIVISION OF LOTS 21 AND 22,  
SHERIDAN HILLS SUBDIVISION, CITY OF SHERIDAN, WYOMING

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

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

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

JN: 2022-062 SJ:17  
DN: 2022-062-SH-AR-2  
TAB: PLAT  
PF: 12022-062  
DRAWN BY: JSP  
CHECKED BY: TDT  
SEPTEMBER 2, 2025

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