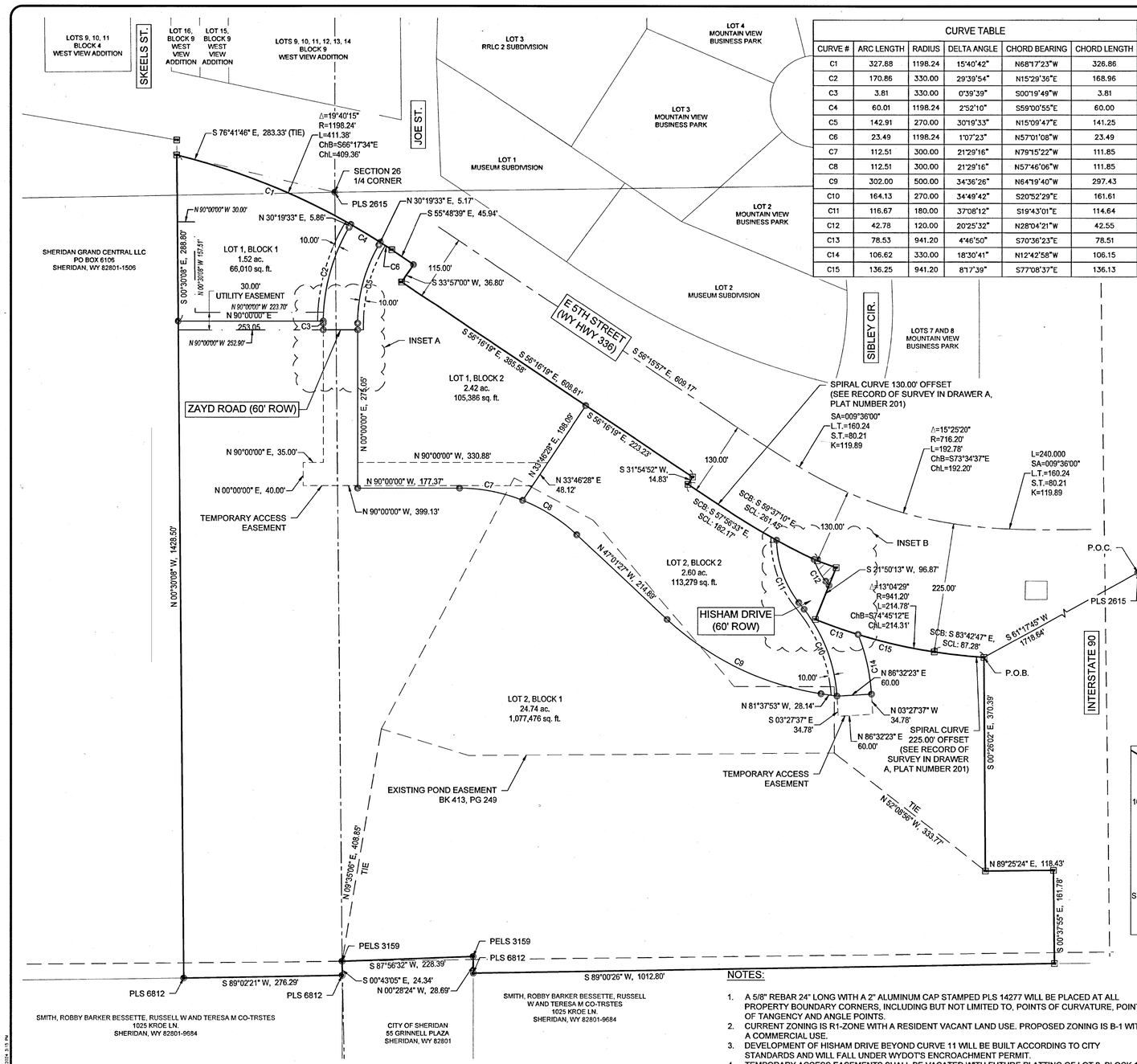


CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	327.88	1198.24	15°40'42"	N68°17'23"W	326.86
C2	170.86	330.00	29°39'54"	N15°29'36"E	168.96
C3	3.81	330.00	0°39'39"	S00°19'49"W	3.81
C4	60.01	1198.24	2°52'10"	S59°00'55"E	60.00
C5	142.91	270.00	30°19'33"	N15°09'47"E	141.25
C6	23.49	1198.24	1°07'23"	N57°01'08"W	23.49
C7	112.51	300.00	21°29'16"	N79°15'22"W	111.85
C8	112.51	300.00	21°29'16"	N57°46'06"W	111.85
C9	302.00	500.00	34°36'26"	N64°19'40"W	297.43
C10	164.13	270.00	34°49'42"	S20°52'29"E	161.61
C11	116.67	180.00	37°08'12"	S19°43'01"E	114.64
C12	42.78	120.00	20°25'32"	N28°04'21"W	42.55
C13	78.53	941.20	4°46'50"	S70°36'23"E	78.51
C14	106.62	330.00	18°30'41"	N12°42'58"W	106.15
C15	136.25	941.20	8°17'39"	S77°08'37"E	136.13

BASIS OF BEARING

BASIS OF BEARING IS WYOMING STATE PLANE (EAST CENTRAL ZONE) (NAD83), GROUND DISTANCES. VERTICAL DATUM IS NAVD88 GEOID 18.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SE1/4SW1/4 OF SECTION 23 AND THE W1/2NE1/4 & E1/2NW1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO. 201 IN THE SHERIDAN COUNTY COURTHOUSE); SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26 (MONUMENTED WITH A 3½"ALUMINUM CAP PER PLS 2615); THENCE S61°17'45"W, 1718.64 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90;

THENCE S00°26'02 "E, 370.39 FEET ALONG SAID WESTERLY RIGHT-OF-WAY OF SAID INTERSTATE 90 TO A POINT; THENCE N89°25'24"E, 118.43 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S00°37'55"E, 161.78 FEET ALONG WESTERLY RIGHT-OF-WAY LINE TO A POINT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402; THENCE S89°00'26"W, 1012.80 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812) SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE N00° 28'24"W, 28.69 FEET ALONG SAID EAST LINE OF A TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE S87°56'32"W, 228.39 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445; THENCE S00°43'05"E, 24.34 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 40 OF DEEDS, PAGE 445 TO A POINT, SAID POINT LYING ON SAID NORTH LINE OF A TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402; THENCE S89°02'21"W, 276.29 FEET ALONG SAID NORTH LINE OF A TRACT DESCRIBED IN BOOK 553 OF DEEDS, PAGE 402 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF DEED RECEPTION NUMBER: 2020-760504; THENCE N00°30'08"W, 1428.50 FEET ALONG THE EAST LINE OF SAID DEED RECEPTION NUMBER: 2020-760504 TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID FIFTH STREET, HAVING A CENTRAL ANGLE OF 19°40'15", A RADIUS OF 1198.24 FEET, AN ARC LENGTH OF 411.38 FEET, A CHORD BEARING OF S66°17'34"E, AND A CHORD LENGTH OF 409.36 FEET TO POINT; THENCE S55°48'39 "E, 45.94 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S33°57'00"W, 36.80 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S56°16'19"E, 608.81 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S31°54'52"W, 14.83 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO 201 IN THE SHERIDAN COUNTY COURTHOUSE), BEING ONE HUNDRED AND THIRTY (130) FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SPIRAL CURVE A SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE CHORD BEARING OF S59°37'10"E, AND A CHORD LENGTH OF 261.45 FEET TO A POINT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO. 201); THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTH RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 02°21 '34", A RADIUS OF 846.20 FEET, AN ARC LENGTH OF 34.84 FEET, A CHORD BEARING OF S70°09'13"E, AND A CHORD LENGTH OF 34.84 FEET TO A POINT; THENCE S21°50'13"W, 96.87 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 13°04'29", A RADIUS OF 941.20 FEET, AN ARC LENGTH OF 214.78 FEET, A CHORD BEARING OF S74°45'12"E, AND A CHORD LENGTH OF 214.31 FEET TO POINT; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO 201 IN THE SHERIDAN COUNTY COURTHOUSE), BEING TWO HUNDRED AND TWENTY-FIVE (225) FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID SPIRAL CURVE A SOUTHERLY RIGHT-OF-WAY SPIRAL CURVE CHORD BEARING OF S83°42'47"E, AND A CHORD LENGTH OF 87.28 FEET TO A POINT (SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT NO. 201) TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 31.85 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT KHANSTRUCTION, LLC, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT OF ELMWOOD ESTATES, DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND GRANTS THE RIGHT OF WAY AND EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

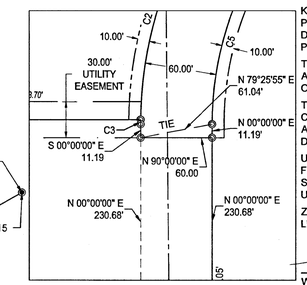
THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS.

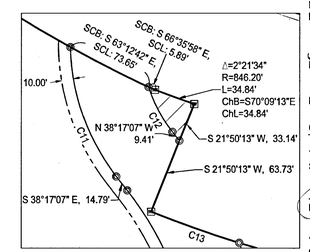
THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT 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 WATER LINES, SEWER LINES, STORM SEWER LINES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY USED BY THE PUBLIC.

ZAYD ROAD AND HISHAM DRIVE, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF REPAIRING AND MAINTAINING.

WASEEM KHAN, KHANSTRUCTION LLC





ACKNOWLEDGEMENTS

STATE OF WYOMING)
)SS
COUNTY OF SHERIDAN)

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS 8th DAY OF December, 2025, BY WASEEM KHAN, KHANSTRUCTION LLC, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS THEIR OWN FREE ACT AND DEED.

Georgia Fosnight
NOTARY PUBLIC, SHERIDAN COUNTY, WYOMING

MY COMMISSION EXPIRES: 12/30/28

GEORGIA FOSNIGHT
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 142693
MY COMMISSION EXPIRES: 12/30/2028

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 9th DAY OF December 2025.

Mac Mercer
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 9th DAY OF December 2025.

Ashlee Foster — ATTEST: CITY CLERK
Richard Bridger — MAYOR

CERTIFICATE OF CITY PLANNING COMMISSION

THIS PLAT REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 24 DAY OF November 2025.

ATTEST: VICE-CHAIRMAN
CHAIRMAN

CERTIFICATE OF RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:56 O'CLOCK P. M., THIS 11 DAY OF December 2025.
DOCUMENT #: 2025-804187 Plat E-31

Mimi Dunkelberger Deputy Clerk
COUNTY CLERK

NOTES:

1. A 5/8" REBAR 24" LONG WITH A 2" ALUMINUM CAP STAMPED PLS 14277 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.
2. CURRENT ZONING IS R1-ZONE WITH A RESIDENT VACANT LAND USE. PROPOSED ZONING IS B-1 WITH A COMMERCIAL USE.
3. DEVELOPMENT OF HISHAM DRIVE BEYOND CURVE 11 WILL BE BUILT ACCORDING TO CITY STANDARDS AND WILL FALL UNDER WYDOT'S ENCROACHMENT PERMIT.
4. TEMPORARY ACCESS EASEMENTS SHALL BE VACATED WITH FUTURE PLATTING OF LOT 2, BLOCK 1.

MORTGAGE STATEMENT

THE UNDERSIGNED SECURITY STATE BANK, 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 IN BOOK 2022 OF MORTGAGES, AT PAGE 778435. MORTGAGEE, BY SIGNATURE ON THIS PLAT, 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.

BY:
TITLE: SVP

STATE OF WYOMING)
): SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8th DAY OF December, 2025. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 12/30/28.

Georgia Fosnight
NOTARY PUBLIC

GEORGIA FOSNIGHT
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 142693
MY COMMISSION EXPIRES: 12/30/2028

CERTIFICATE OF SURVEYOR

I, DIRK THOMPSON, 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 ELMWOOD ESTATES, 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, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION LAND.

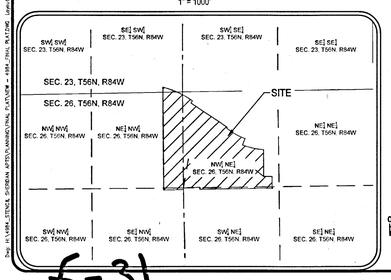
Professional Land Surveyor DIRK THOMPSON 14277 WYOMING — Date 12/05/2025

Dirk Thompson
LAND SURVEYOR
NO. 14277

STATE OF WYOMING COUNTY SEAL SHERIDAN COUNTY

VICINITY MAP

1" = 1000'



LEGEND

- FOUND RIGHT-OF-WAY MARKER
- FOUND ALUMINUM CAP (AS NOTED)
- SET ALUMINUM CAP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- QUARTER SECTION LINE
- LOT LINES
- TEMPORARY ACCESS EASEMENT
- PROPOSED ACCESS AND UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED 10' DRY UTILITY EASEMENT
- EXISTING POND EASEMENT
- SUBDIVISION BOUNDARY
- AREA TO BE DEDICATED AS ROW WITH THIS PLAT

0 100' 200'
1" = 100' (24" x 36")

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 orieinal plat was recorded.

FINAL PLAT FOR ELMWOOD ESTATES

BEING SITUATED IN THE SE1/4SW1/4 OF SECTION 23, T56N, R84W AND THE W1/2NE1/4 & E1/2NW1/4 OF SECTION 26, T56N, R84W OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING
PREPARED DECEMBER 2025

NO.	REVISION	DATE

PREPARED FOR: WASEEM KHAN, KHANSTRUCTION LLC
765 E 7TH ST
SHERIDAN, WY 82801

PROJECT: ELMWOOD ESTATES SUBDIVISION
DRAWING TITLE: ELMWOOD ESTATES FINAL PLAT

AVI 45 YEARS — ENGINEERING · PLANNING · SURVEYING
307.637.6017
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE PLOTTED: Dec 03, 2025
DRAWN BY: ZP
DESIGNED BY: BC/ZP
CHECKED BY: BC
JOB NO.: 4840
DWG NO. 1 OF 1

E-31