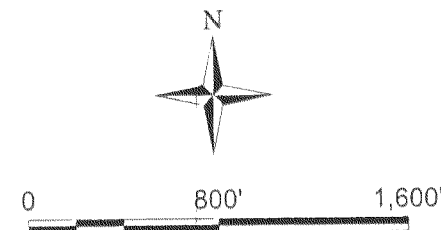


1 VICINITY MAP
SCALE: 1" = 800'



EXPLANATION

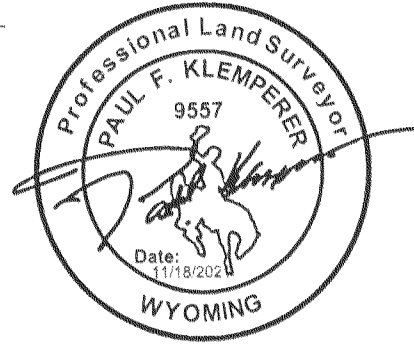
- FOUND 2" ALUMINUM CAP
- LOT CORNER SET 24", 5/8" REBAR WITH 2" ALUMINUM CAP LS 9557
- LOT LINE
- PLAT BOUNDARY
- SANITARY SEWER EASEMENT (WIDTH AS NOTED)
- SF SQUARE FEET

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

I, PAUL F. KLEMPERER, DO HEREBY STATE THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING. THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF BURTON FLATS 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 THAT THIS PLAT CORRECTLY SHOWS THE LOCATION AND DIMENSION OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

PAUL F. KLEMPERER
WYOMING PLS #9557



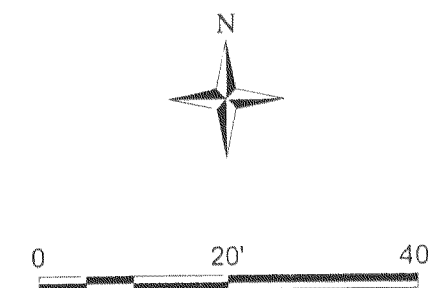
NOTES:

- PUBLIC UTILITIES FOR THIS SUBDIVISION ARE LOCATED WITHIN THE PLATTED RIGHT-OF-WAY.
- THE MAINTENANCE FOR THE PRIVATE UTILITIES LOCATED WITHIN THE COMMON AREA (OUTLOT A) ARE THE RESPONSIBILITY OF THE BURTON FLATS HOMEOWNER'S ASSOCIATION.
- BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, WYOMING EAST CENTRAL ZONE. BASIS OF BEARING FOR THIS PLAT IS THE WEST LINE OF BLOCK 2, HIGHLAND PARK SECOND ADDITION HAVING A BEARING OF NORTH 00°48'16" EAST BASED ON THE POSITION OF MONUMENTS RECOVERED AT THE SOUTHWEST AND NORTHWEST CORNERS OF SAID BLOCK 2 WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- DISTANCES ARE SURFACE: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235 DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, WYOMING EAST CENTRAL ZONE, COORDINATES

JACKSON AVENUE

BURTON STREET

AVON STREET



BURTON FLATS FINAL PLAT

BEING A REPLAT OF LOTS 3-12, AND PORTIONS LOTS 2 AND 13, BLOCK TWO;
A PART OF HIGHLAND PARK SECOND ADDITION BLOCKS ONE AND TWO
PLANNED UNIT DEVELOPMENT
LOCATED IN THE NE1/4 NE1/4 OF SECTION 28,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BURTON FLATS, LLC, BEING THE OWNER OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:
THAT THE FOREGOING PLAT DESIGNATED AS BURTON FLATS, BEING A REPLAT OF LOTS 3-12, AND PORTIONS OF LOTS 2 AND 13, BLOCK TWO, A PART OF HIGHLAND PARK SECOND ADDITION BLOCKS ONE AND TWO PLANNED UNIT DEVELOPMENT TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.
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 AND PROPRIETOR, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND
THAT 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, 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 SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.
ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 29TH DAY OF NOVEMBER, 2021 BY:

Jim Beje
OWNER - BURTON FLATS, LLC

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29TH DAY OF November, 2021 BY: *Jim Beje*

K. BOSHARD
Notary Public, County of Sheridan
My Commission Expires
October 7, 2023

K. Boshard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/7/23

LEGAL DESCRIPTION

BEING A REPLAT OF LOTS 3-12, AND PORTIONS OF LOTS 2 AND 13, BLOCK 2, OF HIGHLAND PARK SECOND ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.
CONSIDERING THE WEST LINE OF SAID BLOCK 2 TO BEAR NORTH 00°48'16" EAST BASED ON THE POSITION OF MONUMENTS RECOVERED AT THE SOUTHWEST AND NORTHWEST CORNERS OF SAID BLOCK 2 WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
COMMENCING AT THE AT THE NORTHWEST CORNER OF SAID BLOCK 2, THENCE SOUTH 88°45'50" EAST, 278.56 FEET;
THENCE SOUTH 00°54'56" WEST, 146.54 FEET;
THENCE NORTH 90°05'04" WEST, 23.00 FEET;
THENCE SOUTH 00°54'56" WEST, 146.74 FEET;
THENCE NORTH 89°06'59" WEST, 254.74 FEET;
THENCE NORTH 00°48'16" EAST, 304.70 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 79,753.40 SQUARE FEET (1.83 ACRES) MORE OR LESS.

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A REPLAT OF LOTS 3-12 AND A PORTION OF LOTS 2 AND 13, BLOCK 2, OF THE HIGHLAND PARK SECOND ADDITION TO THE CITY OF SHERIDAN, WYOMING, AS RECORDED AS MAP NO. 7, "POCKET NO. 2, FOLDER NO. 2, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

DIRECTOR OF PUBLIC WORKS 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, WYOMING AND CERTIFIED THIS 15TH DAY OF December, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Eda Schunk Thompson
DIRECTOR OF PUBLIC WORKS

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF SHERIDAN, WYOMING, THIS 15TH DAY OF November, 2021.

ATTEST: DEPUTY CITY CLERK *Eda Schunk Thompson* MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:50 CLOCK P.M. THIS 15TH DAY OF December, 2021, AND IS DULY RECORDED IN BOOK 8, PAGE NO. 74 (2021-774903) PLAT

Eda Schunk Thompson
COUNTY CLERK

SHEET 1 OF 1

BURTON FLATS FINAL PLAT

BURTON FLATS, LLC
1656 S. SHERIDAN AVE.
SHERIDAN, WYOMING 82801



Drawn By: PAC Checked By: PK Scale: 1" = 20' Date: 11/19/2021 File: 55V-FINALPLAT_202110

B-74