

FINAL PLAT OF SKYVIEW WEST SUBDIVISION - PHASE II

TO THE
CITY OF SHERIDAN, WYOMING
A REPLAT OF TRACT A, SKYVIEW WEST SUBDIVISION - PHASE I,
TO THE CITY OF SHERIDAN, WYOMING
TOTAL = ±2.87 ACRES
AREA OF LOTS = ±1.71 ACRES
AREA OF OUTLOTS = ±0.49 ACRES
AREA OF ROAD = ±0.67 ACRES
ZONED R-3

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED PHOENIX LIMITED PARTNERSHIP, BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE:
THAT THE FOREGOING PLAT DESIGNATED AS SKYVIEW WEST SUBDIVISION - PHASE II, IS A REPLAT OF TRACT A, SKYVIEW WEST SUBDIVISION - PHASE I, TO THE CITY OF SHERIDAN, WYOMING.
SAID TRACT CONTAINS 2.87 ACRES OF LAND, MORE OR LESS.

THE SKYVIEW WEST SUBDIVISION - PHASE II, 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, STREETS, EASEMENTS, AND OUTLOTS.

THE UNDERSIGNED OWNER 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 STREETS, EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. OUTLOT D: INCLUDES AN ACCESS EASEMENT FOR A PUBLIC PATHWAY.

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, REPLACING, REINSTALLING, AND MAINTAINING SEWERS, WATER LINES, 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.

SURFACE DRAINAGE EASEMENTS AS DESIGNATED ON THIS PLAT, BEING OUTLOT D, E & F, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN 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:

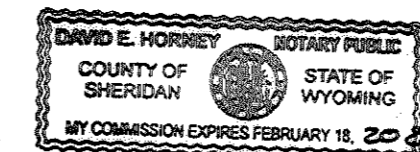
ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.
THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 20th DAY OF MARCH, 2018

W.K. Love
PHOENIX LIMITED PARTNERSHIP
KIM LOVE, OWNER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN : ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF MARCH, 2018.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 13 FEB. 2020

D.D.E. Hong
NOTARY PUBLIC



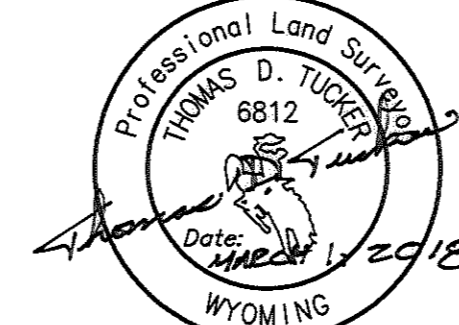
LEGEND:

- FOUND 3" BRASS CAP PER PLS 102
- FOUND 2" ALUMINUM CAP PER PLS 2615
- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/LOT LINE
- UTILITY EASEMENT (WIDTH AS NOTED)
- 30.0' WATERLINE EASEMENT
- EXISTING RIGHT-OF-WAY AND OR LOT LINE
- BUILDING SETBACK LINE
- OUTLOT

R3 MINIMUM SETBACK REQUIREMENTS	
FRONT YARD	15'
SIDE YARD - ADJACENT STREET	10'
SIDE YARD	5'
REAR YARD	15'

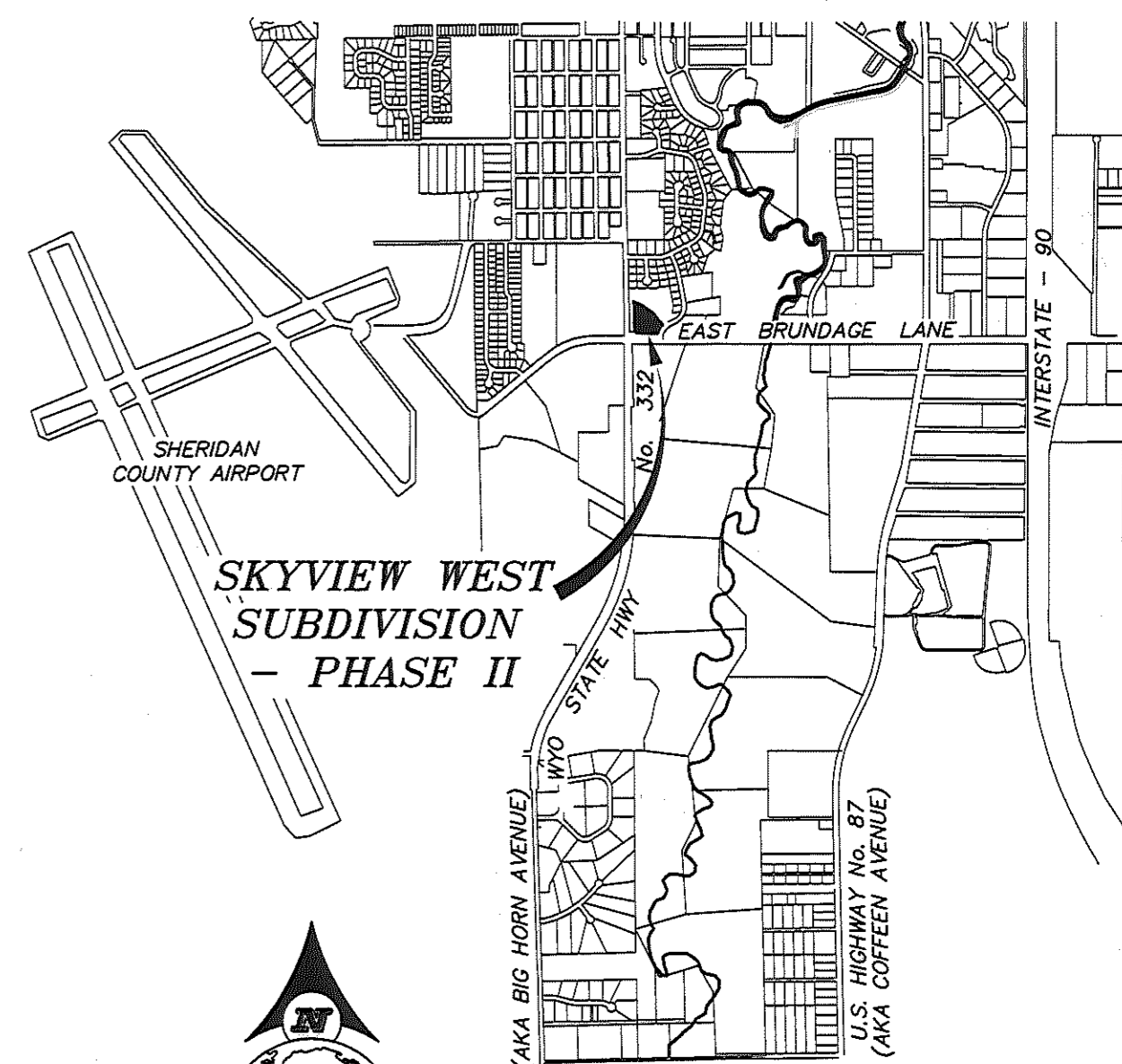
SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN : ss
I, THOMAS D. TUCKER, 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 SKYVIEW WEST SUBDIVISION - PHASE II, 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, OUTLOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



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

"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"



SCALE: 1" = 30'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE

DISTANCES ARE SURFACE

GRAPHIC SCALE



(U.S. SURVEY FEET)

1 inch = 30 feet

DATUM:

NAD 83(1983), 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,
EAST CENTRAL ZONE, COORDINATES

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 8th DAY OF January, 2018

Michael Cronin
ATTEST: VICE-CHAIRMAN

James C. Hong
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 2nd DAY OF April, 2018, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Lauren
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 15 DAY OF January, 2018

Eda Thompson
ATTEST: CITY CLERK

James C. Hong
MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN : ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:16 O'CLOCK P.M., THIS 29th DAY OF May, 2018, AND IS DULY RECORDED IN DRAWER S, PLAT NO. 156
FEE \$ 75.00

Eda Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2018-742613

FINAL PLAT

SKYVIEW WEST SUBDIVISION - PHASE II

TO THE
CITY OF SHERIDAN, WYOMING
A REPLAT OF TRACT A, SKYVIEW WEST SUBDIVISION - PHASE I,
TO THE CITY OF SHERIDAN, WYOMING

CLIENT: PHOENIX LIMITED PARTNERSHIP
ATTN: KIM LOVE
P.O. BOX 5086
SHERIDAN, WY 82801

Morrison Maierle
engineers • surveyors • planners • scientists

JN: 2011-018
OF: 2011-018-P2-C3D
TAB: PHASE II - FINAL
REVIEWED BY: NKS
DECEMBER 14, 2017

BIG HORN AVENUE
(AKA STATE HIGHWAY NO. 332)

CURVE TABLE				
CURVE	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	35°35'21"	239.40'	S28°49'16"W	146.32'
C2	49°38'05"	104.05'	N64°56'59"W	87.34'
C3	38°38'35"	15.00'	S17°56'54"W	9.93'
C4	5°45'46"	50.00'	S34°23'18"W	5.03'
C5	56°19'28"	50.00'	S03°20'41"W	47.20'
C6	35°01'19"	50.00'	S42°19'42"E	30.09'
C7	46°13'10"	50.00'	S82°56'56"E	39.25'
C8	10°43'25"	50.00'	N68°34'46"E	9.34'
C9	27°03'36"	15.00'	N78°44'52"E	7.02'
C10	17°01'05"	75.00'	N81°46'07"E	22.19'
C11	8°08'08"	75.00'	N69°11'31"E	10.64'
C12	25°09'14"	25.00'	N77°42'03"E	10.89'
C13	88°20'56"	25.00'	S45°32'52"E	34.84'

EAST BRUNDAGE LANE
(AKA STATE HIGHWAY NO. 334)
(R)110'

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A REPLAT OF TRACT A, SKYVIEW WEST SUBDIVISION - PHASE I, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN DRAWER "S", PLAT NUMBER "151" AT THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER EASEMENTS AND PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

NOTES:

- OUTLOTS D, E & F UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE SKYVIEW WEST HOMEOWNERS ASSOCIATION WITH USE AS A SURFACE AND STORM DRAINAGE EASEMENT SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.
- OUTLOT D: INCLUDES AN ACCESS EASEMENT FOR A PUBLIC PATHWAY.
- LEGAL ACCESS TO PUBLIC RIGHT-OF-WAY FOR SKYVIEW WEST SUBDIVISION - PHASE II IS RESTRICTED TO SKYVIEW WEST DRIVE. LOTS ALONG EAST BRUNDAGE LANE AND BIG HORN AVENUE (AKA STATE HIGHWAY 332) ARE NOT ALLOWED TO ACCESS THESE PUBLIC RIGHT-OF-WAYS.

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