

FINAL PLAT

VALLEY PARK 3RD ADDITION

CITY OF SHERIDAN, WYOMING

REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2nd ADDITION,

TO THE CITY OF SHERIDAN, WYOMING

 $AREA OF 29 LOTS = \pm 5.13 ACRES$ AREA OF 3 OUTLOTS = ± 2.30 ACRES (OPEN SPACE =1.16 ACRES) $AREA OF ROADS = \pm 1.09 ACRES$ $TOTAL = \pm 8.52 ACRES$ ZONED: B-1

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED THE BLUFFS, LLC & THE RIDGE, LLC, BEING THE OWNER(S), PROPRIETOR(S) OR PARTY(S) OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS VALLEY PARK 3RD ADDITION, IS A REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. SAID TRACT CONTAINS 8.52 ACRES OF LAND, MORE OR LESS.

THE VALLEY PARK 3RD ADDITION, 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

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, AND EASEMENTS.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND IT'S 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 LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC OUTLOT A IS A STORM RETENTION, DRAINAGE EASEMENT, AND OPEN SPACE WHICH IS OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES AND LEGAL ADJUSTMENTS.

OUTLOT B & OUTLOT C ARE UNDEVELOPED OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES AND LEGAL ADJUSTMENTS.

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 3 DAY OF MAY . 2024.

DEBORAH L. SHEPARDSON, _MEMBER_

STATE OF WYOMING COUNTY OF SHERIDAN : SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ______

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 11/13/2029

ASHLEY E. SCHAFER NOTARY PUBLIC **STATE OF WYOMING** COMMISSION ID: 163176 MY COMMISSION EXPIRES: 11/13/2029 [5]

DECLARATION EXTINGUISHING PREVIOUS PLATTING

(1) THIS PLAT IS A REPLAT OF LOT 5 AND LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN DRAWER "V", PLAT NUMBER "19" 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 EXTINGUISHED UNLESS

(2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THE PLAT.

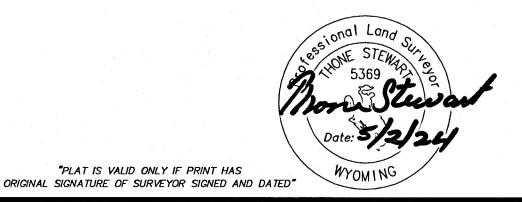
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	91'04'24"	66.00'	104.91*	N25°53'48"E	94.21*
C2	<i>33°23'51"</i>	66.00'	<i>38.47</i> ′	N54°44'04"E	37.93'
C3	54°04′17″	66.00'	62.29'	N11'00'00'E	60.00'
C4	3'36'16"	66.00'	4.15'	N17"50'17"W	4.15'
C5	1000'00"	180.00*	31.42'	N74°00'00"W	31.38*
C6	11'00'00"	180.00*	34.56'	N63'30'00"W	34.50°
C7	900'00"	180.00'	28.27"	N53'30'00"W	28.25'
C8	900'00"	180.00*	28.27"	N44'30'00"W	28.25'
C9	900'00"	180.00*	28.27*	N35°30'00"W	28.25°
C10	900'00"	180.00*	28.27*	N26°30'00"W	28.25
C11	900'00"	180.00*	28.27'	N17'30'00"W	28.25'
C12	900'00"	180.00*	28.27*	NO8'30'00"W	28.25'
C13	400'00"	180.00	12.57	N02'00'00"W	12.56

CURVE TABLE CURVE DELTA RADIUS LENGTH CHORD BEARING CHORD LENGTH C14 | 25°00'00" | 120.00' | 52.36' | S12°30'00"E C15 90°00'00" 12.00' 18.85' 570°00'00"E 16.97' C16 | 86°25'00" | 12.00' | 18.10' | S21°47'30"W C17 8"25"00" 180.00' 26.44' N1772'30"W 26.42' C18 | 12°00'00" | 180.00' | 37.70' | N07°00'00"W *37.63*′ C19 | 24'00'00" | 120.00' | 50.27' | N13'00'00"W C20 3'30'00" 180.00' 11.00' S23'15'00"E 10.99' C21 9'00'00" 180.00' 28.27' S17'00'00"E 28.25° C22 9"14'55" 180.00' 29.06' S07"52'33"E 29.02* C23 375'05" 180.00' 10.21' S01'37'33"E 10.21 C24 41'39'45" 120.00' 87.26' N20'49'52"W 85.35' C25 37'20'16" 120.00' 78.20' N60'19'53"W 76.82'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss

I, THONE STEWART, 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 VALLEY PARK 3RD ADDITION, 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.



INFORMATION\CENTER LOCATION MAP

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, EAST CENTRAL ZONE 1983 (93). DISTANCES ARE ADJUSTED TO SURFACE BY THE DATUM ADJUSTMENT FACTOR OF 1.000235. TO CALCULATE WYOMING PLANE COORDINATES DIVIDE SHOWN SURFACE COORDINATES BY 1,000235.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 25th DAY OF September

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 9+4 DAY OF MC.11. BY THE REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 9th DAY OF MAY DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 2nd DAY OF OCHODEN , 2023

CERTIFICATE OF RECORDER

STATE OF WYOMING COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:39 O'CLOCK P.M., THIS 4, DAY OF December, 2024, AND IS DULY RECORDED IN PLAT BOOK V, PAGE 34 FEE \$ 75.00

Ela Shunk Thompson STAMP RECEIVING NUMBER 2024-796040

FINAL PLAT

VALLEY PARK 3RD ADDITION

CITY OF SHERIDAN, WYOMING

REPLAT OF LOT 5 & LOT 6, VALLEY PARK 2nd ADDITION, TO THE CITY OF SHERIDAN, WYOMING

URVEYING 2340 WETLANDS DR., SUITE 100 PO BOX 3082 SHERIDAN, WY 82801

307-672-7415

CLIENT: THE BLUFFS, LLC & THE RIDGE, LLC ATTN: JOHN SHEPARDSON 1198 LOWER PRAIRIE DOG ROAD SHERIDAN, WY 82801

JN: 2018-013 DF: 2018-013D-Replat Al TAB: Final Plat PF: T2018-013 Sept 26, 2023