FINAL PLAT OF WOODLAND CREEK ESTATES III

> A PLANNED UNIT DEVELOPMENT BEING A PORTION OF THE NW1/4NW1/4, SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING

> > $TOTAL AREA = \pm 11,227 S.F.$ AREA OF 5 LOTS = $\pm 11,227$ S.F.

CITY OF SHERIDAN ZONING = PLANNED UNIT DEVELOPMENT (PUD)

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING PLAT DESIGNATED AS WOODLAND CREEK ESTATES III, A PLANNED UNIT DEVELOPMENT BEING A TRACT OF LAND SITUATED IN THE NW1/4NW1/4 OF SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14 (MONUMENTED WITH A 31/4" ALUMINUM CAP PER PLS 2615); THENCE S63'12'17"E, 1438.69 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF DESCRIBED IN BOOK 404 OF DEEDS, PAGE 627, AND LYING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 87 (AKA COFFEEN AVENUE) (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S00'37'08"W, 74.96 FEET ALONG SAID U.S. HIGHWAY NO. 87 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF AN ACCESS AND UTILITY EASEMENT DESCRIBED IN BOOK 558 OF DEEDS, PAGE 152; THENCE S89'44'19"W, 149.20 FEET ALONG THE NORTH LINE OF SAID ACCESS AND UTILITY EASEMENT DESCRIBED IN BOOK 558 OF DEEDS, PAGE 152 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1, WOODLAND CREEK ESTATES (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE NO0'12'00"W, 75.01 FEET ALONG THE EAST LINE OF SAID LOT 1, WOODLAND CREEK ESTATES TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1, WOODLAND CREEK ESTATES AND LYING ON THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 404 OF DEEDS, PAGE 627 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N89'45'35"E, 150.27 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 404 OF DEEDS, PAGE 627 TO THE POINT OF BEGINNING OF SAID TRACT.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS; CONTAINING 11,227 SQUARE FEET OF LAND, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE WOODLAND CREEK ESTATES III, A PLANNED UNIT DEVELOPMENT AND DO RESERVE PERPETUAL EASEMENTS FOR ACCESS, THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC & PRIVATE UTILITIES INCLUDING TV CABLES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

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 7 DAY OF JOHNS

C/O ROBERT BARRY KING, MEMBER

STATE OF WYOMING) SS COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _ OH DAY OF _ anyay ______, 2019 BY ROBERT BARRY KING, MEMBER.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: Harrist 21, 2022 NOTARY PUBLIC

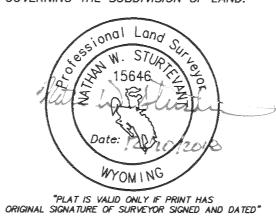
My Commission Expires August 21, 2022

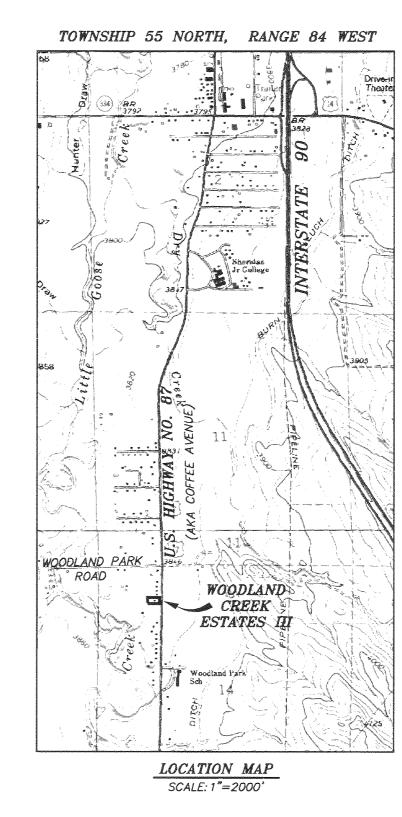


SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss COUNTY OF SHERIDAN

I, NATHAN W. STURTEVANT, 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 WOODLAND CREEK ESTATES III, A PLANNED UNIT DEVELOPMENT 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 & EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.





CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS LIND DAY OF LLTOWN

ATTEST: VICE-CHAIRMAN

DIRECTOR OF PUBLIC WORKS OF/SHERIDAN, WYOMING.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 3rd DAY OF DELEMBER, 20 18

ATTEST: CITY CLERK

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 1:42 O'CLOCK P.M., THIS 26, DAY OF February, 20 19, AND IS DULY RECORDED IN DRAWER W, PLAT NO. 74 FEE \$ 75.00

Cla Johns Mompson STAMP RECEIVING NUMBER 2019-748337

FINAL PLAT

WOODLAND CREEK

OWNER: WOODLAND CREEK ESTATES, LLC 7 WISHBONE WAY

A PLANNED UNIT DEVELOPMENT BEING A PORTION OF THE NW1/4NW1/4, SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, WYOMING

Surveying \$\int \text{QURVEYING} 2340 WETLANDS DR., SUITE 100 PO BOX 3082 SHERIDAN, WY 82801 307-672-7415

SHERIDAN, WY 82801

902 NORTH MAIN STREET Sheridan, Wyoming 82801 Office: 307.673.7350 Fax: 307.673.5156

JN: 2014-012 SJ: 6 DN: 2014-012_SJ6-C3D TAB: PLAT PF: T2014-012 REVIEWED BY: TDT NOVEMBER 29, 2018

CALCULATED: NOTHING FOUND/NOTHING SET WC WITNESS CORNER BOUNDARY LINE - PROPERTY/LOT LINE ----- HIGHWAY RIGHT-OF-WAY LINE ----- EASEMENT LINE AS NOTED ACCESS AND UTILITY EASEMENT (BOOK 558, PAGE 152) BOUNDARY LINE AGREEMENT SEE (BOOK 560, PAGE 511), (BOOK 560, PAGE 718), & (BOOK 560, PAGE 592)

FOUND 3-1/4" ALUMINUM CAP PER PLS 2615

● FOUND 1-1/2" ALUMINUM CAP PER PLS 2615

FOUND HIGHWAY RIGHT-OF-WAY MONUMENT

SET 2" ALUMINUM CAP PER PLS 15646 FOUND 2" ALUMINUM CAP PER PLS 6812

LEGEND: