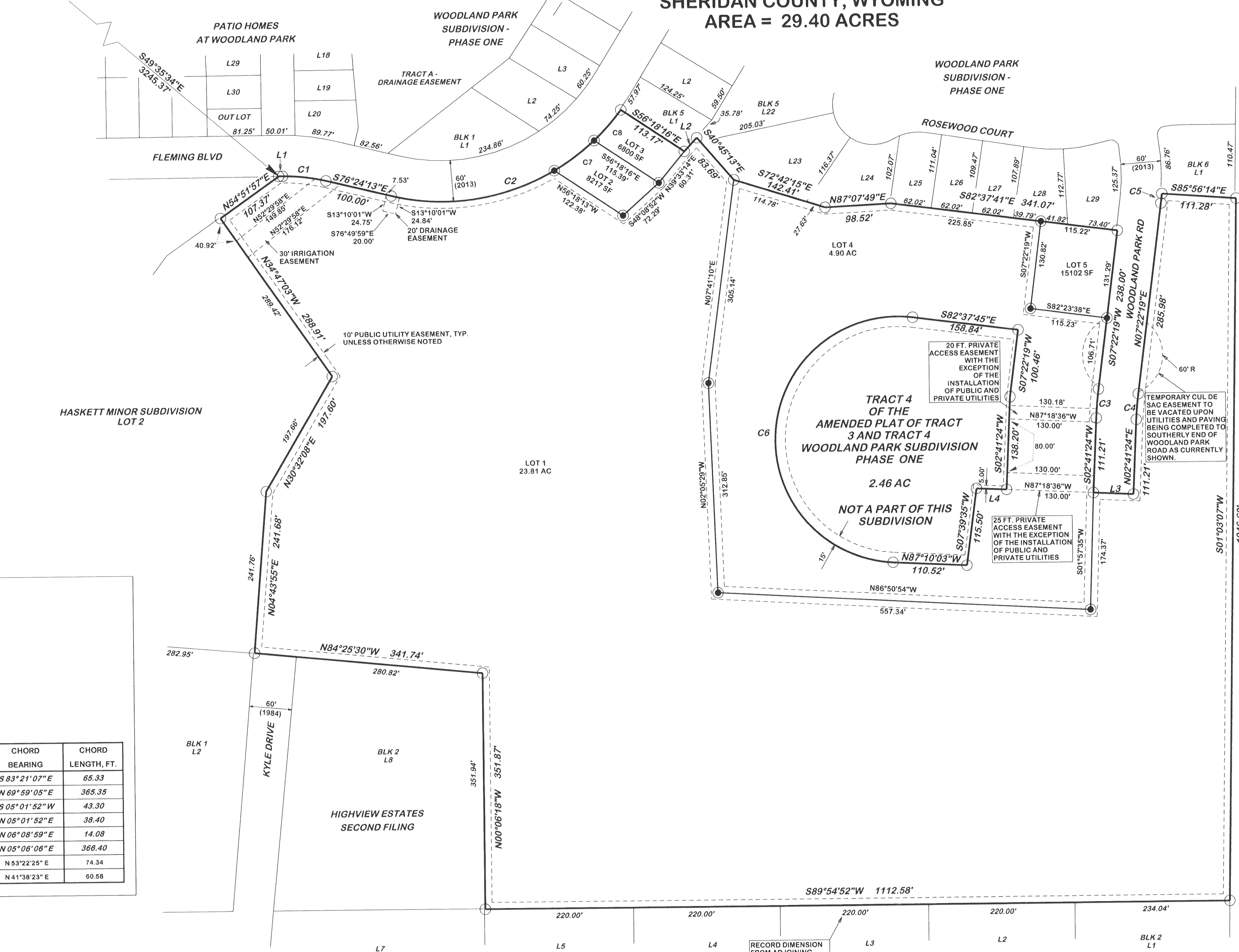


FINAL PLAT
WOODLAND MEADOWS MINOR
SUBDIVISION

A REPLAT OF TRACT 3
OF THE
AMENDED PLAT OF TRACT 3 AND TRACT 4
WOODLAND PARK SUBDIVISION PHASE ONE
CITY OF SHERIDAN
LOCATED IN THE E $\frac{1}{2}$ AND NW $\frac{1}{4}$
SECTION 14, T55N, R84W
OF THE 6TH PM
SHERIDAN COUNTY, WYOMING
AREA = 29.40 ACRES

10 11
15 14
N 1876848.98
E 1411709.29



LINE TABLE		
LINE NO.	BEARING	DISTANCE, FT.
L1	N 89° 41' 59" E	5.57
L2	N 42° 47' 02" E	27.58
L3	S 87° 18' 36" E	60.00
L4	N 87° 18' 36" W	45.00

CURVE TABLE					
CURVE NO.	RADIUS, FT.	CENTRAL ANGLE	ARC LENGTH, FT.	CHORD BEARING	CHORD LENGTH, FT.
C1	270.00	13° 53' 48" (RT)	65.49	S 83° 21' 07" E	65.33
C2	330.00	67° 13' 24" (LT)	387.18	N 69° 59' 05" E	365.35
C3	530.00	4° 40' 58" (LT)	43.31	S 05° 01' 52" W	43.30
C4	470.00	4° 40' 58" (RT)	38.41	N 05° 01' 52" E	38.40
C5	330.00	02° 26' 41" (RT)	14.08	N 06° 08' 59" E	14.08
C6	183.34	184° 32' 18" (RT)	590.51	N 05° 08' 08" E	366.40
C7	330.00	12° 56' 05" (LT)	74.50	N 53° 22' 25" E	74.34
C8	330.00	10° 31' 59" (LT)	60.87	N 41° 38' 23" E	60.58

- LEGEND**
- FOUND RECORD MONUMENT (CORNER RECORDATION FORM ON FILE)
 - S90°00'00"E SUBDIVISION BOUNDARY, TYP.
 - 113.17'
 - RECORD MONUMENT
 - SET 2" DIA AL CAP ATOP #5 REBAR, PE/LS 4364 (TO BE SET SPRING 2021)
 - L7 EXISTING SUBDIVISION LOT OR TRACT
 - PUBLIC UTILITY EASEMENT
- NOTES:**
- PUBLIC UTILITY EASEMENTS SHOWN ALONG PROPERTY LINES ARE 10' IN WIDTH UNLESS OTHERWISE NOTED.
 - ALL SUBDIVISION BOUNDARY CALLS (DIRECTION AND DISTANCE) ARE OF RECORD (FROM THE AMENDED PLAT OF TRACT 3 AND TRACT 4, WOODLAND PARK SUBDIVISION - PHASE ONE) UNLESS OTHERWISE NOTED.
 - NO BUILDING PERMIT SHALL BE ISSUED FOR LOT 5 UNTIL CITY-APPROVED WATER AND SEWER EXTENSIONS HAVE BEEN PROVIDED.
 - NO BUILDING PERMIT SHALL BE ISSUED FOR LOT 5 UNTIL CITY-APPROVED STREET AND UTILITY EXTENSIONS HAVE BEEN PROVIDED TO THE SOUTH BOUNDARY OF LOT 5, TO INCLUDE PAVING OF THE TEMPORARY CUL-DE-SAC AS PART OF THE STREET EXTENSION.

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF TRACT 3 OF THE AMENDED PLAT OF TRACT 3 AND TRACT 4, WOODLAND PARK SUBDIVISION PHASE ONE, AS RECORDED IN BOOK W OF PLATS, PG. 68, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

I, JOSEPH L. FEELY, 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 THE WOODLAND MEADOWS MINOR 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 SUPERVISION AND CORRECTLY SHOWS THE DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

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 16th DAY OF February, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 16th DAY OF February, 2021.

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WOODLAND PARK, LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS WOODLAND MEADOWS MINOR SUBDIVISION, IS LOCATED IN THE E $\frac{1}{2}$ AND THE NW $\frac{1}{4}$, SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE 6th PRINCIPAL MERIDIAN, ALL WITHIN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 3 OF THE AMENDED PLAT OF TRACT 3 AND TRACT 4, WOODLAND PARK SUBDIVISION PHASE ONE AS RECORDED IN BOOK W OF PLATS, P. 68 IN THE OFFICE OF THE SHERIDAN COUNTY CLERK

AND CONTAINS 29.40 ACRES, MORE OR LESS, AND 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; 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 INDICATED 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.

DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES 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.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

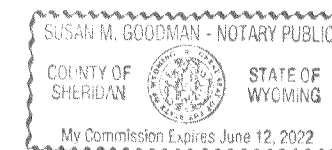
James P. Clark
WOODLAND PARK, LLC
JANE P. CLARK
MANAGING MEMBER

Phyllis J. Fleming
WOODLAND PARK, LLC
PHYLLIS J. FLEMING, AS TRUSTEE
OF THE FLEMING TRUST OF 2009,
UNDER AGREEMENT DATED
MARCH 4, 2009, MANAGING MEMBER

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF February, 2021, BY JANE P. CLARK, MANAGING MEMBER, WOODLAND PARK, LLC, AND PHYLLIS J. FLEMING, AS TRUSTEE OF THE FLEMING TRUST OF 2009, UNDER AGREEMENT DATED MARCH 4, 2009, MANAGING MEMBER, WOODLAND PARK, LLC.

MY COMMISSION EXPIRES: June 12, 2022



Susan M. Goodman
NOTARY PUBLIC

NOTICE
This plat is an image, or reproduction of the original as it 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. Delinations, measurements, or representations may have occurred since the original plat was recorded.

**WOODLAND MEADOWS MINOR
SUBDIVISION**

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION THIS 25th DAY OF January, 2021.

Mike Winkler CHAIRMAN
Jon C. ... ATTEST: VICE CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDED AT 3:54 O'CLOCK PM THIS 16th DAY OF February, 2021, AND IS DULY RECORDED IN DRAWER W, PLAT NO. 80, DOC #2021-766473

Eda Schunk Thompson
COUNTY CLERK

**REPLAT OF TRACT 3
OF THE
AMENDED PLAT OF TRACT 3 AND TRACT 4
WOODLAND PARK SUBDIVISION PHASE ONE
CITY OF SHERIDAN
LOCATED IN THE E $\frac{1}{2}$ AND NW $\frac{1}{4}$
SECTION 14, T55N, R84W
OF THE 6TH PM
SHERIDAN COUNTY, WYOMING**

CLIENT: WOODLAND PARK, LLC
5212 COFFEE AVE.
SHERIDAN, WY 82801

LOCATION: CITY OF SHERIDAN, WYOMING
FEBRUARY 2021

ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1949 SUPERFUND DRIVE, SUITE 205
SHERIDAN, WY 82801
307-673-1443
www.EngineeringWyoming.com