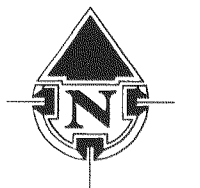


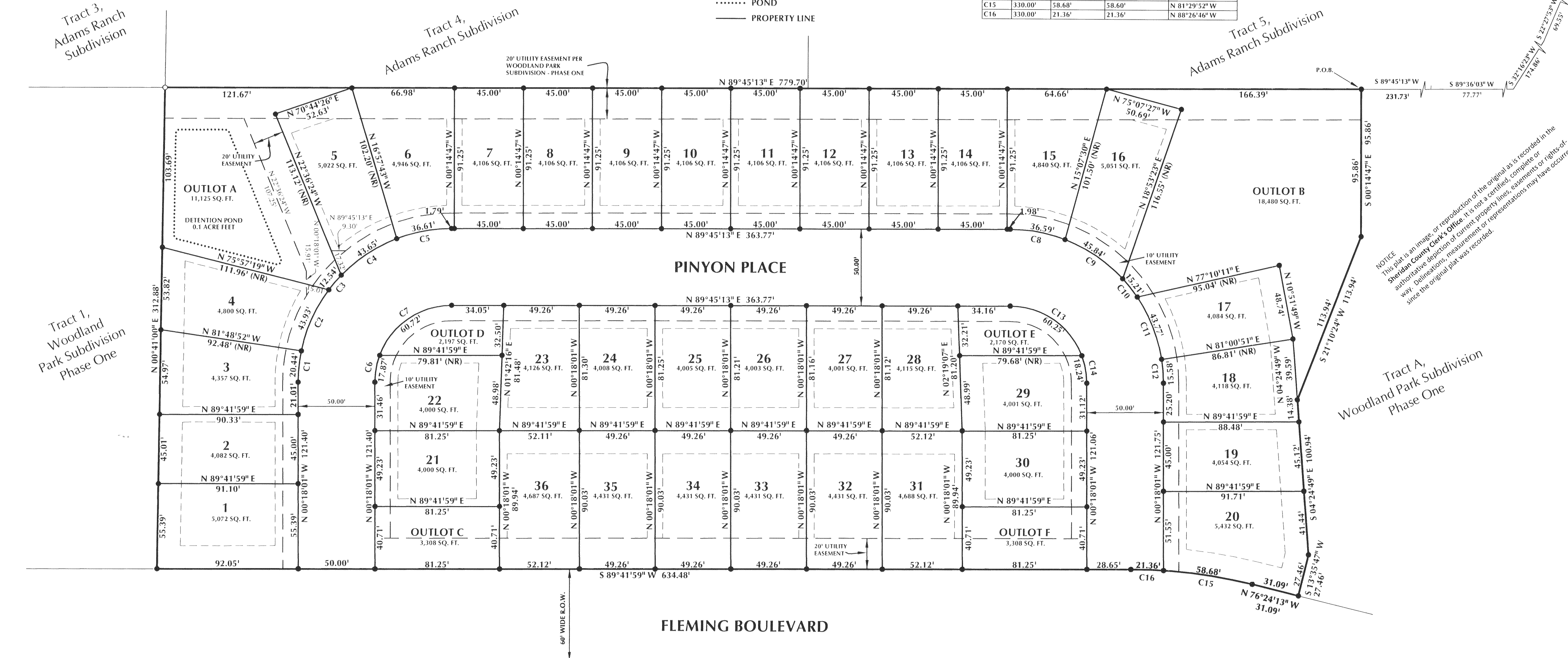
- NOTES:**
- THIS SUBDIVISION IS ZONED R-3 WITH THE FOLLOWING SETBACK REQUIREMENTS:
    - FRONT YARD = 15 FEET WITH THE EXCEPTION OF A 20 FOOT FRONT YARD SETBACK FOR LOTS 31-36
    - REAR YARD = 15 FEET
    - SIDE YARD = 5 FEET WITH THE EXCEPTION OF A 0 FOOT SIDE YARD SETBACK FOR ALL COMMON WALL LOT LINES
  - BEARINGS ARE BASED ON WYOMING STATE PLANE EAST CENTRAL ZONE NAD 83
  - CURVILINEAR MEASUREMENTS ARE ARC MEASUREMENTS
  - ACCESS TO THE EXISTING SEWER MAIN RUNNING ALONG THE NORTH PROPERTY LINE WITHIN THE 20' EASEMENT CANNOT BE BLOCKED IN ANY WAY WITH FENCING OR ANYTHING TO IMPEDE DOING MAINTENANCE ON THE SEWER MAIN.
  - NO FENCES, PORCHES, EAVES OR OTHER STRUCTURES ARE ALLOWED TO ENCRoACH INTO THE UTILITY EASEMENTS.
  - OUTLOT A, OUTLOT B, OUTLOT C, OUTLOT D, OUTLOT E, AND OUTLOT F ARE OPEN SPACE AREAS AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR UTILITIES AND RECREATIONAL USE.
  - PINYON PLACE 50' RIGHT-OF-WAY IS TO BE OWNED AND MAINTAINED BY THE CITY OF SHERIDAN



**LEGEND:**

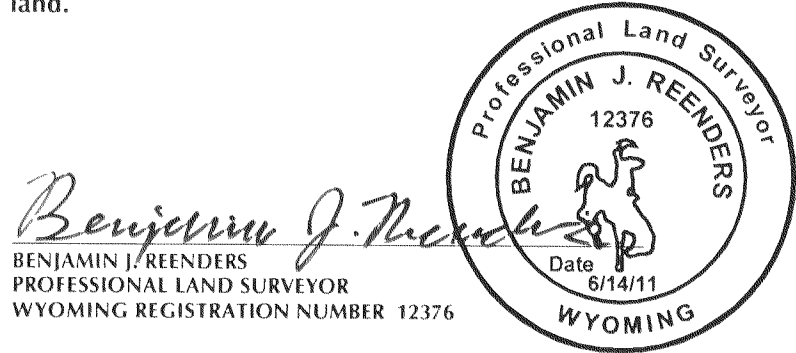
- FOUND CORNER
- SET CORNER - 2" ALUMINUM CAP L.S. # 12376
- ⊙ FOUND SECTION CORNER
- (R) RADIAL
- (NR) NON-RADIAL
- BUILDING SETBACK
- EASEMENT
- ..... POND
- PROPERTY LINE

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00'	20.44'	20.40'	N 05°33'18"E
C2	100.00'	43.93'	43.58'	N 23°59'41"E
C3	100.00'	12.54'	12.54'	N 40°10'26"E
C4	100.00'	43.65'	43.30'	N 56°16'23"E
C5	100.00'	36.61'	36.41'	N 79°15'56"E
C6	50.00'	17.87'	17.77'	N 09°56'06"E
C7	50.00'	60.72'	57.06'	N 54°57'43"E
C8	100.00'	36.59'	36.38'	N 79°45'58"W
C9	100.00'	45.84'	45.44'	N 56°09'14"W
C10	100.00'	15.24'	15.20'	N 38°39'52"W
C11	100.00'	43.77'	43.42'	N 21°46'03"W
C12	100.00'	15.58'	15.57'	N 04°45'51"W
C13	50.00'	60.25'	56.67'	N 55°43'38"W
C14	50.00'	18.24'	18.14'	N 10°45'15"W
C15	330.00'	58.68'	58.60'	N 81°29'52"W
C16	330.00'	21.36'	21.36'	N 88°26'46"W



STATE OF WYOMING )  
 ) ss.  
SHERIDAN COUNTY )

I, Benjamin J. Reenders, 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 Patio Homes at Woodland Park, 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 location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.



**CONSULTING, LLC**  
2155 North Main Street  
Sheridan, Wyoming 82801  
Phone 307-674-0609  
Fax 307-674-0182

**DECLARATION VACATING PREVIOUS PLATTING**

This plat is the re-subdivision of Tract 2, Woodland Park Subdivision - Phase One, as recorded in Book W of Plats, Page 61, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries 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, and certified this 29 day of July, 2011, by the Director of Public Works of Sheridan, Wyoming.

*Benjamin J. Reenders*  
Director of Public Works

**SHERIDAN PLANNING COMMISSION  
CERTIFICATE OF REVIEWAL**

Reviewed by the City of Sheridan Planning Commission this 23 day of May, 2011.

*Robert Miller* Attest: Vice-Chairman  
*Benjamin J. Reenders* Chairman

**CITY COUNCIL OF THE CITY OF SHERIDAN  
CERTIFICATE OF APPROVAL**

Approved by the City Council of the City of Sheridan, Wyoming, this 28 day of August, 2011.

*Scott Bailey* Attest: City Clerk  
*Dave Kuskey* Mayor

**CERTIFICATE OF RECORDER**

This plat was filed for record in the Office of the Clerk and Recorder at 9:20 a.m., on SEPT. 23, 2011, and is duly recorded in Book P, Page No. 95, (or as Plat No. 95)

*Eda Schuck Thompson*  
County Clerk

Know all men by these presents that the undersigned, being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify:  
That the foregoing plat designated as The Patio Homes at Woodland Park, is located in Section 14, Township 55 North, Range 84 West, City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:  
Tract 2, Woodland Park Subdivision - Phase One, part of the NE 1/4 and the NW 1/4, Section 14, T55N, R84W, 6th P.M., City of Sheridan, Sheridan County, Wyoming.  
Also described as Commencing at the Northwest Corner of said Section 14; thence N88°47'20"E 2598.65 feet along the North line of said Section 14; thence S14°36'28"E 1295.93 feet; thence S22°12'18"E 343.73 feet along the West line of said Woodland Park Subdivision - Phase One; thence S22°27'53"W 69.55 feet along said West line; thence S32°16'23"W 174.86 feet along said West line; thence S89°36'03"W 77.77 feet along the North line of said Woodland Park Subdivision - Phase One; thence S89°45'13"W 231.73 feet along said North line to the Northeast corner of Tract 2, Woodland Park Subdivision - Phase One and the PLACE OF BEGINNING of this description; thence S00°14'47"E 95.86 feet; thence S21°10'24"W 113.94 feet thence S04°24'49"E 100.93 feet; thence S13°35'47"W 27.46 feet to the North line of Fleming Boulevard R.O.W.; thence N76°24'13"W 31.09 feet along said North line; thence Westerly 80.04 feet along said North line on a 330.00 foot radius curve to the left, the chord of which bears N83°21'07"W 79.84 feet; thence S89°41'59"W 634.48 feet along said North line; thence N00°41'00"E 312.88 feet; to the North line of said Woodland Park Subdivision - Phase One; thence N89°45'13"E 779.70 feet along said North line to the place of beginning.

and contains an area of 5.48 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 owners 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, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use.

That 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.

That all rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 29 day of July, 2011.

by: *Woodland Park, LLC*  
Woodland Park, LLC, Member

STATE OF WYOMING )  
 ) ss.  
SHERIDAN COUNTY )

The foregoing Instrument was acknowledged before me on this 27 day of July, 2011, by

*Floyd J. Fleming*

Witness my hand and official seal.

*Thomas G. Beus* Notary Public  
County of Sheridan  
My commission expires 3-13-2012

by: *Jane B. Clark*  
Jane B. Clark, Owner

STATE OF WYOMING )  
 ) ss.  
SHERIDAN COUNTY )

The foregoing Instrument was acknowledged before me on this 27 day of July, 2011, by

*Jane P. Clark*

Witness my hand and official seal.

*Thomas G. Beus* Notary Public  
County of Sheridan  
My commission expires 3-13-2012

by: *Phillip D. Huckins*  
Phillip D. Huckins, Owner

STATE OF WYOMING )  
 ) ss.  
SHERIDAN COUNTY )

The foregoing Instrument was acknowledged before me on this 29 day of July, 2011, by

*Phillip D. Huckins*

Witness my hand and official seal.

*Thomas G. Beus* Notary Public  
County of Sheridan  
My commission expires 3-13-2012

by: *Phyllis J. Fleming*  
Phyllis J. Fleming, Owner

STATE OF WYOMING )  
 ) ss.  
SHERIDAN COUNTY )

The foregoing Instrument was acknowledged before me on this 29 day of July, 2011, by

*Phyllis J. Fleming*

Witness my hand and official seal.

*Thomas G. Beus* Notary Public  
County of Sheridan  
My commission expires 3-13-2012

by: *Jon W. Clark*  
Jon W. Clark, Owner

STATE OF WYOMING )  
 ) ss.  
SHERIDAN COUNTY )

The foregoing Instrument was acknowledged before me on this 27 day of July, 2011, by

*Jon W. Clark*

Witness my hand and official seal.

*Thomas G. Beus* Notary Public  
County of Sheridan  
My commission expires 3-13-2012

by: *Carol A. Clark*  
Carol A. Clark, Owner

STATE OF WYOMING )  
 ) ss.  
SHERIDAN COUNTY )

The foregoing Instrument was acknowledged before me on this 27 day of July, 2011, by

*Carol A. Clark*

Witness my hand and official seal.

*Thomas G. Beus* Notary Public  
County of Sheridan  
My commission expires 3-13-2012

by: *Phyllis J. Fleming*  
Phyllis J. Fleming, Owner

STATE OF WYOMING )  
 ) ss.  
SHERIDAN COUNTY )

The foregoing Instrument was acknowledged before me on this 27 day of July, 2011, by

*Phyllis J. Fleming*

Witness my hand and official seal.

*Thomas G. Beus* Notary Public  
County of Sheridan  
My commission expires 3-13-2012

by: *Phyllis J. Fleming*  
Phyllis J. Fleming, Owner

STATE OF WYOMING )  
 ) ss.  
SHERIDAN COUNTY )

The foregoing Instrument was acknowledged before me on this 27 day of July, 2011, by

*Phyllis J. Fleming*

Witness my hand and official seal.

*Thomas G. Beus* Notary Public  
County of Sheridan  
My commission expires 3-13-2012