

CITY OF SHERIDAN, WYOMING.

6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

LOTS 10-18, BLOCK 3: ZONED R-2 (SEE NOTE 2,

AREA OF LOTS =  $\pm 3.62$  ACRES  
 AREA OF OUTLOTS =  $\pm 2.29$  ACRES  
 AREA OF TRACTS =  $\pm 2.82$  ACRES  
 AREA OF ROADS =  $\pm 1.30$  ACRES



<i>CURVE</i>	<i>DELTA</i>	<i>RADIUS</i>	<i>ARC LENGTH</i>	<i>CHORD BEARING</i>	<i>CHORD LENGTH</i>
<i>C1</i>	156°50'16"	600.00'	164.24'	S66°30'19" W	117.96'
<i>C2</i>	24°29'57"	600.00'	25.66'	S24°09'47" E	25.46'
<i>C3</i>	54°04'04"	600.00'	67.25'	S63°17'31" E	59.10'
<i>C4</i>	56°44'39"	75.00'	74.28'	N63°30'07" W	71.28'
<i>C5</i>	36°11'37"	131.62'	83.14'	S73°01'16" W	81.77'
<i>C5A</i>	16°39'18"	38.26'	36.26'	S53°15'06" W	38.13'
<i>C5B</i>	19°32'19"	131.62'	44.88'	N81°20'55" W	44.67'
<i>C6</i>	40°01'40"	131.62'	91.95'	N68°52'06" W	90.09'
<i>C7</i>	76°13'17"	71.62'	95.28'	N65°57'54" W	88.91'
<i>C8</i>	27°13'41"	131.62'	62.55'	S86°38'03" W	61.46'
<i>C9</i>	20°02'43"	131.62'	47.38'	N67°14'45" W	47.12'
<i>C10</i>	14°48'38"	139.00'	14.54'	N01°03'54" W	14.54'
<i>C11</i>	14°56'36"	460.00'	42.49'	N01°05'29" W	42.49'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°31'53"E	48.84'
L1A	S48°31'53"E	38.80'
L2	N56°54'27"E	11.94'
L3	N48°51'15"W	10.04'

CERTIFICATE OF DEDICATION

[illegible][illegible]

**NOTES:**

1. **R/3 RESIDENTS:** BUILDING SETBACKS FOR DWELLINGS SHALL BE NO LESS THAN FIFTEEN (15) FEET IN THE FRONT AND REAR YARDS AND NO LESS THAN FIVE (5) FEET ON EACH SIDE YARD AS SHOWN.

2. LOTS 10 – 18, BLOCK 3 ARE DESIGNATED AS R-2 ZONING, WITH THE FRONT YARD SETBACK AT 15' DUE TO THE STEEPNESS OF SLOPES.

3. **TRACT "A":** UNDEVELOPED SPACE OWNED BY TRUST COMPANY OF AMERICA FBO JON W. MUECKE WITH USE AS A TWENTY-FIVE (25.0) FOOT WIDE NON-BUILDABLE LOT.

4. **OUTLOT A:** UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE POPULAR GROVE PUD, PHASE 3. THREE HOMEOWNERS ASSOCIATION WITH USE AS A SURFBOARD MANUFACTURING EASEMENT AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE. ALSO INCLUDED IS AN ACCESS EASEMENT FOR PUBLIC USE AS SHOWN ON THE PLAT.

5. **OUTLOT B:** OPEN SPACE DEDICATED TO THE CITY OF SHERIDAN DESIGNATED USE AS A CITY PARK AND WATER RETENTION AREA.

6. ELECTRIC LINE EASEMENT (BOOK 245 OF DEEDS, PAGE 487) TO MONTANA – DAKOTA UTILITIES COMPANY, AND OR ANY OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS HAVE PROPRIETARY RIGHTS TO THE FIFTY (50.0) FOOT UTILITY EASEMENT.

7. 50' WIDE INGRESS & EGRESS EASEMENT FOR ACCESS AND UTILITIES BEING A FIFTY (50) FOOT WIDE STRIP OF LAND, THE NORTH LINE OF SAID STRIP BEING SUBSTANTIALLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHEAST CORNER OF TRACT 2, THENCE S89°10'19"W A DISTANCE OF 517.68 FEET ALONG THE NORTH LINE OF SAID TRACT 2 AND OUTLOT "B" TO THE POINT OF TERMINATION OF SAID TRACT BEING THE NORTHEAST CORNER OF TRACT 1 AS SHOWN ON THIS PLAT.

### SURVEYOR'S CERTIFICATE

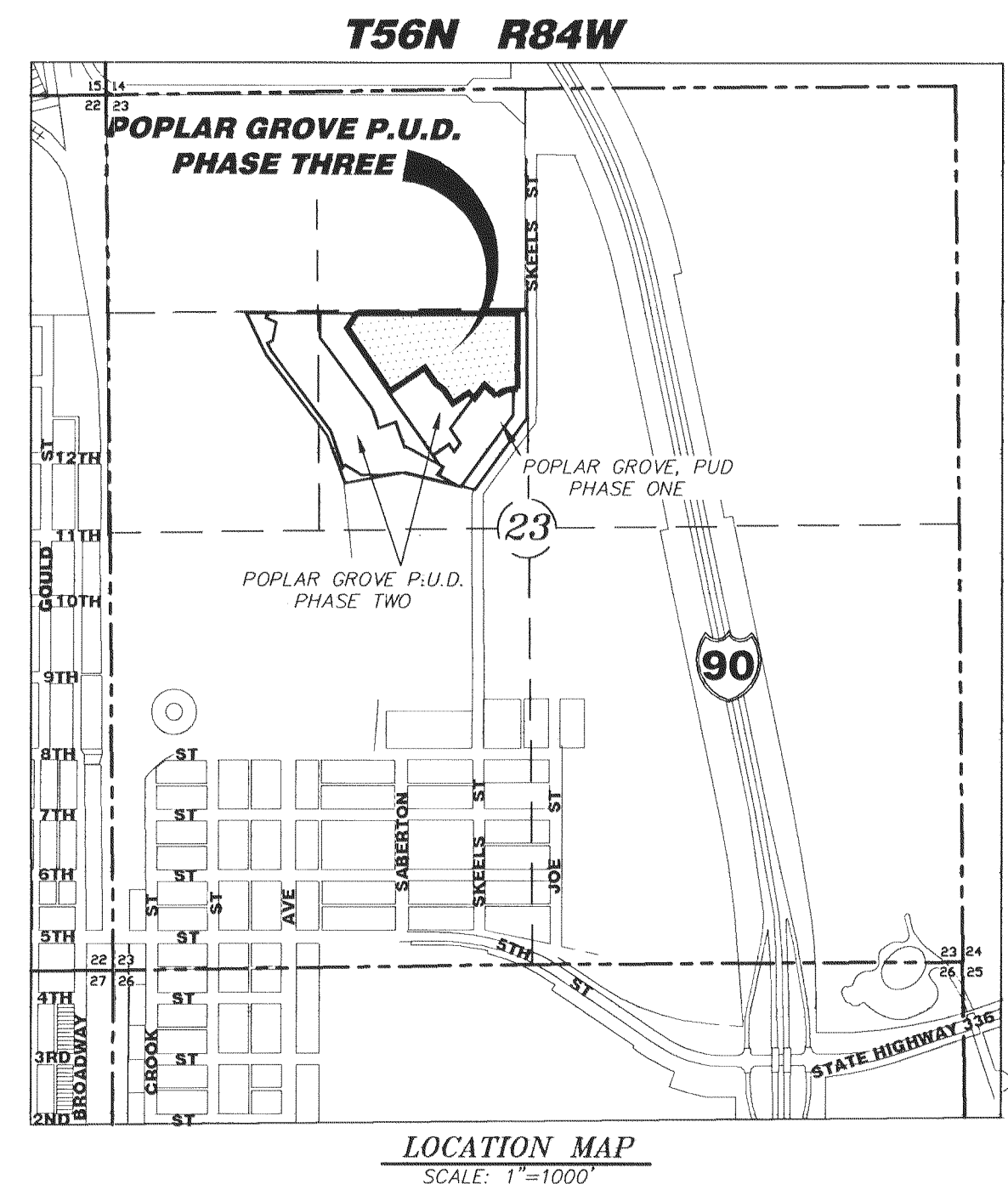
STATE OF WYOMING : ss  
COUNTY OF SHERIDAN

I, RONALD W. PRESTHELDT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS TRUE, CORRECT AND COMPLETE PLAT FOR THE POPULAR GROVE P.U.D. PHASE THREE, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND 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 AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

**PS** **RESTFELDT**  
**SURVEYING**  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5009

AGENT: JEFFREY E. ROSEN LUND, P.E., PTP; DOWL HKM  
307-672-9006; CELL: 307-751-6235

JN: 2012-104  
DF: 2012-104\_PhaseThree  
TAB: Final  
APRIL, 02, 2014



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 BY AFFIDAVIT.

"SIGNED BY AFFIDAVIT"

BY: CHRIS MAGRUDER,  
INVESTMENT PROCESSING REPRESENTATIVE,  
TRUST COMPANY OF AMERICA FBO JOHN W. MUECKE  
(SEE AFFIDAVIT FILED IN BOOK 547, PAGE 12)


CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

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 28 DAY OF April, 2014, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

*Nicholas L. Salzano*  
DIRECTOR OF PUBLIC WORKS

*CERTIFICATE OF APPROVAL PLANNING COMMISSION*

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 24th DAY OF March, 2014

  
 ATTEST: VICE-CHAIRMAN

  
 CHAIRMAN

*CERTIFICATE OF APPROVAL CITY COUNCIL*

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 7th DAY OF April, 2014

ATTEST: CITY CLERK Scott Bailey MAYOR Dave Kinsley

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 4:00 O'CLOCK P.M.,  
COUNTY CLERK  
THIS 14, DAY OF May, 20 14, AND IS DULY RECORDED IN DRAWER P, PLAT NO. 99

FEE \$ 75.00  
Ela Schuch Thompson  
 COUNTY CLERK

STAMP RECEIVING NUMBER 2014-712074

*FINAL PLAT*  
*OF THE*  
***POPLAR GROVE P.U.D. PHASE THREE***  
*TO THE*  
*CITY OF SHERIDAN, WYOMING.*

SITUATED IN THE E1/2NW1/4 OF SECTION 23, TOWNSHIP 56  
NORTH, RANGE 84 WEST,  
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

SUBDIVIDER: TRUST COMPANY OF AMERICA FBO JOHN W. MUECKE  
P.O. BOX 6580  
ENGLEWOOD, CO 80115-6580

AGENT: JEFFREY E. ROSENlund, P.E., PTP; DOWL HKM  
307-672-9006; CELL: 307-751-6235