OF THE

## POPLAR GROVE P.U.D. PHASE WEIRE

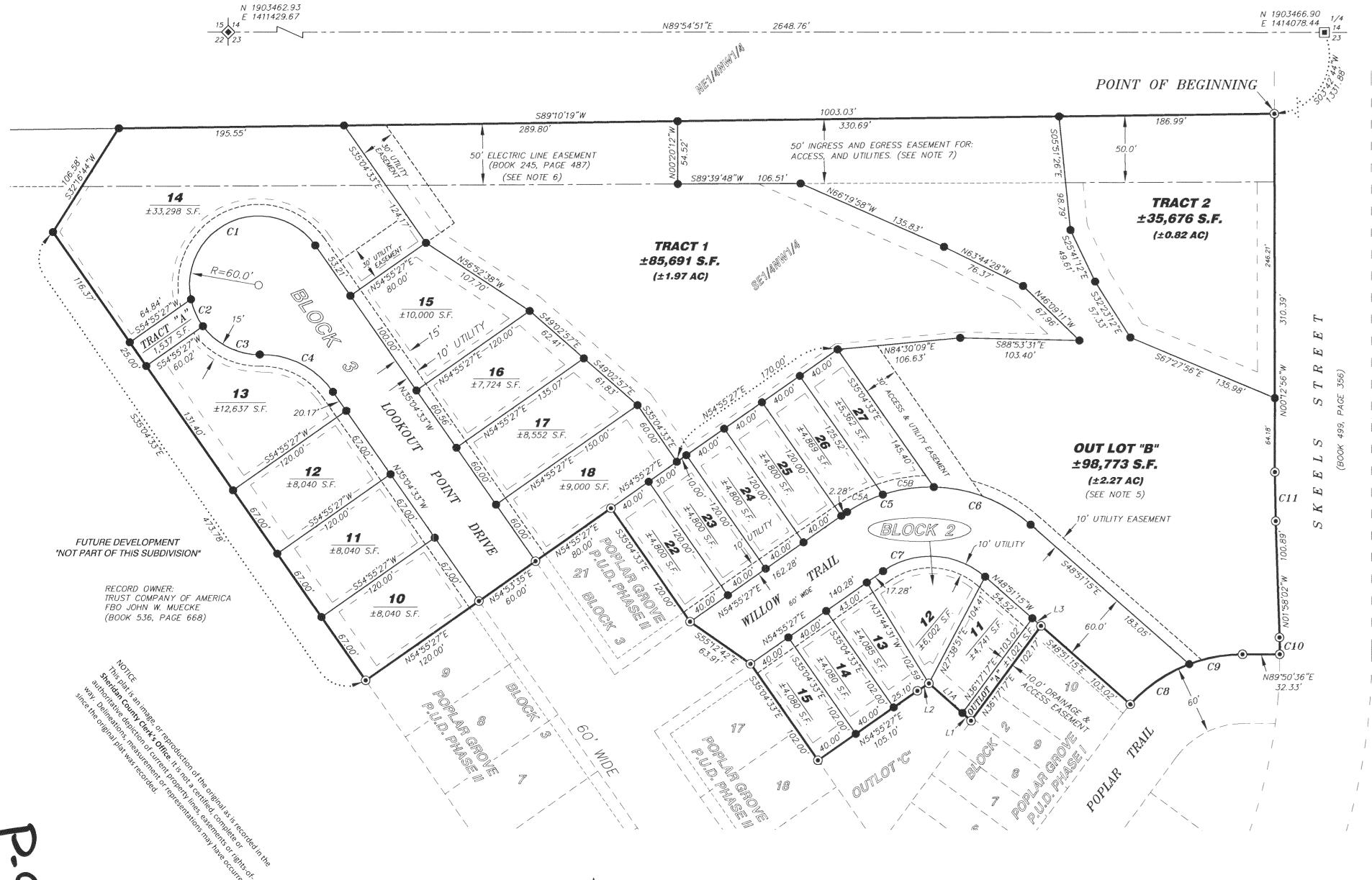
TO THE

### 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

LOTS 11-15, & 22-27, BLOCK 2: ZONED R-3 LOTS 10-18, BLOCK 3: ZONED R-2 (SEE NOTE 2)

> $TOTAL \ AREA = \pm 10.03 \ ACRES$   $AREA \ OF \ LOTS = \pm 3.62 \ ACRES$   $AREA \ OF \ OUTLOTS = \pm 2.29 \ ACRES$   $AREA \ OF \ TRACTS = \pm 2.82 \ ACRES$  $AREA \ OF \ ROADS = \pm 1.30 \ ACRES$



### LEGEND

(R) RECORD

FOUND 3&1/4" ALUMINUM CAP CAP PER LS 6594

FOUND 3&1/4" ALUMINUM CAP CAP PER LS 6812

SET 2" ALUMINUM CAP PER LS 2615

FOUND/SET 2" ALUMINUM CAP PER LS 2615

NOT FOUND/NOT SET/CALCULATED POSITION

WC WITNESS CORNER

BOUNDARY LINE POPLAR GROVE P.U.D. PHASE THREE

LOT/BLOCK LINE



SCALE: 1"= 60

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE

0 0 30 60 120 240

(U.S. SURVEY FEET)

DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

1 inch = 60 ft

		CUI	RVE TAB	LE	
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	156°50'16"	60.00'	164.24'	S66°30'19"W	117.56'
C2	24°29'57"	60.00'	25.66'	S24°09'47"E	25.46
C3	54°40'04"	60.00'	57.25'	S63°44'47"E	55.10'
C4	56°44'39"	75.00'	74.28'	N63°09'07"W	71.28'
C5	36'11'37"	131.62'	83.14'	S73°01'16"W	81.77
C5A	16'39'18"	131.62'	38.26'	S63°15'06"W	38.13'
C5B	19'32'19"	131.62'	44.88'	S81°20′55″W	44.67'
C6	40°01'40"	131.62'	91.95'	N68*52'06"W	90.09
C7	76°13′17"	71.62'	95.28'	N86°57′54″W	88.41'
C8	27'13'41"	131.62'	62.55'	S55°36'03"W	61.96'
C9	20°37'43"	131.62'	47.39'	S79*31'45"W	47.13'
C10	1*48'38"	460.00'	14.54	N01°03'43"W	14.54
C11	1°45′06″	1390.00'	42.49'	N01°05'29"W	42.49'

	LINE TABL	E
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

A TRACT OF LAND SITUATED IN THE EXNW% OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE SO3'42'44"W, 1331.88 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SKEELS STREET AND BEING THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 499 OF DEEDS, PAGE 356; THENCE S89'10'19"W, 1003.03 FEET ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 536 OF DEEDS, PAGE 668 TO A POINT; THENCE S32'16'44"W, 106.58 FEET TO A POINT; THENCE S35'04'33"E, 473.78 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615), SAID POINT BEING THE NORTHWEST CORNER OF LOT 9, BLOCK 3, POPLAR GROVE P.U.D. PHASE II; THENCE N54'55'27"E, 120.00 FEET ALONG THE NORTHERLY LINE OF LOT 9, BLOCK 3, POPLAR GROVE P.U.D. PHASE II TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615), SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 9; THENCE N54'53'35"E, 60.00 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615), SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 21, BLOCK 3; THENCE N54"55'27"E, 80.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 21, BLOCK 3 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615), SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 21, BLOCK 3; THENCE S35'04'33"E, 120.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 21, BLOCK 3 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615), SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 21, BLOCK 3, AND LYING OF THE NORTHERLY RIGHT-OF-WAY LINE OF WILLOW TRAIL; THENCE \$55712'42"E, 63.91 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615), SAID POINT BEING THE NORTHEAST CORNER OF LOT 17, BLOCK 2, POPLAR GROVE P.U.D. PHASE II, AND LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLOW TRAIL; THENCE 5.35°04'33"E, 102.00 FEET ALONG THE EASTERLY LINE OF LOT 17 AND LOT 18, BLOCK 2, POPLAR GROVE P.U.D. PHASE II TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615), SAID POINT BEING THE NORTHWEST CORNER OF SAID DUTLOT "C", POPLAR GROVE P.U.D. PHASE II; THENCE N54'55'27"E, 105.10 FEET ALONG THE NORTHERLY LINE OF OUTLOT "C" TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE N56'54'27"E, 11.94 FEET ALONG THE NORTHERLY LINE OF OUTLOT "C" TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615), SAID POINT BEING THE NORTHEAST CORNER OF OUTLOT "C"; THENCE S48'31'53"E, 48.84 FEET ALONG THE EASTERLY LINE OF OUTLOT "C" TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615), SAID POINT LYING THE NORTHERLY LINE OF LOT 8, BLOCK 2, POPLAR GROVE P.U.D. PHASE I; THENCE N36'17'17"E, 102.17 FEET ALONG SAID NORTHERLY LINE OF SAID LOT 8, LOT 9, AND LOT 10, BLOCK 2, POPLAR GROVE P.U.D. PHASE I TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615), SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 2, POPLAR GROVE P.U.D. PHASE I AND LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID WILLOW TRAIL; THENCE \$48'51'15"E, 103.02 FEET ALONG THE EASTERLY LINE OF SAID LOT 10, BLOCK 2, POPLAR GROVE P.U.D. PHASE I, AND SAID WESTERLY RIGHT-OF-WAY LINE OF SAID WILLOW TRAIL TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 2 AND THE NORTHERLY RIGHT-OF-WAY LINE OF POPLAR TRAIL; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF POPLAR TRAIL THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 47'51'24", A RADIUS OF 131.62 FEET, AN ARC LENGTH OF 109.94 FEET, A CHORD BEARING OF N65°54°54"E, AND A CHORD LENGTH OF 106.77 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE N89'50'36"E, 32.33 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF POPLAR TRIAL TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615), SAID POINT LYING ON SAID WESTERLY RIGHT-OF-WAY LINE OF SKEELS STREET RECORDED IN BOOK 499 OF DEEDS, PAGE 356; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SKEELS STREET RECORDED IN BOOK 499 OF DEEDS, PAGE 356 THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01'48'38", A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 14.54 FEET, A CHORD BEARING OF NOT03'43"W, AND A CHORD LENGTH OF 14.54 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE NOT'58'02"W, 100.89 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01'45'06", A RADIUS OF 1390.00 FEET, AN ARC LENGTH OF 42.49 FEET, A CHORD BEARING OF NO1'05'29"W, AND A CHORD LENGTH OF 42.49 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 2615); THENCE NO0'12'56"W, 310.39 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 10.03 ACRES OF LAND, MORE OR LESS.

THE POPLAR GROVE P.U.D. PHASE THREE, 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 AND PROPRIETOR; 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, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATERLINES, 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.

SURFACE DRAINAGE EASEMENTS AS DESIGNATED ON THE PLAT WITHIN OUTLOT A, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN 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.

50' INGRESS/EGRESS FOR ACCESS AND UTILITY EASEMENT AS DESIGNATED ON THE PLAT IS HEREBY GRANTED TO THE CITY OF SHERIDAN FOR PUBLIC USE.

### NOTES.

1: R3 RESIDENCE: 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 JOHN 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 POPLAR GROVE P.U.D. PHASE THREE HOMEOWNERS ASSOCIATION WITH USE AS A SURFACE DRAINAGE 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 MORE PARTICULARLY 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, SAID POINT BEING THE NORTHEAST CORNER OF TRACT 1 AS SHOWN ON THIS PLAT

# POPLAR GROVE P.U.D. PHASE THREE POPLAR GROVE, PUD PHASE ONE 23 POPLAR GROVE P.U.D. PHASE TWO 910 910 911 911 900 900

**T56N R84W** 

LOCATION MAP

### 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

DIRECTOR OF PUBLIC WORKS

### CERTIFICATE OF APPROVAL PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 24th DAY OF March, 2

### CERTIFICATE OF APPROVAL CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS THE DAY OF April, 201

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 4:06 O'CLOCK P.M., COUNTY CLERK
THIS 14, DAY OF THAY, 2014, AND IS DULY RECORDED IN DRAWER P, PLAT NO. 99
FEE \$ 75.00

Eda Schurd Hompson

ATTEST: CITY CLERK

STAMP RECEIVING NUMBER 2014-712074

# FINAL PLAT

# 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

RESTFELDT URVEYING PO BOX 3082 SHERIDAN, WY 82801

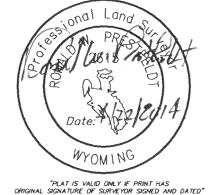
307-672-7415

FAX 674-5000

ENGLEWOOD, CO 80115-6580

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

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



SURVEYOR'S CERTIFICATE

SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS

A TRUE, CORRECT AND COMPLETE PLAT OF POPLAR GROVE P.U.D. PHASE THREE, 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 AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF

SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

I, RONALD W. PRESTFELDT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND

STATE OF WYOMING :ss

COUNTY OF SHERIDAN