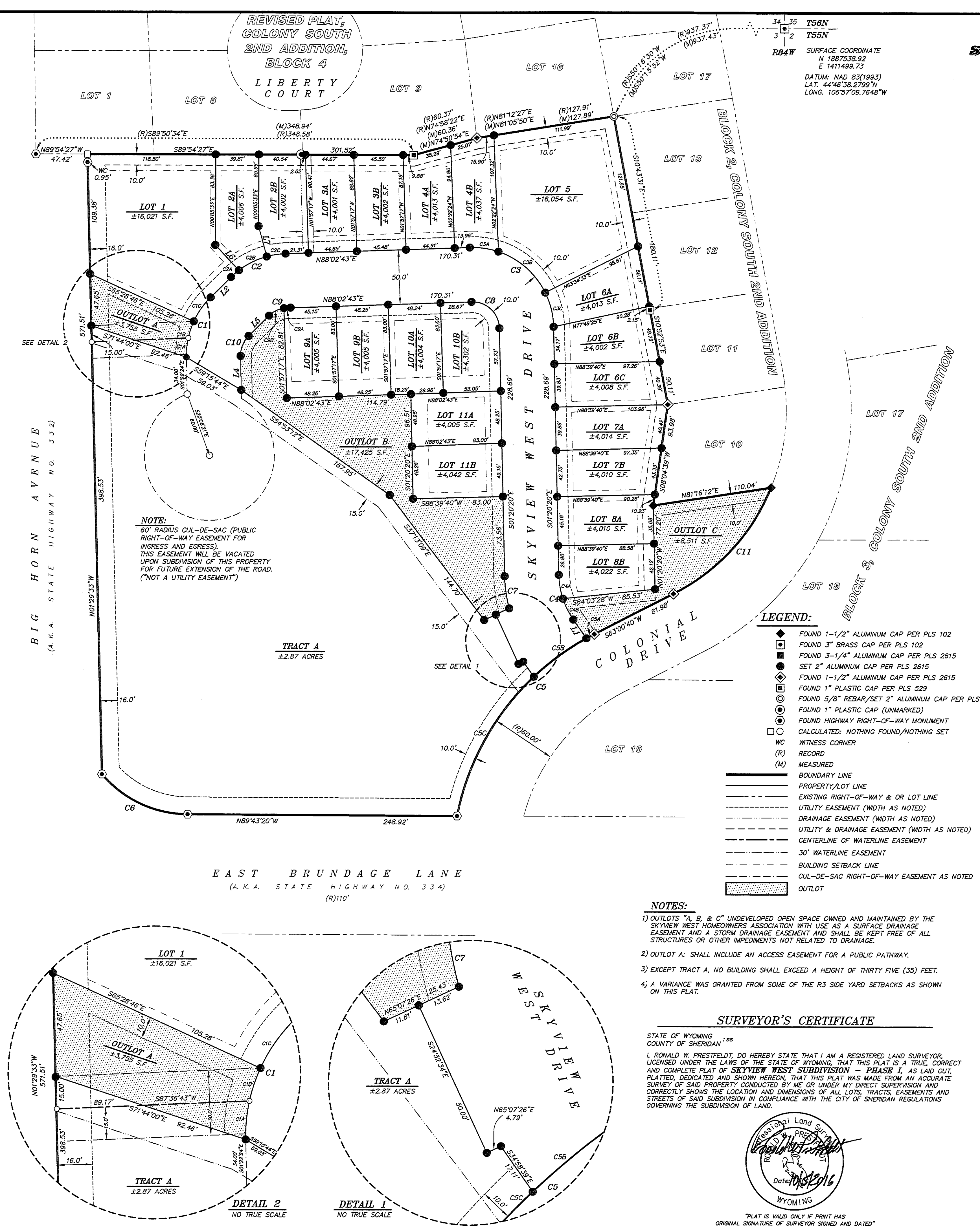


S-151



FINAL PLAT OF THE SKYVIEW WEST SUBDIVISION - PHASE I

TO THE CITY OF SHERIDAN, WYOMING
A REPLAT OF TRACT 1 & TRACT 2, FERRIES MINOR SUBDIVISION, TO THE CITY OF SHERIDAN
TOTAL = ±6.84 ACRES
AREA OF LOTS = ±2.49 ACRES
AREA TRACT A = ±2.87 ACRES
AREA OF OUTLOTS = ± 0.68 ACRES
AREA OF ROAD = ±0.80 ACRES
ZONED R-3

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED PHOENIX LIMITED PARTNERSHIP, BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE:
THAT THE FOREGOING PLAT DESIGNATED AS SKYVIEW WEST SUBDIVISION - PHASE I, IS A REPLAT OF TRACT 1 & TRACT 2, FERRIES MINOR SUBDIVISION, TO THE CITY OF SHERIDAN, WYOMING.
SAID TRACT CONTAINS 6.84 ACRES OF LAND, MORE OR LESS.

THE SKYVIEW WEST SUBDIVISION - PHASE I 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, EASEMENTS, OUTLOTS, AND TRACTS.

THE UNDERSIGNED OWNER 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, EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED 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, REPLACING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

SURFACE DRAINAGE EASEMENTS AS DESIGNATED ON THIS PLAT, BEING OUTLOT A, B, & C, 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.

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 19th DAY OF October, 2016.

W.K. Fire
PHOENIX LIMITED PARTNERSHIP
KIM LOVE, OWNER

STATE OF WYOMING
COUNTY OF SHERIDAN :SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF October, 2016.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 Feb 2020

DDK
NOTARY PUBLIC

LINE	BEARING	LENGTH
L1	S34°58'39"E	20.99'
L2	S45°16'27"W	26.62'
L3	N01°22'24"W	31.38'
L4	N45°16'27"E	26.62'
L5	N45°30'32"W	31.91'
L6	N15°24'10"W	28.89'

R3 MINIMUM SETBACK REQUIREMENTS	
FRONT YARD	15'
SIDE YARD TO STREET	15'
SIDE YARD (SEE NOTE 4)	5'
REAR YARD	15'

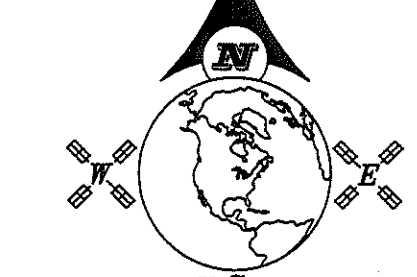
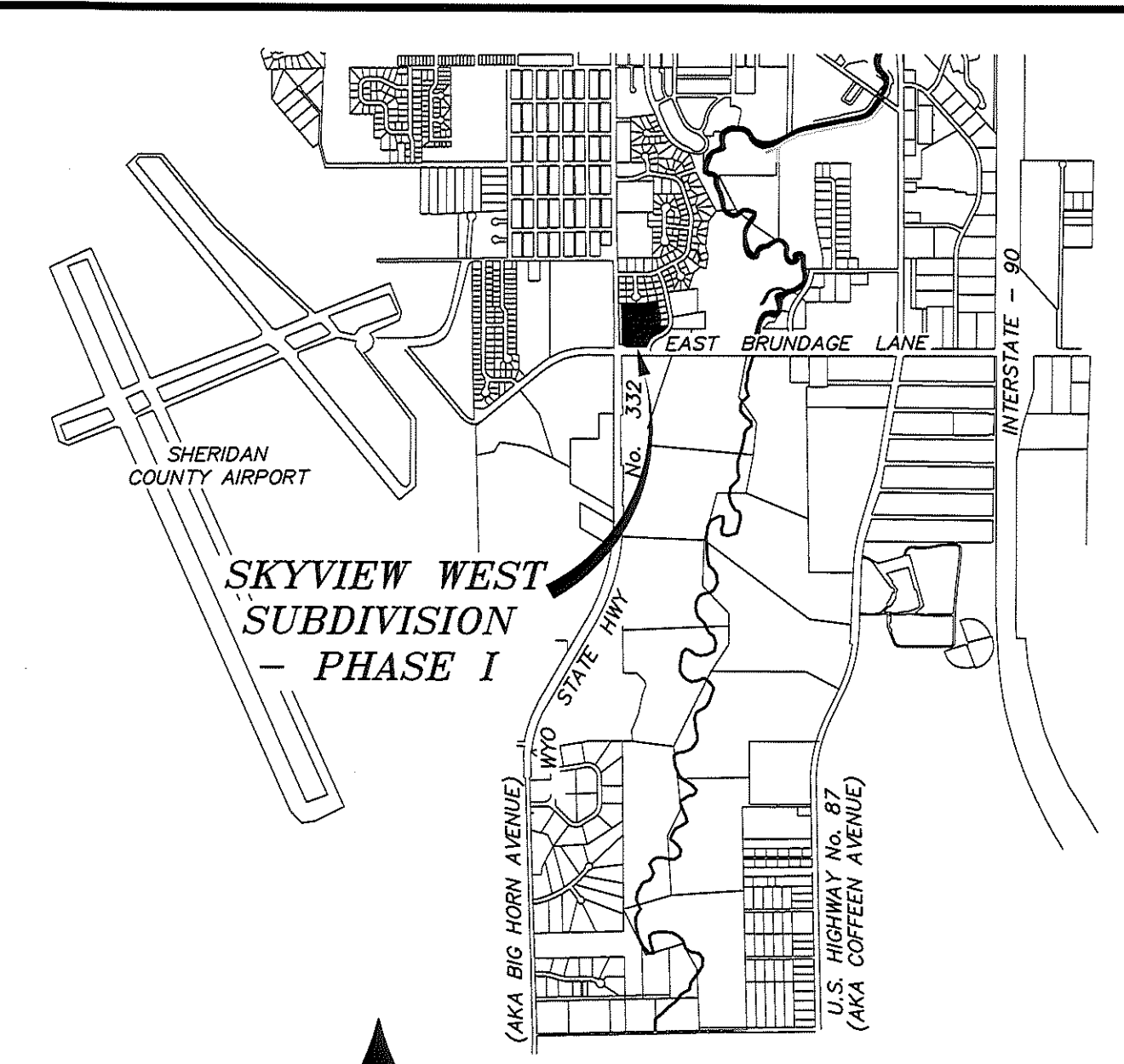
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	46°38'51"	75.00'	61.06'	S21°57'02"W	59.39'
C1A	13°38'53"	75.00'	17.82'	S05°28'03"W	17.87'
C1B	12°16'45"	75.00'	16.07'	S16°22'32"W	16.04'
C1C	20°45'13"	75.00'	27.17'	S34°53'51"W	27.02'
C2	42°46'16"	75.00'	55.89'	S66°39'35"W	54.70'
C2A	07°13'41"	75.00'	9.46'	S48°53'17"W	9.46'
C2B	22°05'42"	75.00'	28.92'	S63°32'59"W	28.74'
C2C	13°28'54"	75.00'	17.60'	S81°19'16"W	17.56'
C3	90°38'58"	75.00'	118.62'	N48°38'49"W	106.63'
C3A	20°36'57"	75.00'	26.90'	N81°40'42"W	26.75'
C3B	44°38'53"	75.00'	58.89'	N48°54'54"W	57.38'
C3C	25°05'07"	75.00'	32.84'	N13°52'54"W	32.57'
C4	33°38'19"	75.00'	44.03'	N18°08'30"W	43.40'
C4A	17°07'34"	75.00'	22.42'	N08°54'07"W	22.33'
C4B	16°30'45"	75.00'	21.61'	N26°43'17"W	21.54'
C5	91°58'02"	238.40'	217.21'	S37°01'08"W	208.83'
C5A	01°58'40"	238.40'	8.33'	S82°00'50"W	8.33'
C5B	14°24'03"	238.40'	60.17'	S53°48'58"W	60.01'
C5C	35°35'21"	238.40'	148.70'	S28°49'16"W	146.32'
C6	49°38'05"	104.05'	90.14'	N64°56'59"W	87.34'
C7	13°44'34"	125.00'	29.98'	S08°12'37"E	29.91'
C8	90°38'58"	25.00'	39.54'	S46°38'49"E	35.54'
C9	42°46'16"	25.00'	18.66'	N68°39'35"E	18.23'
C9A	07°08'15"	25.00'	3.11'	N84°38'56"E	3.11'
C9B	35°38'01"	25.00'	15.55'	N63°05'28"E	15.30'
C10	46°38'51"	25.00'	20.35'	N21°57'02"E	19.80'
C11	40°58'05"	190.00'	135.91'	S42°31'07"W	133.03'

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 11:03 O'CLOCK P.M., THIS 19th DAY OF October, 2016, AND IS DULY RECORDED IN DRAWER S, PLAT NO. 151.
FEE \$ 75.00
Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2016-736337



GRAPHIC SCALE
SCALE: 1" = 50'
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM BASED ON 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE
1 inch = 50 feet
U.S. SURVEY FEET
1 inch = 50 feet
DATUM:
NAD 83(1983), NAD 83 (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

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A REPLAT OF TRACT 1 & TRACT 2, FERRIES MINOR SUBDIVISION TO THE CITY OF SHERIDAN, WYOMING. SAID PLAT IS FILED IN DRAWER "F", PLAT NUMBER "15" AT THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER EASEMENTS AND PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 21st DAY OF September, 2016.

ATTEST: VICE-CHAIRMAN
CHAIRMAN

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 11th DAY OF October, 2016, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 3rd DAY OF October, 2016.

ATTEST: CITY CLERK
MAYOR

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

FINAL PLAT OF THE SKYVIEW WEST SUBDIVISION - PHASE I

TO THE CITY OF SHERIDAN, WYOMING
A REPLAT OF TRACT 1 & TRACT 2, FERRIES MINOR SUBDIVISION, TO THE CITY OF SHERIDAN

CLIENT: PHOENIX LIMITED PARTNERSHIP
ATTN: KIM LOVE
P.O. BOX 5086
SHERIDAN, WY 82801

Morrison
Maierle

JN: 2011-018
DF: 2011-018-P1
PP: 2011018-NA10-88
SEPTEMBER 21, 2016