

Know by 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 TRAILSIDE AT WOODLAND PARK

A TRACT OF LAND LOCATED IN THE SE1/4NW1/4, SECTION 14, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING THE ORIGINAL TRACT 1, WOODLAND PARK SUBDIVISION, PHASE ONE.

**BEGINNING** At The Southeast Corner Of Said Tract 1, Said Point Being The Southwest Corner Of Patio Homes At Woodland Park, Also Being On The North Right Of Way Of Fleming Boulevard; Thence With Said Fleming Boulevard South 89°41'59" West, A Distance Of 111.37 Feet To The PC Of A Curve; Thence With Said Curve Turning To The Left With An Arc Length Of 60.56 Feet, A Radius Of 330.00 Feet, A Chord Bearing Of South 84°26'33" West, A Chord Length Of 60.47 Feet To The PT Of Said Curve; Thence Continuing With Said Fleming Boulevard South 79°11'08" West, A Distance Of 100.00 Feet To The PC Of A Curve; Thence With Said Curve Turning To The Right With An Arc Length Of 67.90 Feet, A Radius Of 370.00 Feet, A Chord Bearing Of South 84°26'33" West, A Chord Length Of 67.80 Feet To The PT Of Said Curve; Thence Continuing With Said Fleming Boulevard South 89°42'17" West, A Distance Of 36.02 Feet To A Point; Thence Continuing With Said Fleming Boulevard North 00°18'01" West, A Distance Of 10.00 Feet To A Point; Thence Continuing With Said Fleming Boulevard South 89°41'59" West, A Distance Of 126.58 Feet To A Point Said Point Being On The East Right Of Way Of Wyoming US Highway 87; Thence With Said Right Of Way North 00°36'28" East, A Distance Of 333.35 Feet To A Point Being The Northwest Corner Of Original Tract 1 Also Being The Southwest Corner Of Tract Three, Adams Ranch Subdivision; Thence North 89°45'13" East, A Distance Of 500.11 Feet To A Point Being The Northeast Corner Of Original Tract 1 Also Being The Northwest Corner Of Patio Homes At Woodland Park; Thence South 00°41'00" West, A Distance Of 312.88 Feet To The Point Of **BEGINNING**. Having An Area Of 3.75 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(s) of the land shown and described on this plat do hereby dedicate to the City of Sheridan and its licensees for public use the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of this plat, 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, reinstalling, replacing and maintaining sewer, 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.

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

Executed this 3rd day of November, 2020 by,

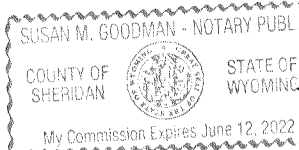
*Jane P. Clark*  
Jane P. Clark, Manager.

STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.

The Foregoing Instrument Was Acknowledged Before Me On This 3rd Day Of November, 2020, By

*Jane P. Clark*  
Witness My Hand And Official Seal

*Susan M. Goodman*  
Notary Public



Executed this 3rd day of November, 2020 by,

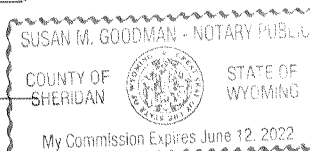
*Phyllis J. Fleming*  
Phyllis J. Fleming, Manager.

STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.

The Foregoing Instrument Was Acknowledged Before Me On This 3rd Day Of November, 2020, By

*Phyllis J. Fleming*  
Witness My Hand And Official Seal

*Susan M. Goodman*  
Notary Public



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.

**wood.**

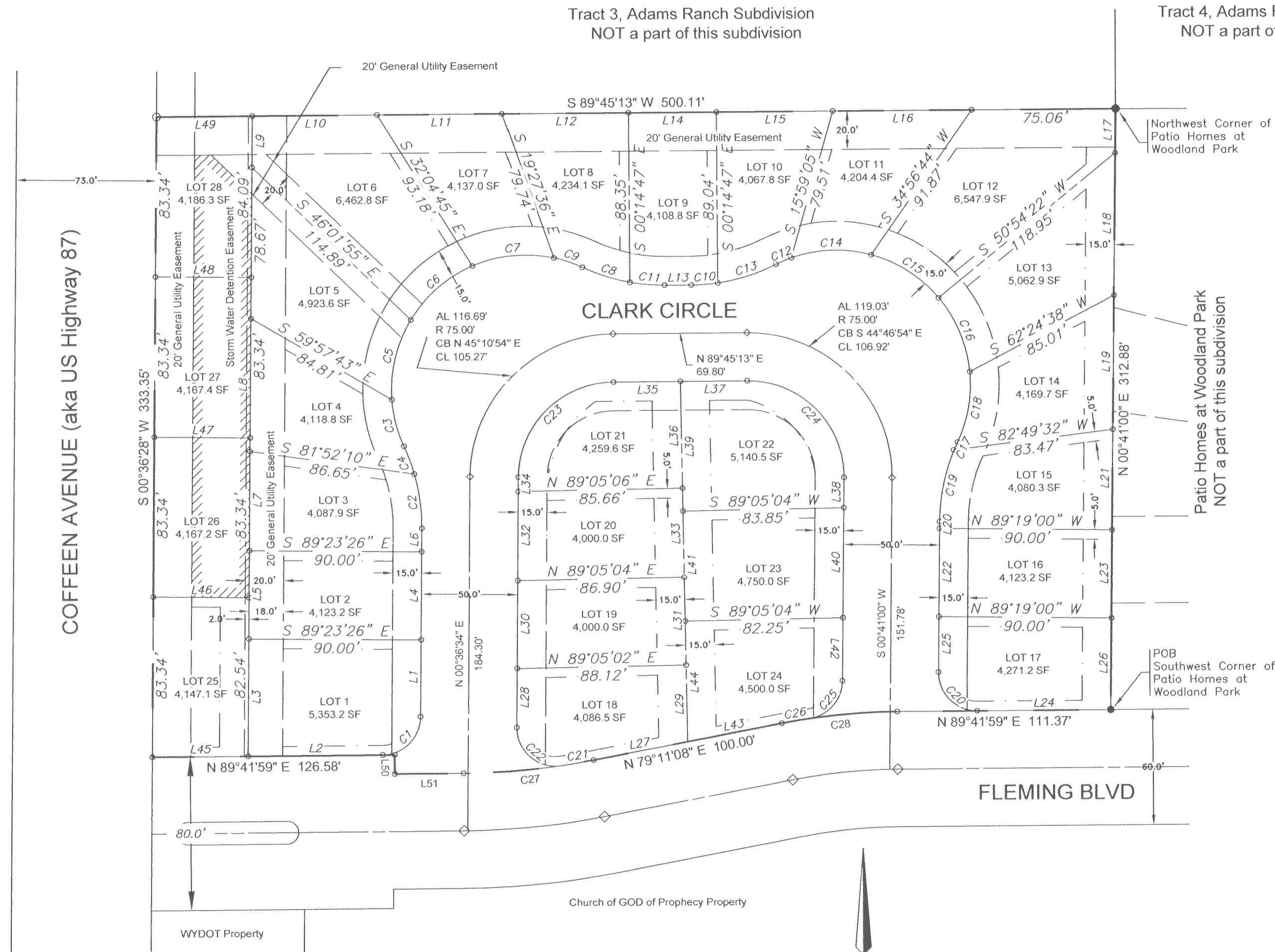
Wood Group USA  
2615 Aviation Drive, Sheridan, WY 82801  
(307) 675-6400 [www.woodplc.com](http://www.woodplc.com)

# FINAL PLAT

## TRAILSIDE AT WOODLAND PARK

A RESUBDIVISION OF TRACT 1, WOODLAND PARK SUBDIVISION - PHASE ONE  
PATIO HOMES AT WOODLAND PARK, LLC. Owner  
Located In A Part Of The  
SE1/4NW1/4, SECTION 14, T55N, R84W,  
6TH, P.M., SHERIDAN, WYOMING

LINE	BEARING	DISTANCE
L1	S 00°36'34" W	40.00'
L2	S 89°41'59" W	70.33'
L3	N 00°36'34" E	61.11'
L4	S 00°36'34" W	45.81'
L5	N 00°36'34" E	45.81'
L6	S 00°36'34" W	12.11'
L7	N 00°36'34" E	51.78'
L8	N 00°36'34" E	69.18'
L9	N 00°36'34" E	26.76'
L10	N 89°45'13" E	65.11'
L11	N 89°45'13" E	65.30'
L12	N 89°45'13" E	65.75'
L13	S 89°45'13" W	13.89'
L14	N 89°45'13" E	45.81'
L15	N 89°45'13" E	60.68'
L16	N 89°45'13" E	72.38'
L17	S 00°41'00" W	23.11'
L18	S 00°41'00" W	74.09'
L19	S 00°41'00" W	69.69'
L20	N 00°41'00" E	3.56'
L21	S 00°41'00" W	52.51'
L22	N 00°41'00" E	45.81'
L23	S 00°41'00" W	45.81'
L24	S 89°41'59" W	69.67'
L25	N 00°41'00" E	28.88'
L26	S 00°41'00" W	47.58'
L27	S 79°11'08" W	50.00'
L28	N 00°36'34" E	30.70'
L29	S 00°54'58" W	39.89'
L30	N 00°36'34" E	45.73'
L31	S 00°54'58" E	45.71'
L32	N 00°36'34" E	46.38'
L33	S 00°54'58" E	46.36'
L34	N 00°36'34" E	7.52'
L35	N 89°45'13" E	34.90'
L36	S 00°54'58" E	55.77'
L37	N 89°45'13" E	34.90'
L38	S 00°41'00" W	15.91'
L39	N 00°54'58" W	67.70'
L40	S 00°41'00" W	57.22'
L41	N 00°54'58" W	57.19'
L42	S 00°41'00" W	32.76'
L43	S 79°11'08" W	50.00'
L44	N 00°54'58" W	62.94'
L45	S 89°41'59" W	50.01'
L46	S 89°23'26" E	50.00'
L47	S 89°23'26" E	50.00'
L48	S 89°23'26" E	50.01'
L49	N 89°45'13" E	50.01'
L50	S 00°18'01" E	10.00'
L51	N 89°42'17" E	36.02'



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.10'	S 45°09'16" W	28.06'
C2	100.00'	28.72'	S 07°37'06" E	28.62'
C3	70.00'	25.37'	S 14°20'50" E	25.23'
C4	100.00'	15.51'	S 20°17'16" E	15.49'
C5	70.00'	43.25'	S 13°44'12" W	42.57'
C6	70.00'	43.25'	S 49°08'20" W	42.57'
C7	70.00'	43.25'	S 84°32'28" W	42.57'
C8	100.00'	26.01'	N 72°21'32" W	25.94'
C9	70.00'	15.70'	N 71°19'57" W	15.67'
C10	100.00'	13.85'	S 85°47'05" W	13.84'
C11	100.00'	18.21'	N 85°01'42" W	18.19'
C12	70.00'	8.76'	S 67°06'50" W	8.75'
C13	100.00'	31.92'	S 72°40'22" W	31.78'
C14	70.00'	42.32'	S 88°01'04" W	41.68'
C15	70.00'	42.32'	N 57°20'37" W	41.68'
C16	70.00'	42.32'	N 22°42'18" W	41.68'
C17	100.00'	4.59'	N 24°02'34" E	4.59'
C18	70.00'	37.56'	N 09°59'08" E	37.11'
C19	100.00'	38.48'	N 11°42'21" E	38.24'
C20	20.00'	31.76'	N 44°48'31" W	28.53'
C21	370.00'	17.37'	S 80°31'50" W	17.37'
C22	20.00'	34.46'	N 48°45'27" W	30.38'
C23	50.00'	77.79'	N 45°10'53" E	70.18'
C24	50.00'	79.35'	S 44°46'54" E	71.28'
C25	20.00'	28.30'	S 41°13'12" W	26.00'
C26	330.00'	14.81'	S 80°28'17" W	14.81'
C27	370.00'	67.90'	N 84°26'33" E	67.80'
C28	330.00'	60.56'	N 84°26'33" E	60.47'

### LEGEND

These standard symbols will be found in the drawing.

- Found Corner
- Lot Corner
- ◇ Road PC/PT
- General Utility Easement
- Road Centerline
- Building Setback Line
- Lot Line
- Road Right Of Way
- Subdivision Boundary
- Storm Water Detention Easement TO BE MAINTAINED BY THE HOA

### NOTES:

1. Building setback as follows:  
15' From Front and Rear Lot Line  
5' From Side Lot Lines  
UNLESS Otherwise Noted
2. Lots 1, 17, 18, and 24  
Shall not access  
Fleming Blvd.
3. No Porches, Eaves or other structures  
are allowed to encroach into any Utility  
Easements.
4. Any fences built on or across any Utility  
Easements shall allow access for the  
Utility Department to perform  
maintenance or repairs. Removal and  
reinstallation of fences in the easement  
shall be at the landowners expense.

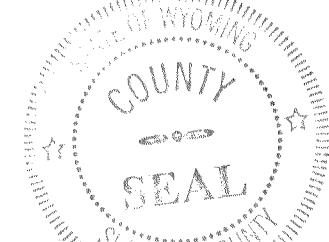
### DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-subdivision of Tract 1, Woodland Park Subdivision, Phase 1 as recorded in Book W of Plats, Page No. 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 30 day of November, 2020, by the Director of Public Works of Sheridan, Wyoming.

*[Signature]*  
Director of Public Works



### CITY OF SHERIDAN PLANNING COMMISSION CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this 11th day of May, 2020.

*[Signature]* Attest: Vice-Chairman  
*[Signature]* Chairman

### CITY OF SHERIDAN CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this 20th day of July, 2020.

Attest: City Clerk  
Mayor

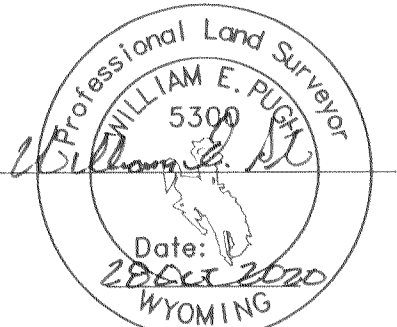
### CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 3:37 o'clock P.m., This 1st day of December, 2020. And is duly recorded in Book 37, Page No. 37. Recording number 8020-764277  
*Kimberly Hein chief deputy*  
County Clerk

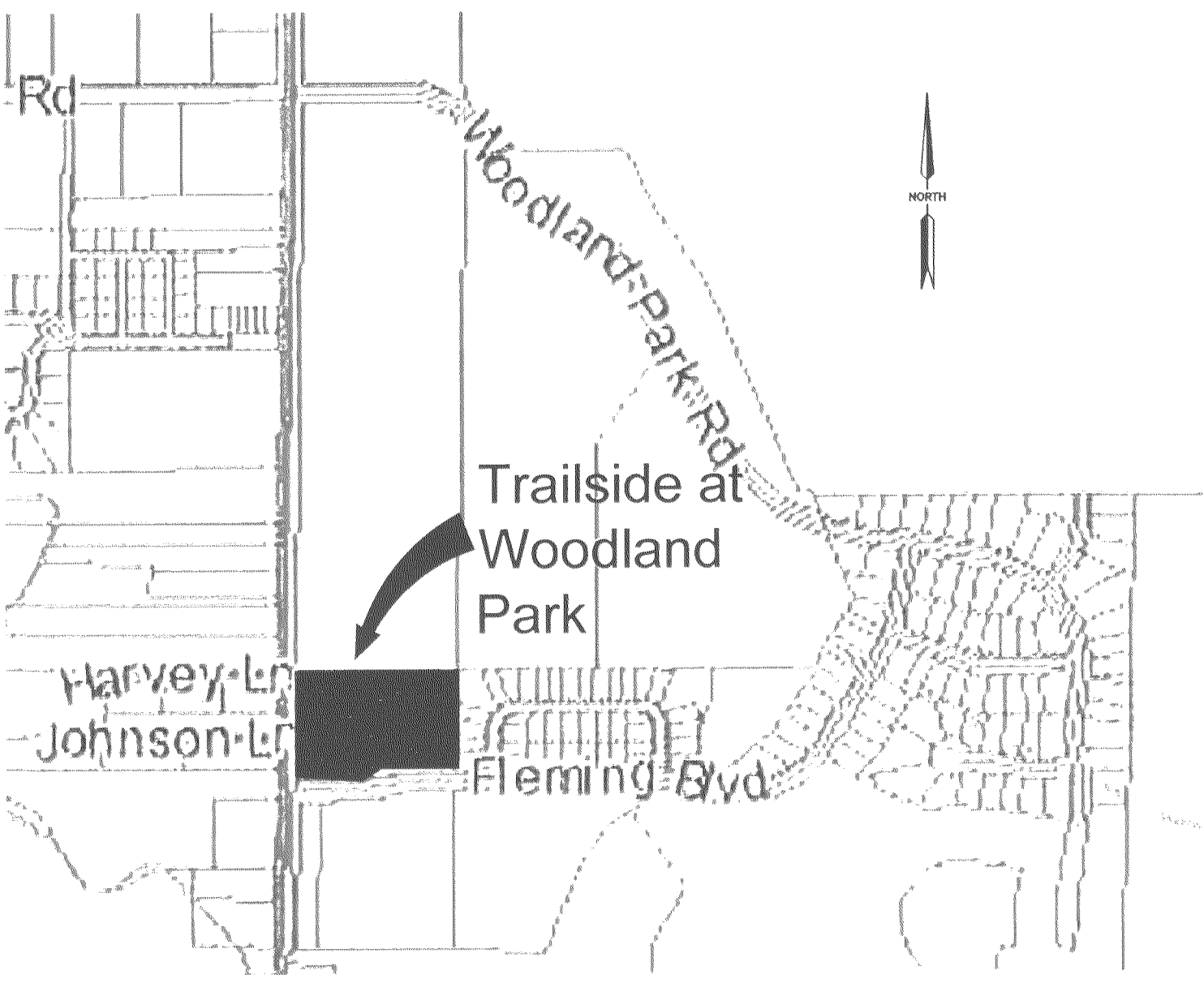
### SURVEYOR'S CERTIFICATE:

I, WILLIAM E. PUGH, 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 TRAILSIDE 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.

*William E. Pugh* LAND SURVEYOR  
NO. 5300



UNLESS SIGNED, SEALED AND DATED  
THIS IS A PRELIMINARY PLAT.



Location Map  
Scale 1"=1000'

T-37