

FINAL PLAT OF WOODLAND CREEK ESTATES II

REPLAT OF LOTS 30 THRU 35, OUTLOT B, OUTLOT C, AND OUTLOT R-2,
WOODLAND CREEK ESTATES, TO THE CITY OF SHERIDAN, WYOMING

TOTAL AREA = ±4.72 ACRES
AREA OF 5 LOTS = ±1.29 ACRES
AREA OF OUTLOTS BB & CC = ±3.21 ACRES
AREA OF OUTLOT R-2A (PRIVATE ROAD) = ±9,418 SQUARE FEET
CITY OF SHERIDAN ZONING = PLANNED UNIT DEVELOPMENT (PUD)

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING BEING A REPLAT OF LOTS 30 THRU 35, OUTLOT B, OUTLOT C, AND OUTLOT R-2, WOODLAND CREEK ESTATES, TO THE CITY OF SHERIDAN, WYOMING;

SAID TRACT CONTAIN 4.72 ACRES OF LAND, MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS, CONTAINING 4.72 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS WOODLAND CREEK ESTATES II, A PLANNED UNIT DEVELOPMENT AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE HEREAFTER PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITIES INCLUDING TV CABLES, AND DRAINAGE FACILITIES, OUTLOT R-2A IS A PRIVATE ROAD, AND SHALL BE OWNED AND MAINTAINED BY WOODLAND CREEK ESTATES HOMEOWNERS ASSOCIATION (HOA). OUTLOT R-2A IS ALSO DESIGNATED AS A UTILITY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITIES INCLUDING TV CABLES.

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 28 DAY OF September, 2016

Graham R. Hurley
WOODLAND CREEK ESTATES, LLC
C/O GRAHAM R. HURLEY, MEMBER

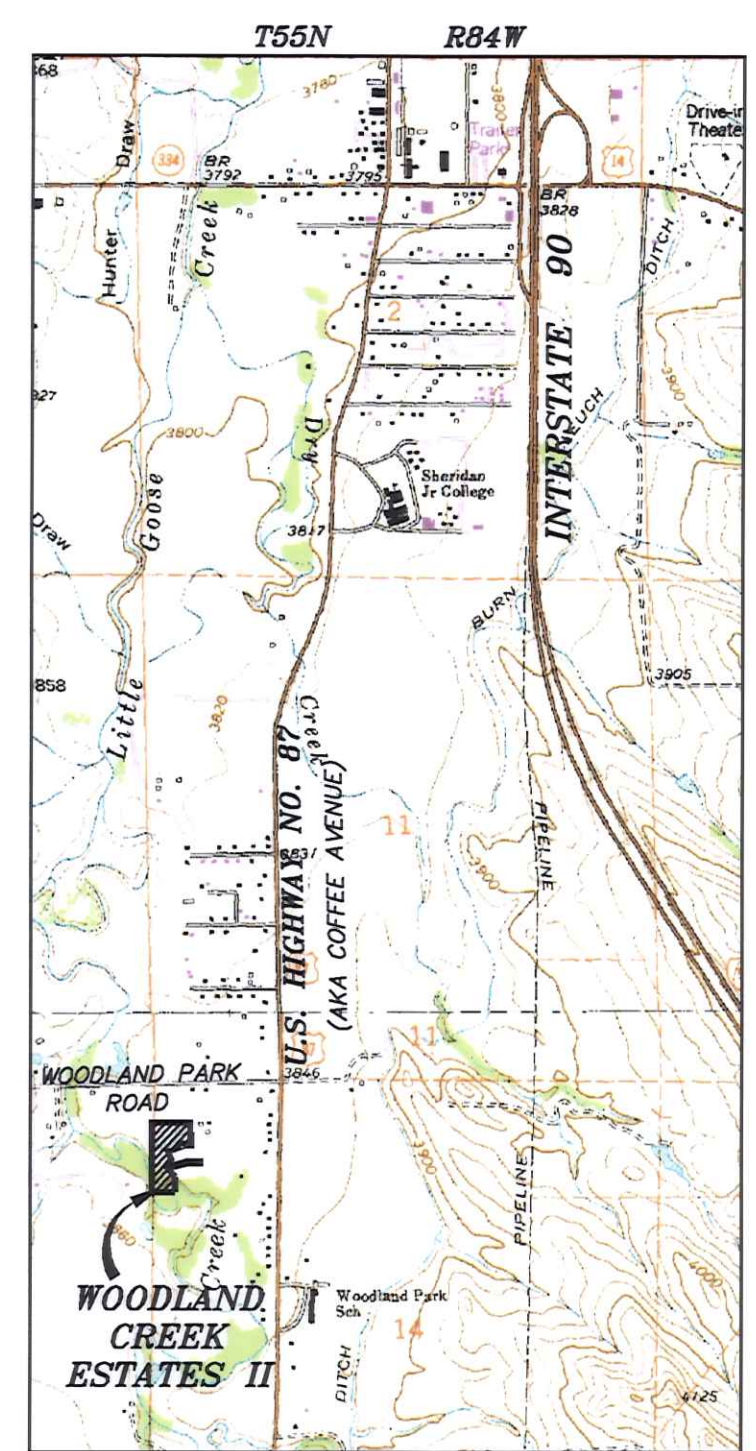
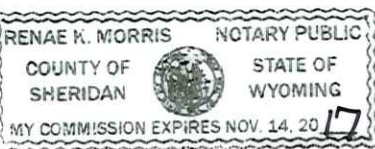
STATE OF WYOMING)
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF September, 2016 BY
AKA ROBERT SHAW KING, MEMBER
GRAHAM R. HURLEY

WITNESS MY HAND AND OFFICIAL SEAL.

George H. Morris
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov 14, 2017



LOCATION MAP
SCALE: 1"=2000'

NOTES:

- TEN (10) FOOT UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS AND OUTLOT BB & OUTLOT CC.
- OUTLOT BB & OUTLOT CC ARE DESIGNATED AS OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
- OUTLOT R-2A IS A PRIVATE ROAD AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). OUTLOT R-2A IS ALSO DESIGNATED AS A UTILITY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITIES INCLUDING TV CABLES.

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 10 DAY OF November, 2016, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Nicholas L. Balz
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL

THE FOREGOING ADMINISTRATIVE REPLAT WAS COMPLETED IN ACCORD WITH CITY OF SHERIDAN CODE, APPENDIX B SECTION 306, AND IS CERTIFIED TO BE EFFECTIVE AS OF THE 14th DAY OF November, 2016.

Attest:
ATTEST: CITY CLERK

Mayor
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 WOODLAND CREEK ESTATES II

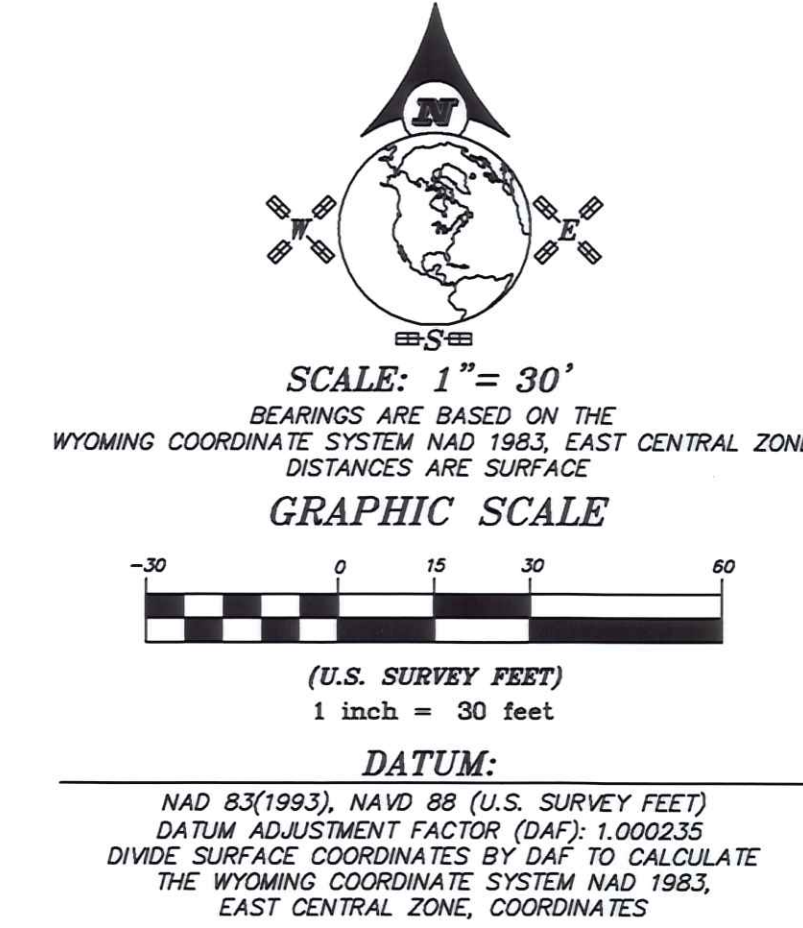
REPLAT OF LOTS 30 THRU 35, OUTLOT B, OUTLOT C, AND OUTLOT R-2,
WOODLAND CREEK ESTATES, TO THE CITY OF SHERIDAN, WYOMING

CLIENT: WOODLAND CREEK ESTATES, LLC

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-872-7415

MC²
ENGINEERING, P.C.
811 NORTH MAIN STREET
Sheridan, Wyoming 82801
Office: 307.873.7350 Fax: 307.873.5156
mccrow@mc2engineering.com

JN: 2014-012
DN: 2014-012-REPLAT
PF: 12014-012
SEPTEMBER 23, 2016



BASE FLOOD TABLE (100 YEAR FLOOD)		
LINE	BEARING	LENGTH
BF1	N37°34'26"E	30.75'
BF2	N90°00'00"E	13.86'
BF3	N58°14'52"E	40.80'
BF4	N29°13'22"E	20.00'
BF5	N56°40'11"W	57.79'
BF6	N12°06'17"E	7.68'
BF7	N54°35'29"E	26.76'
BF8	N00°00'00"E	5.08'
BF9	N45°00'00"W	26.46'
BF10	N08°00'00"W	8.00'
BF11	N54°00'00"E	9.04'
BF12	N31°00'00"E	22.50'
BF13	N58°16'26"E	115.87'

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH (CHORD BEARING)	CHORD LENGTH
C1	53°28'14"	50.00'	N56°44'14"W	44.99'
C2	41°07'07"	50.00'	S75°58'05"W	35.12'
C3	56°57'03"	50.00'	S26°56'00"W	47.68'
C4	91°19'39"	28.00'	S00°18'40"W	40.05'
C5	88°40'21"	28.00'	N89°41'20"W	39.14'

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 3864
- FOUND 2-1/2" ALUMINUM CAP PER PLS 12699
- FOUND 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- (M) MEASURED
- BOUNDARY LINE
- LOT/PROPERTY LINE
- EASEMENT LINE (SEE NOTE:1)
- 100 YEAR FLOOD (BASE FLOOD) LINE
- SECTION LINE
- OUTLOT BB & OUTLOT CC (SEE NOTE:2)
- OUTLOT CC & SANITARY SEWER LINE EASEMENT (SEE NOTE:2)
- OUTLOT R-2A (PRIVATE ROAD) (SEE NOTE:3)
- 100 YEAR FLOOD (BASE FLOOD) (SEE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 580047 & 580044, PANEL NO. 1127E, MAP NUMBER 58033C1127E, EFFECTIVE DATE JANUARY 16, 2014)

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 11:19 O'CLOCK A.M.,
THIS 19 DAY OF January, 2017, AND IS DULY RECORDED IN DRAWER W, PLAT NO. 73
FEE \$ 75

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2017-732338

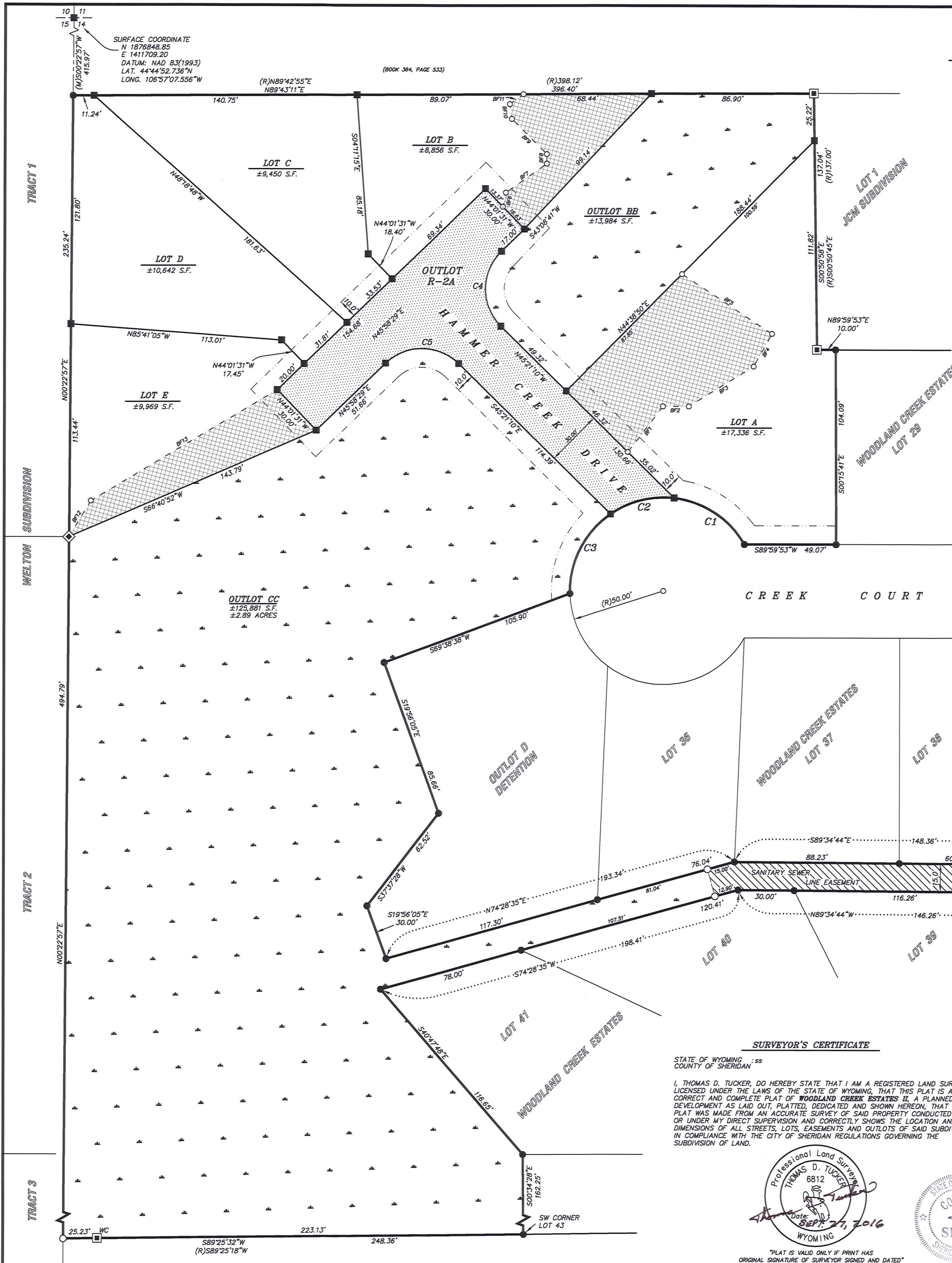
SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, DO HEREBY STATE 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 WOODLAND CREEK ESTATES II, A PLANNED UNIT DEVELOPMENT 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 STREETS, LOTS, EASEMENTS AND OUTLOTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Thomas D. Tucker
Professional Land Surveyor
6812
Date: SEP 27, 2016
WYOMING

"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"



W-1-73