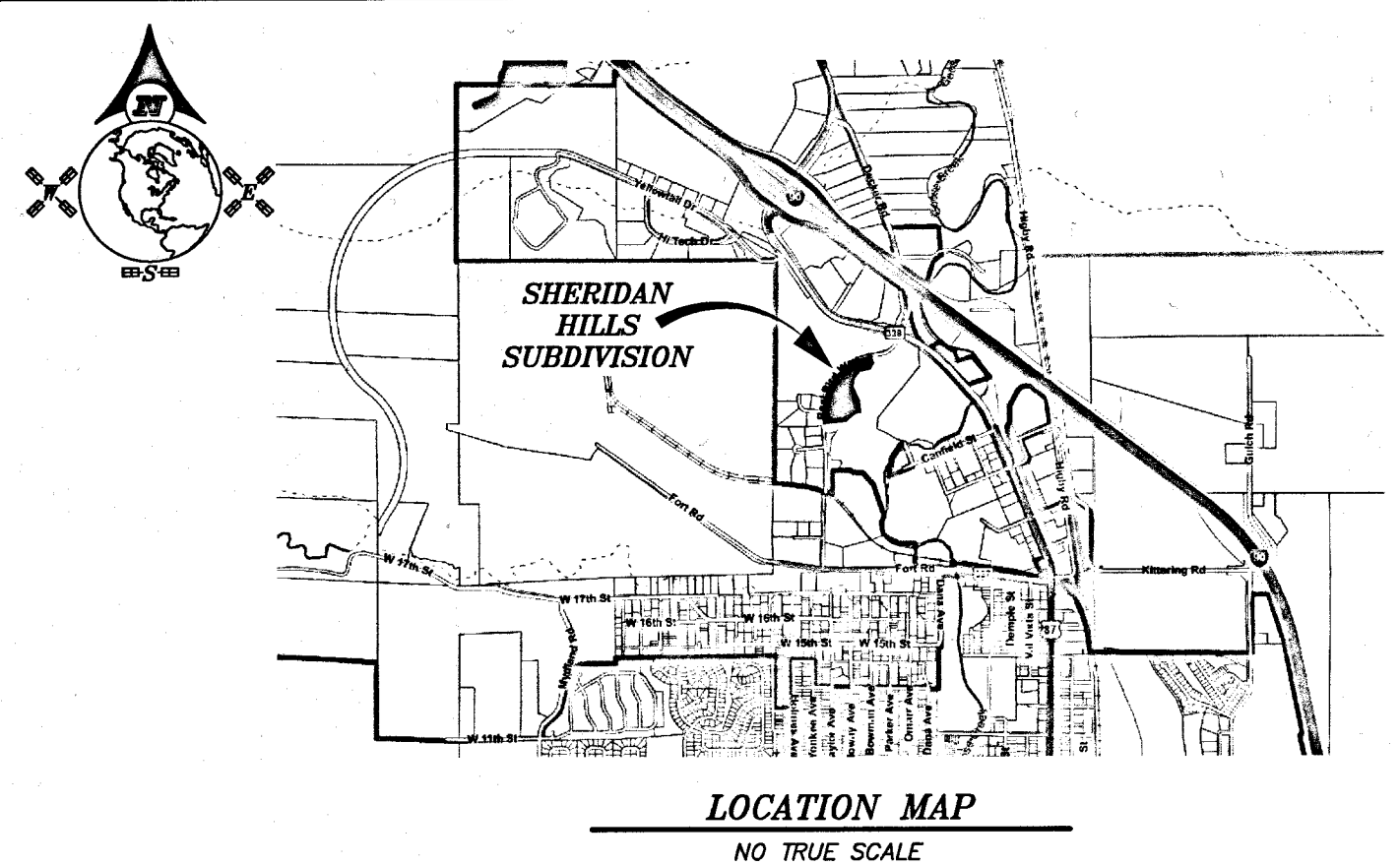




FINAL PLAT
SHERIDAN HILLS SUBDIVISION

RE-SUBDIVISION OF TRACT 1, WRENCH RANCH HILLS ~ PHASE 1,
CITY OF SHERIDAN, WYOMING
AREA OF 77 LOTS: ±5.00 ACRES
AREA OF OUTLOTS C-1, C-2, & D: ±3.36 ACRES
AREA OF OUTLOTS A & B (ROADS): ±2.03 ACRES
TOTAL = ±10.39 ACRES
ZONED: GD "GATEWAY"



CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED GATEWAY PARTNERS, LLC BEING THE OWNER(S), PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE: THAT THE FOREGOING PLAT DESIGNATED AS SHERIDAN HILLS SUBDIVISION IS A RE-SUBDIVISION OF TRACT 1, WRENCH RANCH HILLS ~ PHASE 1, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING. SAID RE-SUBDIVISION CONTAINS ±10.39 ACRES OF LAND, MORE OR LESS.

SHERIDAN HILLS 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, OUTLOTS, PRIVATE STREETS AND EASEMENTS.

THE UNDERSIGNED OWNER(S) 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 EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THE 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 WATERLINES, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY USED BY THE PUBLIC.

NO PUBLIC MAINTENANCE OF STREETS, ROADS OR PARKING AREAS. THE STREETS, ROADS AND PARKING AREAS SHALL BE ACCESSIBLE FOR PUBLIC AND PRIVATE SERVICES, PUBLIC PARKING, GUESTS AND LOT OWNERS OF SHERIDAN HILLS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NO PUBLIC MAINTENANCE OF STREETS, ROADS OR PARKING AREAS: OUTLOT A (DRIVEWAY APPROACH) & OUTLOT B (PINE HILLS DRIVE & RUSSELL LOOP) ARE PRIVATE ROADS AND EASEMENTS TO BE DEDICATED FOR PUBLIC INGRESS, EGRESS AND SERVICE TO BENEFIT SHERIDAN HILLS SUBDIVISION. OUTLOT A (DRIVEWAY APPROACH) & OUTLOT B (PINE HILLS DRIVE & RUSSELL LOOP) ARE ALSO UTILITY, DRAINAGE, SANITATION ACCESS AND EMERGENCY VEHICLES EASEMENTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOT C-1, OUTLOT C-2, & OUTLOT D ARE DRAINAGE EASEMENTS, AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES, AND LEGAL ADJUSTMENTS.

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 11th DAY OF June, 2024.

GATEWAY PARTNERS, LLC
BY: *Jim Spell*
DOUG CARLTON, MANAGING MEMBER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DOUG CARLTON BEFORE ME THIS 11th DAY OF June, 2024.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES August 3, 2029

Karen B. Koyama-Green
NOTARY PUBLIC

KAREN B. KOYAMA-GREEN
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 120343
MY COMMISSION EXPIRES: 08/03/2029

STATE OF WYOMING :ss
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JIM SPELL BEFORE ME THIS 11th DAY OF June, 2024.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 4-20-2029

Carol Jane Stewart
NOTARY PUBLIC

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 14th DAY OF August, 2023.

Jim Spell ATTEST: VICE-CHAIRMAN
Mark Lindon 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 21st DAY OF July, 2024 BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Has Meier
DIRECTOR OF PUBLIC WORKS

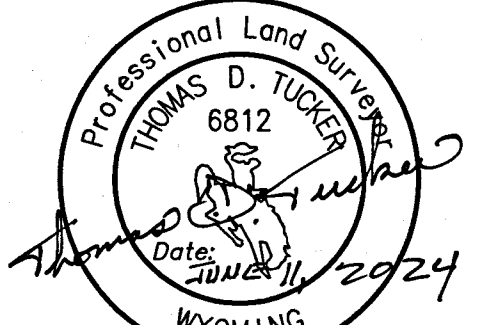
APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 28th DAY OF June, 2024

Carol J. Stewart ATTEST: CITY CLERK
Richard Bridger MAYOR

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN :ss

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 SHERIDAN HILLS SUBDIVISION, 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 TRACTS AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



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

CAROL JANE STEWART
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 168405
MY COMMISSION EXPIRES: 4-20-2029

STATE OF WYOMING :ss
COUNTY OF SHERIDAN :ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:57 O'CLOCK A.M. THIS 3rd DAY OF July, 2024, AND IS RECORDED IN PLAT BOOK S, PAGE 176

Ede Schuch Thompson
COUNTY CLERK
STAMP RECEIVING NUMBER 2024-792943

FINAL PLAT
SHERIDAN HILLS SUBDIVISION

RE-SUBDIVISION OF TRACT 1, WRENCH RANCH HILLS ~ PHASE 1,
CITY OF SHERIDAN, WYOMING

CLIENT: SHERIDAN HILLS, LLC
ATTN: DOUG CARLTON
P.O. BOX 708
BIG HORN, WY 82833

B RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

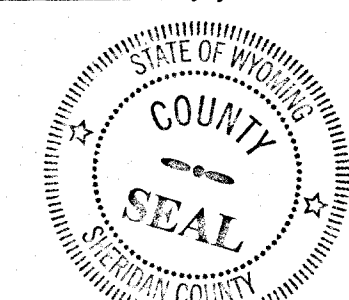
Morrison Maierle
engineers - surveyors - planners - scientists

JN: 2022-062 SH-4 & 6
DN: 2022-062-SH
TAB: PLAT
PS: 12022-062
DRAWN BY: TDT
CHECKED BY: CT
JUNE 10, 2024

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	5784.77	970.00	89.87	N02°41'03"W	89.87
C2	6793.77	970.00	102.69	N03°00'19"E	102.65
C3	4374.57	970.00	735.02	N27°44'46"E	717.36
C4	6705.45	970.00	103.20	N82°30'07"E	103.15
C5	8364.07	970.00	145.78	N89°19'18"E	145.65
C6	9363.91	970.00	162.67	N88°57'54"E	162.48
C7	5103.07	970.00	85.53	N78°17'43"E	85.90
C8	8558.58	15.00	25.13	S25°46'41"W	22.29
C9	16221.22	65.00	206.88	S68°57'54"W	129.97
C10	8558.58	15.00	25.13	N67°50'53"W	22.29
C11	83701.59	25.00	40.59	N40°28'42"W	36.28
C12	87288.50	15.00	22.80	S49°15'53"W	20.74
C13	44003.31	893.00	687.32	S27°31'30"W	670.56
C14	82414.44	25.00	40.45	S03°03'39"W	36.16
C15	87222.33	25.00	38.12	S88°12'29"E	34.54
C16	88437.21	25.00	43.07	S08°12'23"W	37.94
C17	82414.44	75.00	121.34	S03°03'39"W	108.53
C18	34784.77	845.00	506.05	S32°22'08"W	488.82
C19	80100.00	15.00	23.56	S41°59'41"E	21.21
C20	80100.00	75.00	117.81	S41°59'41"E	106.07
C21	80100.00	75.00	117.81	S48°00'19"W	106.07
C22	83701.59	25.00	40.59	S48°29'19"W	36.28
C23	82454.44	15.00	24.29	N40°36'48"W	21.72
C24	37041.44	845.00	56.70	N07°41'24"E	56.69
C25	83233.34	15.00	21.83	N01°18'31"E	18.96
C26	82618.77	25.00	3.68	N82°46'33"W	3.68
C27	81334.22	25.00	35.59	N37°46'33"W	32.66
C28	81334.22	25.00	35.59	N43°47'10"E	32.66
C29	82618.77	25.00	3.68	S88°47'00"W	3.68
C30	22052.77	970.00	39.74	N07°24'43"E	39.74
C31	33116.77	970.00	59.61	N10°08'47"E	59.60
C32	33116.77	970.00	59.61	N13°40'03"E	59.60
C33	33116.77	970.00	59.61	N17°11'20"E	59.60
C34	33116.77	970.00	59.61	N20°42'36"E	59.60
C35	33116.77	970.00	59.61	N24°13'53"E	59.60
C36	33116.77	970.00	59.61	N27°45'09"E	59.60
C37	33116.77	970.00	59.61	N31°16'26"E	59.60
C38	33116.77	970.00	59.61	N34°47'42"E	59.60
C39	33116.77	970.00	59.61	N38°18'59"E	59.60
C40	33116.77	970.00	59.61	N41°50'15"E	59.60
C41	33116.77	970.00	59.61	N45°21'32"E	59.60
C42	22052.77	970.00	39.52	N48°52'48"E	39.52
C43	22421.31	895.00	37.58	S48°21'21"W	37.58
C44	33116.77	895.00	55.00	S45°21'32"W	55.00
C45	33116.77	895.00	55.00	S41°50'19"W	55.00
C46	33116.77	895.00	55.00	S38°18'59"W	55.00
C47	33116.77	895.00	55.00	S34°47'42"W	55.00
C48	33116.77	895.00	55.00	S31°16'26"W	55.00
C49	33116.77	895.00	55.00	S27°45'09"W	55.00
C50	33116.77	895.00	55.00	S24°13'53"W	55.00
C51	33116.77	895.00	55.00	S20°42'36"W	55.00
C52	33116.77	895.00	55.00	S17°11'20"W	55.00
C53	33116.77	895.00	55.00	S13°40'03"W	55.00
C54	33116.77	895.00	55.00	S10°08'47"W	55.00
C55	22421.31	895.00	44.70	S06°37'18"W	44.69
C56	82454.44	75.00	12.31	S88°17'17"W	12.29
C57	26137.38	75.00	34.33	S70°29'28"W	34.03
C58	31574.22	75.00	41.84	S42°34'46"W	41.30
C59	22243.38	75.00	29.33	S14°23'37"W	28.15
C60	30701.52	75.00	39.31	S12°00'37"E	38.86
C61	83031.31	75.00	12.45	S31°46'48"E	12.43
C62	13325.25	75.00	17.79	S43°19'47"E	17.75

SIGNED BY AFFIDAVIT
BY: FIRST FEDERAL BANK & TRUST, SHERIDAN, WYOMING ("LIEN HOLDER"), SEE AFFIDAVIT FILED AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER: 2024-792944



TIE TABLE FROM SW CORNER

TIE	BEARING	DISTANCE
T-1	N31°05'15"E	258.29'
T-2	N57°07'03"E	610.57'
T-3	N41°25'31"E	604.53'

S-176