

ADMINISTRATIVE REPLAT OF TRACT 1 AND LOT 18, BLOCK 3, POPLAR GROVE P.U.D.

BEING THE REPLAT OF TRACT 1 AND LOT 18 OF BLOCK 3 OF POPLAR GROVE P.U.D. PHASE THREE LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼) OF SECTION 23 OF TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA OF ±94763 (±2.18 ACRES)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HUPPERTEN, PETER GERALD III & SUSAN LOUISE, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS THE ADMINISTRATIVE REPLAT OF TRACT 1 AND LOT 18 OF BLOCK 3, OF POPLAR GROVE P.U.D., BEING THE REPLAT TRACT 1 AND LOT 18 OF BLOCK 3, OF POPLAR GROVE P.U.D., LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼), SECTION 23, TOWNSHIP 56N, RANGE 84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S 52°42'51" E, 2206.74 FEET TO THE NORTHEAST CORNER OF TRACT 1 OF BLOCK 3 OF POPLAR GROVE P.U.D. PHASE THREE AND THE POINT OF BEGINNING SUBJECT TRACT; THENCE N 89°08'17" E, 289.79 FEET ALONG THE NORTH LINE OF TRACT 1; THENCE S 00°49'52" E, 54.23 FEET ALONG SAID NORTH LINE; THENCE N 89°50'32" E, 105.95 FEET ALONG SAID NORTH LINE; THENCE S 66°21'35" E, 135.91 FEET ALONG SAID NORTH LINE; THENCE S 63°47'31" E, 76.32 FEET ALONG SAID NORTH LINE; THENCE S 46°05'48" E, 67.99 FEET ALONG SAID NORTH LINE; THENCE N 88°53'34" W, 103.36 FEET ALONG THE SOUTH LINE OF SAID TRACT 1; THENCE N 84°27'52" W, 106.56 FEET ALONG SAID SOUTH LINE; THENCE S 54°55'22" W, 39.78 FEET; THENCE S 55°02'21" W, 80.35 FEET ALONG SAID SOUTH LINE; THENCE S 54°53'43" W, 50.08 FEET; ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE S 54°55'43" W, 149.94 FEET ALONG THE SOUTH LINE OF SAID LOT 18 TO THE WEST LINE OF LOOKOUT POINT DRIVE RIGHT-OF-WAY; THENCE N 35°01'06" W, 60.05 FEET ALONG SAID WEST LINE OF LOOK OUT POINT DRIVE; THENCE N 54°55'59" E, 149.84 FEET ALONG THE NORTH LINE OF SAID LOT 18 TO THE SOUTHWEST LINE OF SAID TRACT 1; THENCE N 49°04'43" W, 61.87 FEET ALONG SAID SOUTHEAST LINE OF SAID TRACT 1; THENCE N 49°01'41" W, 62.35 FEET ALONG SAID SOUTHWEST LINE; THENCE N 56°51'26" W, 107.60 FEET ALONG SAID SOUTHWEST LINE THENCE N 35°03'10" W, 124.05 FEET ALONG SAID SOUTHWEST LINE TO THE POINT OF BEGINNING, CONTAINING AN AREA OF ±94763 (±2.18 ACRES)

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD, 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.
EXECUTED THIS _____ DAY OF _____, 2025

STATE OF WYOMING } ss
COUNTY OF SHERIDAN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

(SUSAN LOUISE HUPPERTEN)

STATE OF WYOMING }
COUNTY OF SHERIDAN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2025
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

LEGEND

- FOUND 2" AC PLS 2615
- CALCULATED CORNER
- ⊕ SET 1 1/2" AC-LS14250
- AC ALUMINUM CAP
- POB POINT OF BEGINNING
- ORIGINAL OR ADJOINING LOT LINE
- REPLAT INTERIOR LOT LINE
- REPLAT BOUNDARY
- EASEMENT

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE REPLAT OF LOTS 18 AND TRACT 1, BLOCK 3, POPLAR GROVE P.U.D. PHASE THREE, CITY OF SHERIDAN, OF SHERIDAN COUNTY WYOMING, AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

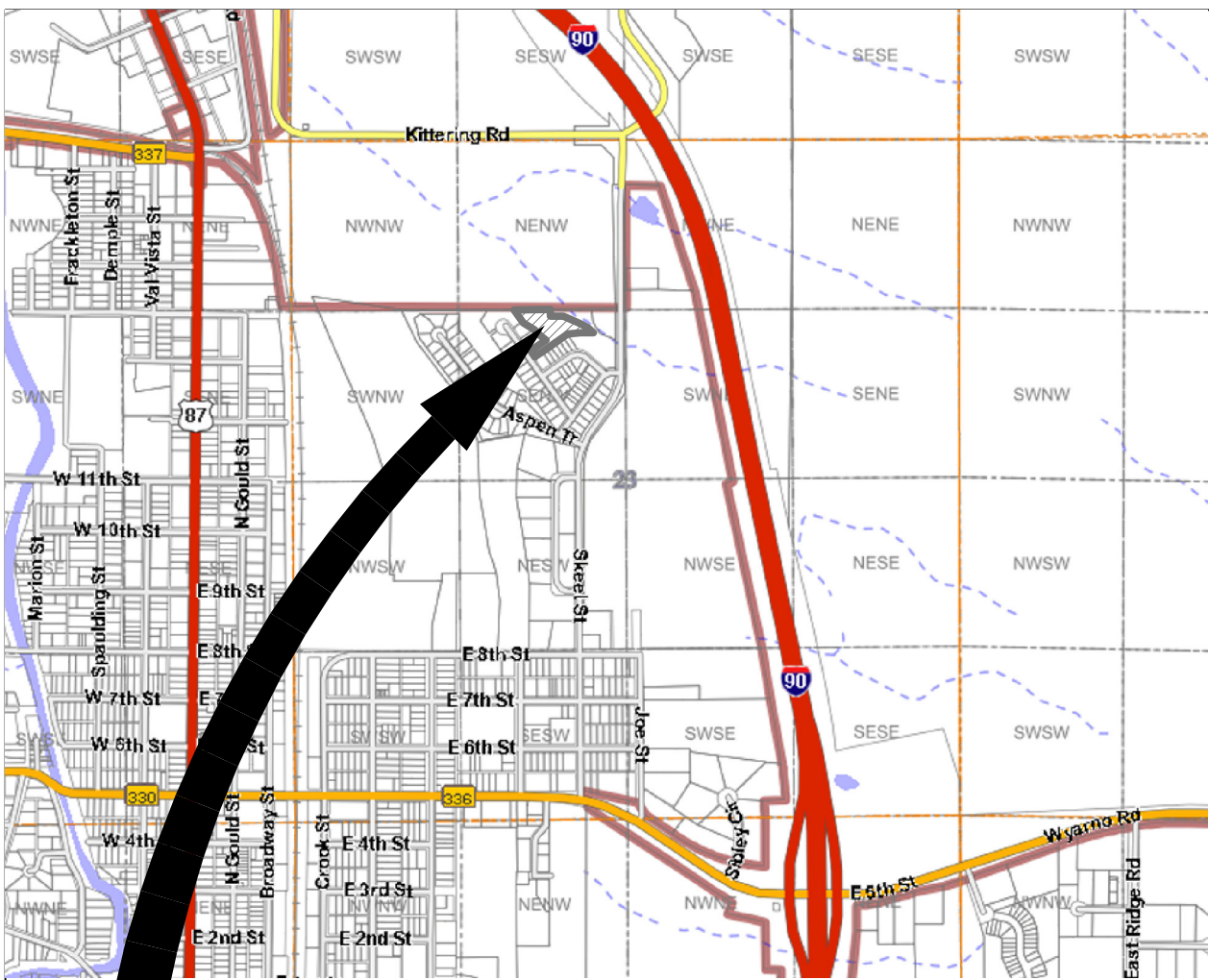
CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENLUND, 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 THE ADMINISTRATIVE REPLAT OF TRACT 1 AND LOT 18 OF BLOCK 3 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 supervision and correctly shows the location and dimensions of all lots and easements of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

REGISTERED LAND SURVEYOR
NO. 14250

RECORD OWNERS:
HUPPERTEN, PETER GERALD III &
SUSAN LOUISE
SHERIDAN, WYOMING, 82834

DATE PREPARED: 6/19/25

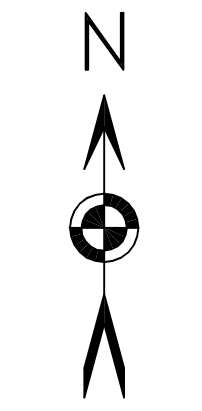


LOCATION MAP NTS

SITE

NW CORNER SECTION 23
3.25' AC LS 6812
N: 1903462.95
E: 1411429.11

DEBRA LYNN HUTCHINS
BOOK 559 PAGE 310
NOT PART OF THIS REPLAT



SCALE: 1"=25'
BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND
(US SURVEY FEET)
PAF:1.000235

CERTIFICATE OF RECORDER

STATE OF WYOMING } ss
COUNTY OF SHERIDAN)
I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK
AND RECORDER AT _____ O'CLOCK THIS _____ DAY OF _____, 2025
AND IS DULY RECORDED IN PLAT BOOK _____ ON PAGE _____

COUNTY CLERK

STAMP RECEIVING
NUMBER

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 _____ DAY OF _____, 2025, 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 _____ DAY OF _____, 2025

ATTEST: CITY CLERK

MAYOR