FINAL PLAT OF THE
MORRISON RANCH FILING No. 1
TO THE CITY OF SHERIDAN, WYOMING

SITUATED IN THE SE1/4NW1/4, SW1/4NE1/4, E1/2NE1/4SW1/4, AND THE W1/2SE1/4 OF SECTION 3, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

V1.1

OWNERS NOTES:

1) OUTLOT 1 THRU OUTLOT 7 SHALL BE (OWNED AND MAINTAINED) BY MORRISON RANCH HOME OWNER'S ASSOCIATION.

2) NO NEW PHASE OF DEVELOPMENT OF THE MORRISON RANCH PLANNED UNIT DEVELOPMENT, PHASE 1 SHALL BE COMMENCED UNTIL THE PUBLIC INFRASTRUCTURE FOR THE PREVIOUS PHASE HAS BEEN COMPLETED, AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN. PLEASE REFER TO THE MORRISON RANCH SUBDIVISION AGREEMENT.

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.

SCALE: 1"=60'
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE
(U.S. SURVEY FEET)
1 inch = 60 ft.

DATUM:
NAD 83(1993), NAVD 88 (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

LEGEND:
- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 3" BRASS CAP PER PLS 102
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" BRASS CAP PER PLS 529
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1" PLASTIC CAP PER PER PLS 520
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- FOUND 1-1/2" ALUMINUM CAP UNMARKED
- FOUND 2" ALUMINUM CAP PER PE&LS 3864
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- WC WITNESS CORNER
- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- CENTERLINE OF 30' WIDE RIGHT-OF-WAY AND UTILITY EASEMENT
- RIGHT-OF-WAY & UTILITY EASEMENT LINE
- SETBACK LINE (LOTS 1-8)
- SETBACK LINE (LOT 9-43)
- CUL-DE-SAC RIGHT-OF-WAY EASEMENT AS NOTED
- UTILITY EASEMENT (10' ADJACENT TO ROADS & 5' ADJACENT TO SIDE LOT LINES)
- 15' OR 20' OR 30' UTILITY EASEMENT LINE (AS NOTED)

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2794.79'	01°26'06"	70.00'	S17°09'26"W	70.00'
C2	2794.79'	00°47'35"	38.68'	S18°16'17"W	38.68'
C3	735.00'	26°59'00"	346.15'	N59°07'25"W	342.96'
C4	665.00'	26°16'09"	304.89'	N59°28'50"W	302.23'
C5	20.00'	85°49'21"	29.96'	N88°32'36"W	27.23'
C6	20.00'	94°53'30"	33.12'	N01°05'59"E	29.47'
C7	20.00'	94°53'30"	33.12'	N84°00'31"W	29.47'
C8	20.00'	85°49'21"	29.96'	N05°38'04"E	27.23'
C9	735.00'	20°44'23"	266.05'	N26°54'25"W	264.60'
C10	665.00'	20°01'32"	232.43'	N26°33'00"W	231.24'
C11	20.00'	90°00'00"	31.42'	N61°32'14"W	28.28'
C12	20.00'	90°00'00"	31.42'	N28°27'46"E	28.28'
C13	240.00'	25°34'07"	107.10'	N29°19'18"W	106.22'
C14	310.00'	21°47'08"	117.87'	N27°25'48"W	117.16'
C14A	310.00'	13°12'12"	71.44'	N31°43'15"W	71.28'
C14B	310.00'	08°34'55"	46.43'	N20°49'42"W	46.39'
C15	70.50'	73°44'21"	90.73'	N84°38'42"E	84.60'
C15A	70.50'	19°27'11"	23.94'	S68°12'44"E	23.82'
C15B	70.50'	54°17'09"	66.80'	N74°55'06"E	64.33'
C16	49.50'	56°58'29"	49.22'	S86°58'22"E	47.22'
C17	200.50'	30°05'34"	105.31'	N73°31'55"W	104.10'
C18	179.50'	30°05'34"	94.28'	N73°31'55"W	93.20'
C18A	179.50'	20°25'57"	64.01'	N78°21'44"W	63.67'
C18B	179.50'	09°39'38"	30.26'	N63°18'57"W	30.23'
C19	49.50'	56°58'31"	49.22'	S60°05'27"E	47.22'
C20	70.50'	73°44'22"	90.73'	S51°42'31"E	84.60'
C20A	70.50'	56°21'53"	69.35'	S43°01'17"E	66.59'
C20B	70.50'	17°22'29"	21.38'	S79°53'28"E	21.30'
C21	20.00'	38°26'36"	13.42'	S12°22'53"E	13.17'
C22	20.00'	38°26'37"	13.42'	N45°19'04"E	13.17'
C23	240.00'	51°32'02"	215.86'	N73°31'55"W	208.66'
C24	240.00'	46°04'50"	193.02'	S52°00'06"W	187.86'
C24A	240.00'	27°34'17"	115.49'	S61°15'23"W	114.38'
C24B	240.00'	18°30'33"	77.53'	S38°12'58"W	77.19'
C25	310.00'	93°12'14"	504.28'	S77°34'03"W	450.49'
C25A	310.00'	12°22'41"	66.97'	N37°09'17"E	66.84'
C25B	310.00'	14°14'38"	77.07'	N50°27'56"E	76.87'
C25C	310.00'	13°39'37"	73.91'	N64°25'04"E	73.73'
C25D	310.00'	13°39'37"	73.91'	N78°04'41"E	73.73'
C25E	310.00'	13°39'37"	73.91'	S88°15'41"E	73.73'
C25F	310.00'	13°39'37"	73.91'	S74°36'04"E	73.73'
C25G	310.00'	11°56'25"	64.60'	S61°48'03"E	64.49'
C26	20.00'	88°19'32"	30.83'	N80°00'24"E	27.87'
C27	20.00'	77°07'33"	26.92'	N00°14'21"E	24.93'
C28	160.00'	124°52'38"	348.72'	N26°35'41"W	283.69'
C28A	160.00'	37°08'25"	103.72'	N17°16'26"E	101.91'
C28B	160.00'	80°42'14"	225.37'	N41°38'53"W	207.19'
C28C	160.00'	07°02'00"	19.64'	N85°31'00"W	19.63'
C29	700.00'	21°21'42"	260.98'	N78°21'09"W	259.47'
C29A	700.00'	04°48'50"	58.81'	N86°37'35"W	58.80'
C29B	700.00'	06°18'20"	77.04'	N81°04'00"W	77.00'
C29C	700.00'	06°19'12"	77.21'	N74°45'14"W	77.18'
C29D	700.00'	03°55'20"	47.92'	N69°37'58"W	47.91'
C30	240.00'	22°36'29"	94.70'	N78°58'32"W	94.09'
C31	20.00'	133°30'15"	46.60'	S22°58'06"W	36.75'
C32	60.00'	228°14'31"	239.01'	S70°20'14"W	109.52'
C32A	60.00'	40°16'56"	42.18'	S23°38'34"E	41.32'
C32B	60.00'	68°09'16"	71.37'	S30°34'32"W	67.24'
C32C	60.00'	52°41'17"	55.17'	N89°00'11"W	53.25'
C32D	60.00'	67°07'02"	70.29'	N29°06'02"W	66.33'
C33	20.00'	133°30'15"	46.60'	N62°17'38"W	36.75'
C34	240.00'	48°01'13"	201.15'	S26°56'38"W	195.31'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C34A	240.00'	27°46'21"	116.33'	S37°04'04"W	115.20'
C34B	240.00'	20°14'51"	84.81'	S13°03'27"W	84.37'
C35	1732.45'	00°45'04"	22.72'	S03°18'34"W	22.72'
C36	1672.45'	00°41'31"	20.19'	N03°16'47"E	20.19'
C37	300.00'	109°23'41"	572.79'	N57°37'52"E	489.67'
C37A	300.00'	10°08'07"	53.07'	N08°00'05"E	53.00'
C37B	300.00'	14°42'07"	76.98'	N20°25'12"E	76.77'
C37C	300.00'	14°06'34"	73.88'	N34°49'32"E	73.69'
C37D	300.00'	14°06'34"	73.88'	N48°56'05"E	73.69'
C37E	300.00'	14°05'40"	73.80'	N63°02'12"E	73.61'
C37F	300.00'	14°05'40"	73.80'	N77°07'51"E	73.61'
C37G	300.00'	14°04'45"	73.72'	S88°46'56"E	73.53'
C37H	300.00'	14°04'16"	73.68'	S74°42'26"E	73.49'
C38	640.00'	21°21'42"	238.61'	S78°21'09"E	237.23'
C38A	640.00'	07°53'36"	88.17'	S71°37'06"E	88.10'
C38B	640.00'	08°11'28"	91.50'	S79°39'38"E	91.42'
C38C	640.00'	00°59'05"	11.00'	S84°14'54"E	11.00'
C38D	640.00'	04°17'33"	47.95'	S86°53'14"E	47.94'
C39	220.00'	127°50'02"	490.85'	S25°06'59"E	395.19'
C39A	220.00'	02°57'33"	11.36'	N87°33'14"W	11.36'
C39B	220.00'	14°35'30"	56.03'	N78°46'42"W	55.88'
C39C	220.00'	14°06'27"	54.17'	N64°25'43"W	54.03'
C39D	220.00'	14°06'29"	54.17'	N50°19'15"W	54.03'
C39E	220.00'	14°06'27"	54.17'	N36°12'47"W	54.03'
C39F	220.00'	14°06'29"	54.17'	N22°06'20"W	54.03'
C39G	220.00'	14°06'27"	54.17'	N07°59'52"W	54.03'
C39H	220.00'	14°06'29"	54.17'	N06°06'36"E	54.03'
C39I	220.00'	14°11'42"	54.50'	N20°15'42"E	54.37'
C39J	220.00'	11°26'30"	43.93'	N33°04'47"E	43.86'

MINIMUM SETBACK REQUIREMENTS

LOTS	1-8	9-43
FRONT YARD	20'	25'
SIDE YARD TO STREET	10'	20'
SIDE YARD	5'	10'
REAR YARD	15'	20'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C40	1732.45'	01°27'04"	43.88'	N04°24'38"E	43.88'
C41	2794.79'	01°03'11"	51.36'	S00°19'38"E	51.36'
C42	2794.79'	00°56'10"	45.66'	S00°40'02"W	45.66'
C43	100.00'	31°05'30"	54.27'	N74°31'37"W	53.60'
C44	950.00'	07°05'40"	117.63'	N55°26'01"W	117.56'
C45	95.00'	18°22'23"	30.46'	N61°04'23"W	30.33'
C46	95.00'	61°13'05"	101.50'	S79°07'53"W	96.74'
C47	400.00'	25°00'37"	174.61'	S61°01'40"W	173.22'
CA	240.00'	05°39'33"	23.70'	N44°56'08"W	23.69'
CB	240.00'	05°39'33"	23.70'	S77°52'18"W	23.69'

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