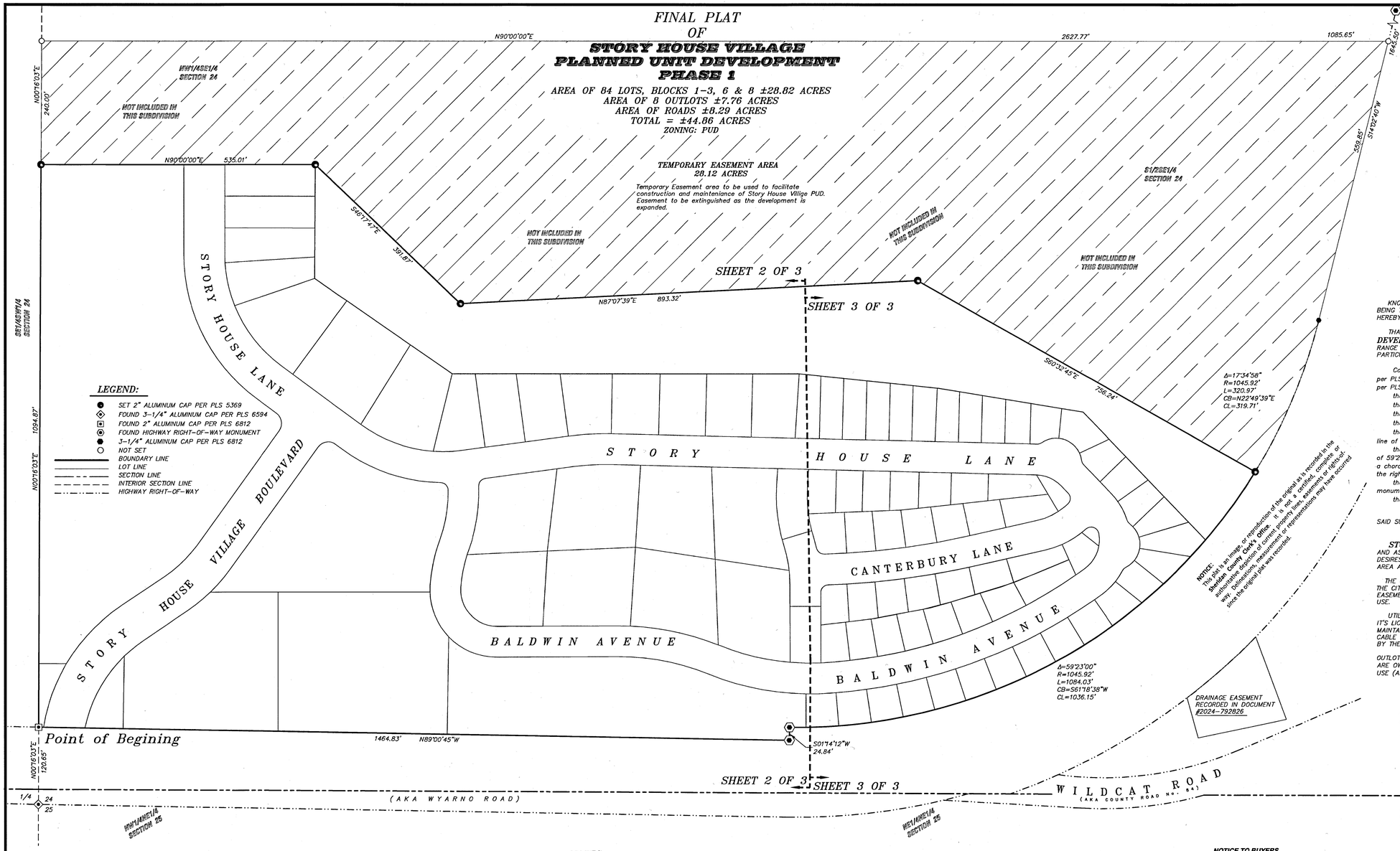
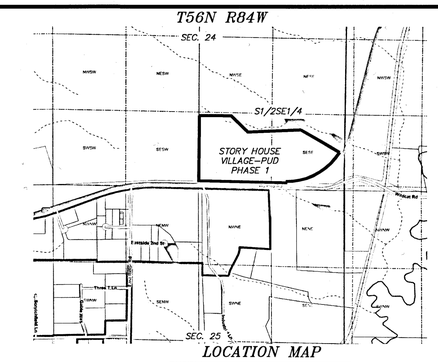
FINAL PLAT OF STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1

AREA OF 84 LOTS, BLOCKS 1–3, 6 & 8 ±28.82 ACRES
AREA OF 6 OUTLOTS ±7.76 ACRES
AREA OF ROADS ±8.29 ACRES
TOTAL = ±44.86 ACRES
ZONING: PUD



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. Dimensions, measurements or representations may have occurred since the original plat was recorded.



LOCATION MAP
NO TRUE SCALE

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STORY HOUSE PROPERTY COMPANY 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 **STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1** IS A SUBDIVISION OF THE S1/2SE1/4, SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the south quarter corner of said Section 24 (monumented with a 3¼" Aluminum Cap per PLS 6594); thence N00°16'03"E, 120.65 feet along the west line of said S½SE¼ to a 2" Aluminum Cap per PLS 6812 being the POINT OF BEGINNING this tract;
thence N00°16'02"E, 1094.87 feet along said west line to a 2" Aluminum Cap per PLS 5369;
thence N90°00'00"E, 535.01 feet to a 2" Aluminum Cap per PLS 5369;
thence S46°17'47"E, 391.87 feet to a 2" Aluminum Cap per PLS 5369;
thence N87°07'39"E, 893.32 feet to a 2" Aluminum Cap per PLS 5369;
thence S60°32'45"E, 756.24 feet to a 2" Aluminum Cap per PLS 5369 lying on the north right of way line of Wyarno Road (AKA State Highway No. 336);
thence along said north right of way line, through a curve to the right, having a central angle of 59°23'00", a radius of 1045.92 feet, an arc length of 1084.03 feet, a chord bearing of S61°18'38"W and a chord distance of 1036.15 feet to a standard WYDOT right of way monument at the end of said curve to the right;
thence along said north right of way line S01°14'12"W, 24.84 feet to a standard WYDOT right of way monument;
thence N89°00'45"W, 1464.83 feet along said north right of way line to the POINT OF BEGINNING.

SAID SUBDIVISION CONTAINS **±44.86 ACRES** OF LAND, MORE OR LESS.

STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1, 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 PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, OUTLOTS, STREETS AND EASEMENTS.

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 FOR THE INDICATED PURPOSES, ALL STREETS, 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 IT'S LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

OUTLOTS ARE DRAINAGE EASEMENTS, OTHER EASEMENTS (AS SHOWN & DEFINED), AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. OPEN SPACE IS OPEN TO THE PUBLIC FOR USE (AS MANAGED BY THE HOA).

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 29th DAY OF August 2024

FP STORY HOUSE PROPERTY COMPANY, LLC

BY: _____ MEMBER

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY Scott Hagen BEFORE ME THIS 29 DAY OF August 2024

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 4/1/30

NOTARY PUBLIC

SIGNED BY AFFIDAVIT

BY: SECURITY STATE BANK ("LIEN HOLDER").
SEE AFFIDAVIT FILED AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER: 2024-794180

CANDACE AINSLIE
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 163988
MY COMMISSION EXPIRES: 04/01/2030

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

1) ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.

2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THIS PLAT.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 24 DAY OF June, 2024.

ATTEST: VICE–CHAIRMAN _____ 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 29 DAY OF August, 2024 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 1 DAY OF July, 2024

ATTEST: CITY CLERK _____ MAYOR _____

NOTES

1. All areas requiring placement of compacted fill must be constructed in accordance with the construction drawings and Section 01750 – Special Provisions of the Story House Village PUD Phase 1.
2. A geotechnical evaluation and foundation design must be performed by a Wyoming Licensed Professional Engineer for permanent structures constructed on Lots containing compacted fill. This includes but is not limited to the following:
   a. Block 3
   b. Block 4: Lots 1, 2, 3, 4, 5, 6, 13, 14, and Outlot C
   c. Block 5: Lots 1, 5, and 6
   d. Block 6
   e. Block 7: Lots 1, 2, 3, 10, 11, 12, 13, 14, 15, 16, 20, 29, and 30
   f. Block 8
   g. Outlot B

(See Sheets 2 and 3 for Lot and Block locations).

3. The 24' wide Access and Sewer Easement shown; 12' each side of the common lot line between Lots 16 and 17, Block 7 will remain 24' wide until such time as the expansion of the development, it will then become a 20' wide Sewer easement 10' each side of the common lot line.

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 12:10 O'CLOCK P.M., THIS 30, DAY OF August, 2024, AND IS RECORDED IN PLAT BOOK 5, PAGE 177

Edie Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2024-794181

STATE OF WYOMING COUNTY SEAL SHERIDAN COUNTY

SCALE: 1"= 100'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE. DISTANCES ARE MULTIPLIED TO SURFACE BY THE SCALE FACTOR OF 1.00023549

GRAPHIC SCALE

-100 0 50 100 200 400

(U.S. SURVEY FEET)
1 inch = 100'

NOTICE TO BUYERS

This property is subject to limited sewer capacity that will be regulated by the issuance of building permits. The City of Sheridan has the right to and will deny your building permit if there is not adequate sewer capacity for your project.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THONE STEWART, 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 **STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1**, 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 LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor THONE STEWART 5369 WYOMING
Thone Stewart
Date: 8/27/24

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

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 5369
- FOUND 3–1/4" ALUMINUM CAP PER PLS 6594
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND RIGHWAY RIGHT–OF–WAY MONUMENT
- 3–1/4" ALUMINUM CAP PER PLS 6812
- NOT SET
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- HIGHWAY RIGHT–OF–WAY

FINAL PLAT OF STORY HOUSE VILLAGE PLANNED UNIT DEVELOPMENT PHASE 1

SITUATED IN THE S1/2SE1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

DEVELOPER: STORY HOUSE PROPERTY COMPANY, LLC
40 EAST WORKS STREET, SUITE 18
SHERIDAN WY, 82801

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: WWC ENGINEERING
1849 TERRA AVENUE
SHERIDAN, WY 82801

JN: 2023–058
DN: 2023–058–PUD–6–20–2024–FINAL
PF: T2023–058
REVIEWED BY: JSP
August, 2024

SHEET 1 OF 3

S-177 1 of 3