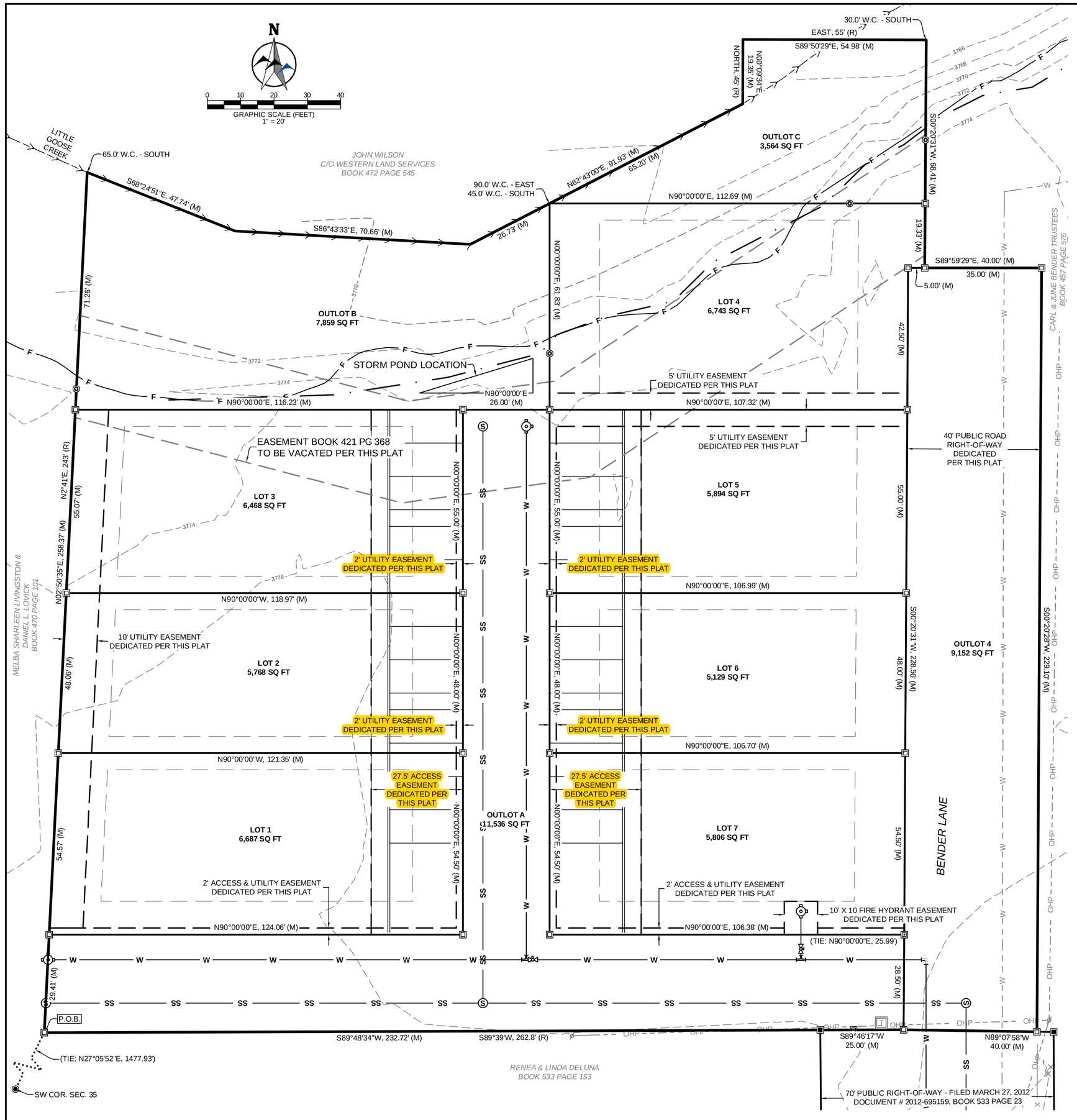
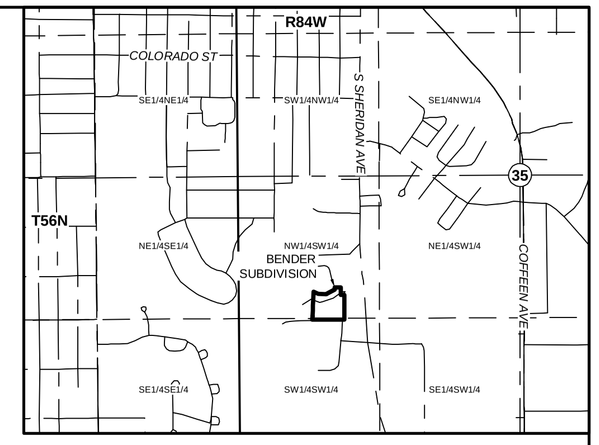
BENDER SUBDIVISION

WITHIN THE NW1/4SW1/4 OF SECTION 35, T56N, R84W, 6TH P.M.
COUNTY OF SHERIDAN, WYOMING
ZONE: R-3

PREPARED FOR OWNERS: HARTLAND ENTERPRISES, LLC, SCOTT GERBER, AND AYME ARHENS
DATE SURVEYED: MAY 2021
PREPARED BY: WWC ENGINEERING
DATE OF PREPARATION: JUNE 2022





VICINITY MAP
1"=1000'

LEGEND

- RECOVERED ALUMINUM CAP
- BRASS CAP
- SET W.C. = WITNESS CORNER
- SET REBAR WITH ALUMINUM CAP PLS #13346
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE PER CERTIFICATE OF TITLE
- SUBDIVISION BOUNDARY
- LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SETBACK BOUNDARY
- APPROXIMATE CREEK CENTERLINE
- F — SPECIAL FLOOD HAZARD AREA NUMBER 56033C0762E PANEL 0762E EFFECTIVE DATE 1/16/2014
- APPROXIMATE LITTLE GOOSE CREEK SOUTH BANK
- W — PROPOSED WATER PIPE
- SS — PROPOSED SANITARY PIPE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER VALVE
- OHP — EXISTING OVERHEAD POWER
- W — EXISTING WATER PIPE

REGULATORY NOTES

1.) BUILDING SETBACK ARE AS FOLLOWS
-FRONT YARD SETBACK = 15'
-REAR YARD SETBACK = 15'
-SIDE YARD SETBACK = 5'

2.) MAXIMUM BUILDING HEIGHT 35'.

3.) PUBLIC OPEN SPACE REQUIREMENTS OF 17% OF SUBDIVISION AREA FOR R-3 RESIDENTIAL DISTRICT IS SHOWN ABOVE. MINIMUM AREA = 10,368 SQ FT, AREA DEDICATED = 11,423 SQ FT. PROPOSED DEVELOPMENT AND MAINTENANCE OF ANY PRIVATE OPEN SPACES WILL BE REGULATED BY A HOA AGREEMENT.

4.) ALL ADJACENT PROPERTIES ARE ZONED M-1 INDUSTRIAL DISTRICT.

5.) OUTLOT A IS A PRIVATE ROAD THAT GRANTS PUBLIC ACCESS TO PARCELS CONTAINED WITHIN SUBDIVISION AND PARCEL DESCRIBED IN BOOK 470 PAGE 101. OUTLOT A IS ALSO UTILITY AND DRAINAGE EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).

6.) OUTLOTS B & C WILL BE DESIGNATED AS OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).

7.) TOTAL PARKING SPACES = 26, 6 OF WHICH ARE ADA.

8.) PREVIOUSLY UNPLATTED LANDS.

SURVEYORS NOTES

1.) TOTAL ACREAGE OF SUBDIVISION = 1.71 ACRES.
TOTAL NUMBER OF LOTS = 11
AREAS OF LOTS = 1.71 ACRES

LEGAL DESCRIPTION AND PROPERTY OWNERS CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned Hartland Enterprises, LLC, Scott Gerber, Ayme Arhens, and Carl R. Bender as trustee of Bender Living Trust Dated October 25, 2004, being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Bender is located in the NW1/4SW1/4 of Section 35, Township 56 North, Range 84 West of the 6th/ Principal Meridian, Sheridan County Wyoming, more particularly described as follows:

A tract of land in the NW1/4SW1/4 of Section 35, Township 56 North, Range 84 West of the 6th/ Principal Meridian, Sheridan County Wyoming, more particularly described as follows:

Beginning at a point which bears N27°05'52"E, 1477.93 feet from the southwest corner of said Section 35;
Thence N02°50'35"E, 258.37 feet; thence S68°24'51"E, 47.74 feet; thence S86°43'33"E, 70.66 feet; thence N62°43'00"E, 91.93 feet; thence N00°09'34"E, 19.35 feet; S89°50'29"W, 54.98 feet; thence S00°20'31"W, 68.41 feet; thence S89°59'29"E, 35.00 feet; thence S00°20'28"W, 229.10 feet; thence N89°07'58"W, 40.00 feet; thence S89°46'17"W, 25.00 feet; thence S89°48'34"E, 232.72 feet to the point of beginning.

Containing 1.71 acres more or less.

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, blocks, streets and easements, and That the undersigned owner(s) of the land shown and described on this plat does (do) hereby dedicate to the City of Sheridan and its licensees for public use for the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use.

Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms and types of public utilities now or hereafter generally utilized by the public.

Drainage easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use, to accommodate the flow or storage of storm waters and shall be kept free of all structures or other impediments not related to drainage.

CERTIFICATE OF CITY OF SHERIDAN PLANNING COMMISSION

Reviewed by this City of Sheridan Planning Commissioners this_____ day of _____ 20____.

Attest:

_____ _____
Vice-Chairman Chairman

CERTIFICATE OF CITY COUNCIL OF SHERIDAN

Approved by the City Council of the City of Sheridan, Wyoming, this_____ day of _____, 20____.

Attest:

_____ _____
City Clerk Mayor

CERTIFICATE OF SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

This plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock this _____ day of _____, 20____, and is duly recorded in Book _____, Page No. _____, (or as Plat No. _____)

_____
County Clerk

HOMESTEAD EXEMPTION
All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____, 20_____.

by _____.

CERTIFICATE OF SURVEYOR

I, Paul A. Heintz, 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 Bender 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 supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

_____ No. _____
Land Surveyor

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____.
by _____.

Witness my hand and official seal.

_____
Notary Public

My commission expires:_____

Professional Land Surveyor
PAUL A. HEINTZ
13346
Date
WYOMING

Executed this _____ day of _____, 20_____, by:

_____
Hartland Enterprises, LLC, Owner

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by _____.
Witness my hand and official seal.

My commission expires: _____ _____
Notary Public

Executed this _____ day of _____, 20_____, by:

_____
Scott Gerber, Owner

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by _____.
Witness my hand and official seal.

My commission expires: _____ _____
Notary Public

Executed this _____ day of _____, 20_____, by:

_____
Ayme Arhens, Owner

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by _____.
Witness my hand and official seal.

My commission expires: _____ _____
Notary Public

Executed this _____ day of _____, 20_____, by:

_____
Melba Sharleen Livingston

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by _____.
Witness my hand and official seal.

My commission expires: _____ _____
Notary Public

Executed this _____ day of _____, 20_____, by:

_____
Carl R. Bender as trustee of Bender Living Trust Dated October 25, 2004

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by _____.
Witness my hand and official seal.

My commission expires: _____ _____
Notary Public

BASIS OF BEARING
WYOMING STATE PLANE COORDINATE SYSTEM
EAST CENTRAL ZONE
DISTANCES ARE U.S. SURVEY FEET, GRID

VERTICAL DATUM
NAVD88 GEOID 18

BENDER SUBDIVISION

PREPARED FOR:
HARTLAND ENTERPRISES, LLC
PO BOX 95
UPTON, WY 82730

SCOTT GERBER AND AYME ARHENS
820 SOUTH THURMOND ST
SHERIDAN, WY 82801

PREPARED BY:
WWC ENGINEERING
1849 TERRA AVENUE
SHERIDAN, WY 82801
(307) 672-0761
www.wwcengineering.com

NO.	REVISION	BY	DATE

DESIGNED BY:
DRAWN BY: CIG
CHECKED BY: JPC
DATE: 7/15/2022

SHEET
1 of 1