

DETAIL

GRAPHIC SCALE : 1"=40'

TONKA SUBDIVISION

LOCATION

SCALE : 1" = 1000'

CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, Broadway Properties, LLC, a Wyoming limited liability company, and Dan Davidson and Melaine Davidson, being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as TONKA SUBDIVISION, being a Replat of Lots 15 and 16, Sheridan Commercial Park, in the City of Sheridan, Sheridan County, Wyoming.

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 owners and proprietors, and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owners 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, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use, EXCEPT for the 20 foot wide access easement being created with the recording of this plat which is to be used exclusively by the owners of Lot 17, Sheridan Commercial Park, Sheridan, Wyoming, as well as the said Lot 17 owner's successors, assigns and invitees.

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.

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

Executed this 5 day of August, 2014, by:

Broadway Properties, LLC, a Wyoming limited liability company

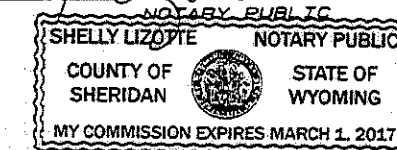
William D. Hein
WILLIAM D. HEIN, MANAGING MEMBER

Charlotte D. Hein
CHARLOTTE D. HEIN, MEMBER

State of Wyoming } ss
County of Sheridan }

The foregoing plat was acknowledged before me this 5 day of August, 2014, by William D. Hein and Charlotte D. Hein, Members in Broadway Properties, LLC, a Wyoming limited liability company.

My commission expires: March 1, 2017



Also executed this 8 day of August, 2014, by:

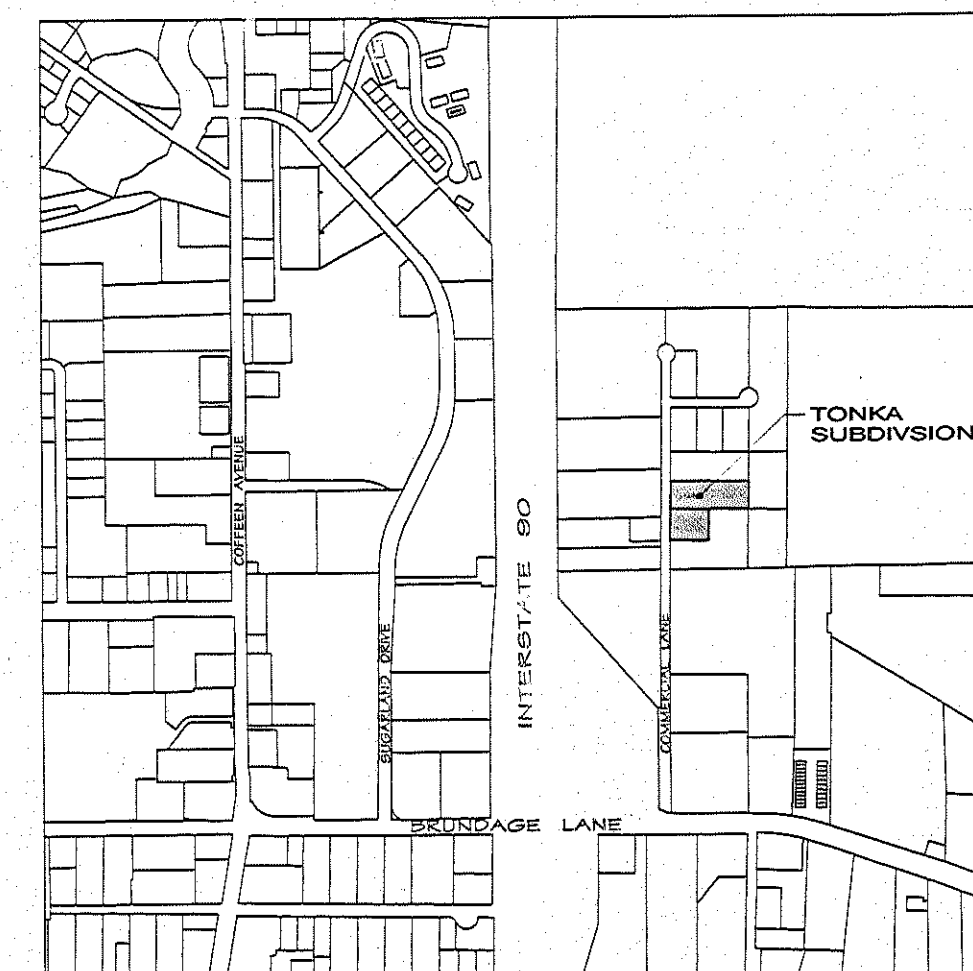
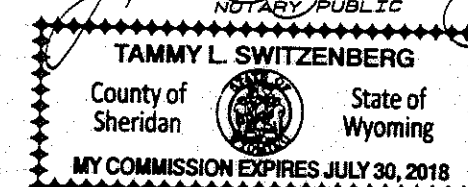
Dan Davidson
DAN DAVIDSON, OWNER

Melaine Davidson
MELAINE DAVIDSON, OWNER

State of Wyoming } ss
County of Sheridan }

The foregoing plat was acknowledged before me this 8 day of August, 2014, by Dan Davidson and Melaine Davidson.

My commission expires: July 30, 2018



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PLAT

of the

TONKA SUBDIVISION

being a

REPLAT of LOTS 15 AND 16,
SHERIDAN COMMERCIAL PARK

in the

CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

for

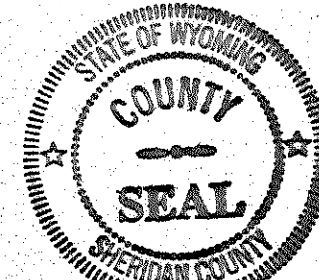
BROADWAY PROPERTIES, LLC

1699 COMMERCIAL AVENUE
SHERIDAN, WYOMING 82801

and

DAN and MELAINE DAVIDSON

1731 COMMERCIAL AVENUE
SHERIDAN, WYOMING 82801



CITY of SHERIDAN CERTIFICATE of APPROVAL

Approved by the City Council of Sheridan, Wyoming, this 11 day of August, 2014.

Scott Bailey
ALDER: CITY CLERK

Scott Bailey
MAYOR

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 10:00 o'clock A.M. this 11 day of August, 2014, and is duly recorded in Book 11 Page No. 11

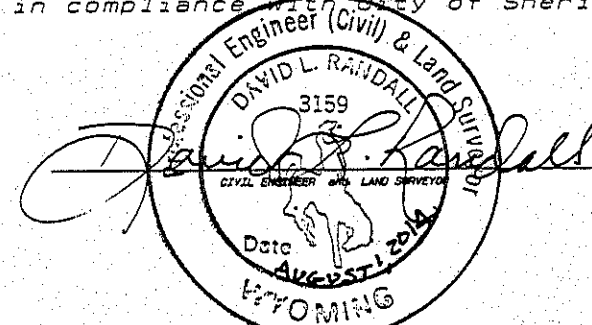
Edie Ghent Thompson
COUNTY CLERK

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming, do hereby certify that I am a duly registered Professional Engineer and Land Surveyor, licensed under the laws of the State of Wyoming. This plat is a true, correct and complete plat of the Tonka Subdivision as laid out, plotted, designed and shown hereon. This plat was made from an accurate survey of said property conducted by me in June of 2014, and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with the regulations of Sheridan governing the subdivision of land.

Registration No. 3159 PE & LS



DIRECTOR of PUBLIC WORKS 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, Wyoming and certified this 11 day of August, 2014 by the Director of Public Works of Sheridan, Wyoming.

Nicholas L. Bailey
DIRECTOR OF PUBLIC WORKS

NOTICE
This is an image or reproduction of the original as it is recorded in the
Sheridan County Clerk's Office. It is not a certified copy and
no definitive representation of current property line easements or right-of-way
delimitation measurement is represented or representations may have occurred
since the original plat was recorded.