

PLAT OF SUGARLAND PLAZA SUBDIVISION

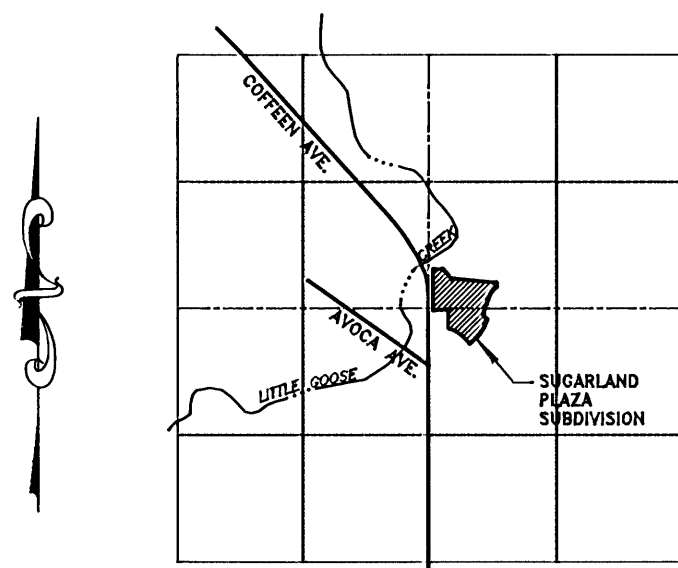
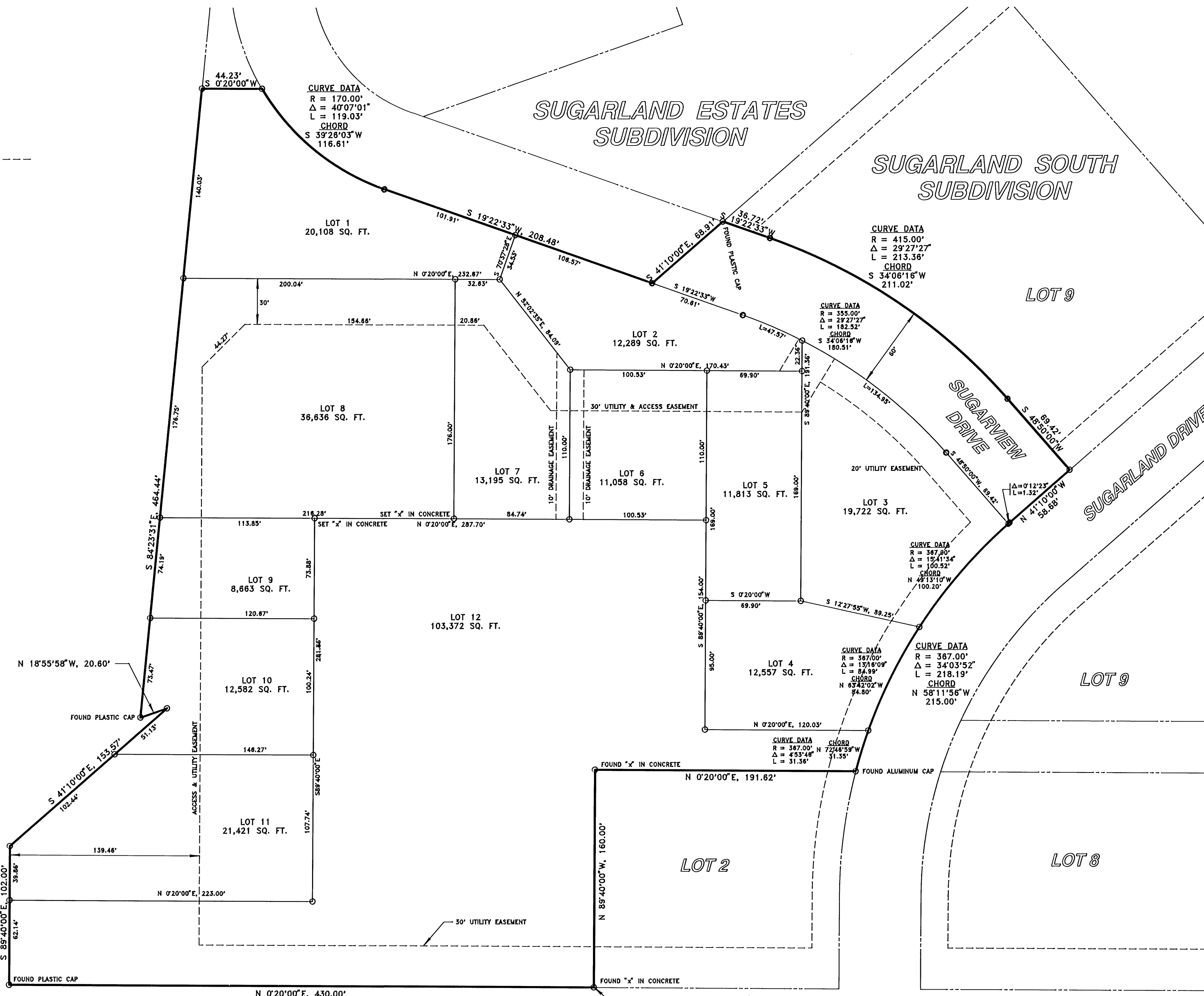
BEING A REPLAT OF LOT 1, BLOCK 3 AND LOT 10, BLOCK 2
OF THE REPLAT OF SUGARLAND SOUTH SUBDIVISION
AND BLOCK 5, SUGARLAND ESTATES SUBDIVISION
BEING A PORTION OF THE W1/2 E1/2 OF SECTION 35
TOWNSHIP 55 NORTH, RANGE 84 WEST
OF THE 6th PRINCIPAL MERIDIAN
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

LEGEND

EASEMENTS

SET REBAR and
ALUMINUM CAP
(L.S. No. 8594)
UNLESS OTHERWISE NOTED

SCALE: 1" = 50'



LOCATION MAP

SECTION 35
T 55 N, R 84 W
of the 6th P.M.
CITY OF SHERIDAN
SHERIDAN COUNTY, WYOMING
SCALE: 1" = 2000'

NOTE: LOT 12 WILL SERVE AS COMMON PARKING AREA
AND ACCESS AND UTILITY EASEMENT FOR LOTS 5
THROUGH 11.

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF THE FOLLOWING DESCRIBED TRACT OF LAND BEING LOT 1, BLOCK 3 AND LOT 10, BLOCK 2 OF THE REPLAT OF SUGARLAND SOUTH SUBDIVISION AND BLOCK 5, SUGARLAND ESTATES SUBDIVISION, BEING LOCATED WITHIN THE WEST HALF OF THE EAST HALF (W1/2 E1/2) OF SECTION 35, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF COFFEEN AVENUE, SAID POINT LOCATED N 1°25'20"E, 2612.56 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 3 OF THE REPLAT OF SUGARLAND SOUTH SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID LOT 1, BLOCK 3 N 0°20'00"E, 430.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1, S 89°40'00"E, 102.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE NORTHEAST LINE OF SAID LOT 1 S 41°10'00"E, 153.57 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 5; THENCE ALONG SAID WEST LINE N 18°55'58"W, 20.60 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 5; THENCE ALONG SAID NORTH LINE S 84°23'31"E, 464.44 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 5; THENCE ALONG SAID EAST LINE S 0°20'00"W, 44.23 FEET TO A POINT ON THE WEST LINE OF BLOCK 6 OF SAID SUGARLAND ESTATES SUBDIVISION; THENCE ALONG SAID WEST LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 40°07'01", AND ARC LENGTH OF 119.03 FEET, WITH CHORD BEARING AND DISTANCE S 39°28'03"W, 118.61 FEET; THENCE CONTINUING ALONG SAID WEST LINE S 19°22'33"W, 208.48 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 10, BLOCK 2; THENCE ALONG THE NORTHEAST LINE OF SAID LOT 10, BLOCK 2 S 41°10'00"E, 68.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 2; THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 10, BLOCK 2 S 19°22'33"W, 56.72 FEET; THENCE CONTINUING ALONG SAID SOUTHEAST LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 29°27'27", AND ARC LENGTH OF 213.36 FEET, WITH CHORD BEARING AND DISTANCE S 34°08'18"W, 211.02 FEET; THENCE CONTINUING ALONG SAID SOUTHEAST LINE S 48°50'00"W, 69.42 FEET TO THE NORTHERLY LINE OF SUGARLAND DRIVE; THENCE ALONG SAID NORTHERLY LINE N 41°10'00"W, 58.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SUGARLAND DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 367.00 FEET, A CENTRAL ANGLE OF 34°03'52", AND ARC LENGTH OF 218.19 FEET, WITH CHORD BEARING AND DISTANCE N 58°11'56"W, 215.00 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 3 OF THE REPLAT OF SUGARLAND SOUTH SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT 2, BLOCK 3 N 0°20'00"E, 191.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 3; THENCE ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 3 N 89°40'00"W, 160.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 6.949 ACRES, MORE OR LESS.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "SUGARLAND PLAZA SUBDIVISION".

SAID PLAT IS PROPOSED AND OFFERED WITH THE FREE CONSENT AND WITH RIGHT-OF-WAY ON THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THE UNDERSIGNED OWNER AND PROPRIETOR DO HEREBY RELEASE AND WAIVE ALL RIGHTS, UNDER AND BY VIRTUE OF THE HOME-STEAD EXCEPTION LAWS OF THE STATE OF WYOMING.

AN EASEMENT IS HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND WIDTH RIGHT-OF-WAY OF WHICH IS SHOWN IN DOTTED LINE ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, RE-INSTALLING, REPLACING AND MAINTAINING SEWER, WATERLINES, GAS LINES, ELECTRIC LIGHT LINES AND POLES, TELEPHONE LINES AND POLES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER BEING GENERALLY UTILIZED BY THE PUBLIC, A TWELVE (12) FOOT TEMPORARY CONSTRUCTION EASEMENT IS ALSO PROVIDED ON EACH SIDE OF THE FORE-MENTIONED EASEMENT FOR THE INITIAL CONSTRUCTION OF WATER AND SEWER LINES AND OTHER UTILITIES.

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF: SUGAR LAND DEVELOPMENT COMPANY AND SUGARLAND ESTATES HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 3rd DAY OF September, 1996.

BY: HOMER A. SCOTT, JR.
PARTNER, SUGAR LAND DEVELOPMENT COMPANY
GENERAL PARTNER, SUGARLAND ESTATES

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF September, 1996, BY HOMER A. SCOTT, JR..

MY COMMISSION EXPIRES: May 18, 1996

County of Sheridan State of Wyoming

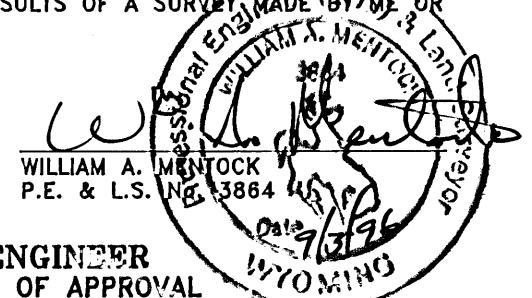
Notary Public

My Commission Expires 5/18/2000

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I, WILLIAM A. MENTOCK, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS REPLAT OF SUGARLAND SOUTH SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



CITY ENGINEER
CERTIFICATE OF APPROVAL

APPROVED BY THE CITY ENGINEER OF THE CITY OF SHERIDAN, WYOMING THIS 2nd DAY OF September, 1996.

Edith Johnson-Lameres
CITY ENGINEER

CITY PLANNING COMMISSION
CERTIFICATE OF APPROVAL

APPROVED BY THE SHERIDAN CITY PLANNING COMMISSION THIS 2nd DAY OF September, 1996.

ATTEST:

Chairman Secretary

CITY OF SHERIDAN
CERTIFICATE OF APPROVAL

APPROVED BY THE MAYOR AND CITY CLERK IN AND FOR THE CITY OF SHERIDAN, WYOMING THIS 2nd DAY OF September, 1996.

ATTEST:

City Clerk Mayor

CERTIFICATE OF RECORDER

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:00 O'CLOCK P.M. ON Sept. 3, 1996, AND FILED IN DRAWER 3, PLAT NUMBER 95

INSTRUMENT No. 236363 FEE 50.00

County Clerk Deputy County Clerk