



LOCATION MAP
NTS

ADMINISTRATIVE REPLAT OF LOTS 23-29, BLOCK 2, WHITNEY PLAZA SUBDIVISION

LOCATED IN THE NW $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 26, T56N, R84W, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
TOTAL AREA= ± 14928.96 SQFT ($\pm .34$ ACRES)

ORIGINAL LOTS: 7
FINAL LOTS: 6

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED PRECISION DEVELOPMENT GROUP, LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS THE REPLAT OF BLOCK 2, LOTS 23-29, WHITNEY PLAZA SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW $\frac{1}{4}$ SW $\frac{1}{4}$), SECTION 26, TOWNSHIP 56N, RANGE 84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER (C) CORNER OF SAID SECTION 26; THENCE S 83°27'25" W, 2038.84 FEET TO THE NORTHWEST CORNER OF LOT 30 SAID SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 00°26'47" W, 80.21 FEET, ALONG THE WEST LINE OF SAID LOT 30, TO THE NORTH LINE OF EAST BRUNDAGE STREET RIGHT-OF-WAY; THENCE N 89°31'34" W, 186.32 FEET, ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 2 SAID SUBDIVISION; THENCE N 00°23'33" E, 80.01 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF PLAZA LANE RIGHT-OF-WAY; THENCE S 89°35'21" E, 186.39 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING AN AREA OF ± 14928.96 SQFT MORE OR LESS

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD, AND

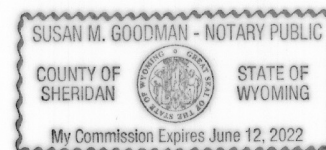
THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS. THE UNDERSIGNED OWNER OF THE LOTS CREATED HEREIN DOES HEREBY GRANT A UTILITY EASEMENT ALONG THE SOUTHERNMOST FIFTEEN (15') FEET OF LOTS 23A AND B AND 25A AND B, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND GAS, ELECTRIC, DATA UTILITY AND MUNICIPAL WATER SERVICE LINES FOR THE MUTUAL BENEFIT OF SAID LOTS.

EXECUTED THIS 5th DAY OF March, 2021.

[Signature]
(MEMBER)

STATE OF WYOMING)
COUNTY OF SHERIDAN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 5th DAY OF March, 2021.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: June 12, 2022

[Signature]
NOTARY PUBLIC



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, AND CERTIFIED THIS 5th DAY OF March, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

[Signature]
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 9th DAY OF March, 2021

[Signature]
ATTEST: CITY CLERK

[Signature]
MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 10:01 O'CLOCK THIS 10 DAY OF March, 2021 AND IS DULY RECORDED IN PLAT BOOK W ON PAGE 81



[Signature]
COUNTY CLERK

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

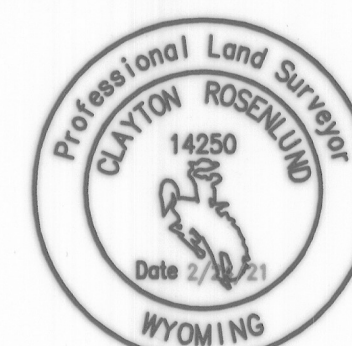
8021-767083
STAMP RECEIVING
NUMBER

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE REPLAT OF LOTS 23-29, BLOCK 2, WHITNEY PLAZA SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF SURVEYOR

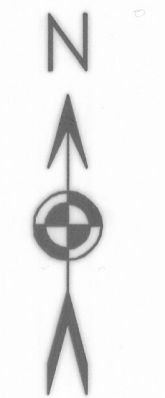
I, CLAYTON ROSENBLUND, do hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of THE REPLAT OF LOTS 23-29, BLOCK 2, WHITNEY PLAZA SUBDIVISION, as laid out, platted, dedicated and shown hereon, that this 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 and easements of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.



REGISTERED LAND SURVEYOR
NO. 14250

LEGEND

- SET 1.5" AC-LS 14250
- FOUND 2" AC-LS 3864 OR AS NOTED
- FOUND 5/8 REBAR
- CALCULATED CORNER
- ALUMINUM CAP
- PC PLASTIC CAP
- IP IRON PIPE
- P.O.B. POINT OF BEGINNING
- ORIGINAL LOT LINE
- INTERIOR LOT LINE PER REPLAT
- REPLAT BOUNDARY
- 15' UTILITY EASEMENT



SCALE: 1"=10'

BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND
(US SURVEY FEET)
PAF:1.000235

RECORD OWNER:
WHITNEY BENEFITS INC
PO BOX 5085,
SHERIDAN, WYOMING 82801

DATE PREPARED: 1/7/21

