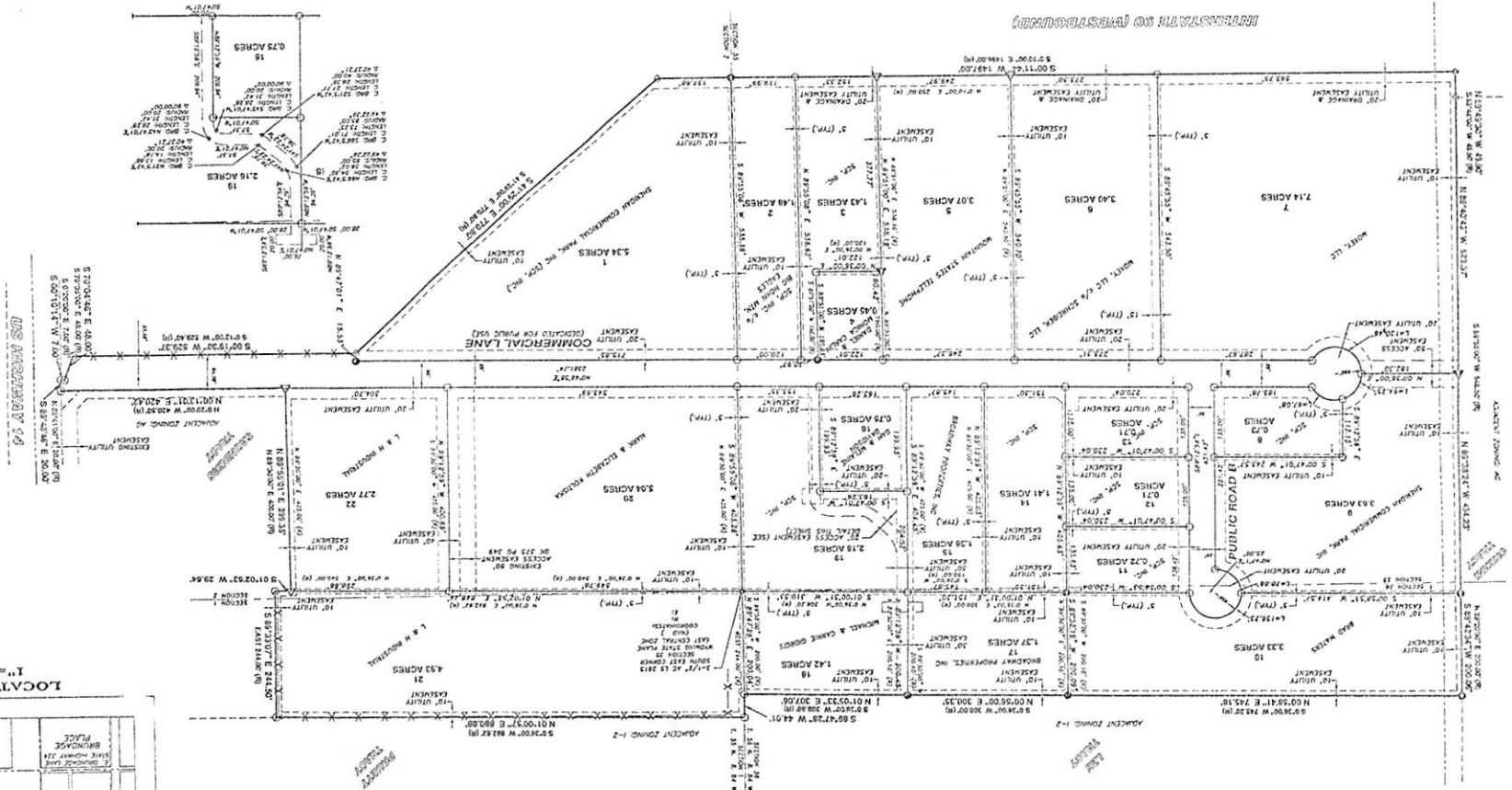
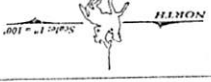


# SHERIDAN COMMERCIAL PARK

BEING A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE  
 NW 1/4 NE 1/4 SECTION 1 AND NE 1/4 NW 1/4 SECTION 2, T 55 N, R 84 W  
 SE 1/4 SECTION 35 AND SW 1/4 NW 1/4 SECTION 36, T 56 N, R 84 W  
 OF THE 6TH P.M. SHERIDAN COUNTY, WYOMING  
 AREA = 56.99 ACRES  
 AREA OF LOTS = 53.35 ACRES  
 AREA OF ROAD = 3.64 ACRES  
 TOTAL NO. OF LOTS = 22



20' ACCESS EASEMENT DETAIL

SCALE: 1"=100'

## LEGEND

- SET NEWM AND 7' ALUMINUM CAP - P/L'S 2004
- FOUND NEWM AND 7' ALUMINUM CAP - P/L'S 2004
- △ SET NEWM AND 7' ALUMINUM CAP IN CENTER - P/L'S 2004
- △ FOUND NEWM AND 7' ALUMINUM CAP IN CENTER - P/L'S 2004
- 1" SECTION LINE
- 1/4 SECTION LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- EASEMENT (UTILITY, EGRESS, ETC.)
- WATER LINE
- SEWER LINE
- ADJACENT PROPERTY LINE

1. BASIS OF BEARING: WYOMING STATE PLANS
2. EXISTING ZONING: I-2
3. MAP NO. 2

LOCATION MAP



# SHERIDAN COMMERCIAL PARK

BEING A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE  
NW1/4 NW1/4 SECTION 1 AND NE1/4 NE1/4 SECTION 2, T 55 N, R 84 W  
SE1/4 SE1/4 SECTION 35 AND SW1/4 SW1/4 SECTION 36, T 55 N, R 84 W  
OF THE 6TH P.M. SHERIDAN COUNTY, WYOMING  
AREA = 56.99 ACRES  
AREA OF LOTS = 53.35 ACRES  
AREA OF ROAD = 3.64 ACRES  
TOTAL NO. OF LOTS = 22

EXECUTED THIS 23rd DAY OF September 2011.  
BY James W. Walker For Land & Co. Realty Affiliates - Vice President, Owner  
STATE OF WYOMING }  
COUNTY OF SHERIDAN }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF September 2011, BY James W. Walker OF & H. H. HARRIS, INC.

EXECUTED THIS 21st DAY OF Sept 2011.  
BY James W. Walker For Land & Co. Realty Affiliates  
STATE OF WYOMING }  
COUNTY OF SHERIDAN }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF September 2011, BY James W. Walker OF & H. H. HARRIS, INC.

EXECUTED THIS 17th DAY OF November 2011.  
BY James W. Walker For Land & Co. Realty Affiliates  
STATE OF WYOMING }  
COUNTY OF SHERIDAN }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF November 2011, BY James W. Walker OF & H. H. HARRIS, INC.

EXECUTED THIS 6th DAY OF October 2011.  
BY James W. Walker For Land & Co. Realty Affiliates  
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COUNTY OF SHERIDAN }  
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STATE OF WYOMING }  
COUNTY OF SHERIDAN }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF September 2011, BY James W. Walker OF & H. H. HARRIS, INC.

**CERTIFICATE OF DESIGNATION**  
THE ABOVE OR FOREGOING SUBDIVISION AS APPEARS ON THIS PLAN, IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 56.99 ACRES MORE OR LESS, HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS SHERIDAN COMMERCIAL PARK, AND DO HEREBY DESIGNATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAN; AND DO ALSO RESERVE PERMANENT EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAN HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

**LEGAL DESCRIPTION**  
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 55 NORTH, RANGE 84 WEST, AS WELL AS THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 56 NORTH, RANGE 84 W, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°47'28"E, 300.04 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N01°03'37"E, 307.03 FEET; THENCE N00°59'00"E, 300.35 FEET; THENCE N02°48'41"E, 745.10 FEET; THENCE S89°42'53"W, 200.04 FEET; THENCE N89°58'24"W, 431.23 FEET; THENCE N89°40'43"W, 325.57 FEET; THENCE N87°47'30"W, 49.98 FEET; THENCE S00°11'44"W, 1497.00 FEET; THENCE S41°23'00"E, 770.80 FEET; THENCE S00°19'30"W, 329.37 FEET; THENCE S00°44'46"E, 48.00 FEET; THENCE S00°10'14"W, 2.00 FEET; THENCE S89°48'46"E, 20.00 FEET; THENCE N00°10'01"E, 420.42 FEET; THENCE N89°50'07"E, 389.35 FEET; THENCE S01°02'51"W, 21 FEET; THENCE S89°53'07"E, 244.30 FEET; THENCE N01°01'01"E, 880.80 FEET; THENCE S89°47'28"W, 44.01 FEET; TO THE POINT OF BEGINNING.

**CERTIFICATE OF SURVEYOR**  
STATE OF WYOMING }  
COUNTY OF SHERIDAN }  
I, JAMES W. WALKER, OF SHERIDAN, WYOMING, A duly registered professional surveyor and land surveyor, DO HEREBY CERTIFY THAT THIS PLAN OF SHERIDAN COMMERCIAL PARK SUBDIVISION TRACT HAS CORRECTLY REPRESENTED THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

**CITY COUNCIL OF SHERIDAN**  
CERTIFICATE OF APPROVAL  
APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 17th DAY OF September 2011.  
JAMES W. WALKER  
JAMES W. WALKER  
AND P.E. & L.S. No. 3884

**BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY**  
CERTIFICATE OF APPROVAL  
PLAN APPROVED AND SUBDIVISION PLANT ISLAND BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 17th DAY OF September 2011.  
JAMES W. WALKER  
JAMES W. WALKER

**CERTIFICATE OF COUNTY CLERK AND RECORDER**  
STATE OF WYOMING }  
COUNTY OF SHERIDAN }  
I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT 2:02 O'CLOCK THIS 17th DAY OF September, 2011, AND WAS FILED IN BOOKER 140 PLAN NUMBER 140 FILE 58.00  
FILE NUMBER 2012-044630 FILE 58.00  
Edna Schmidt Thompson  
COUNTY CLERK

**CERTIFICATE OF COUNTY CLERK AND RECORDER**  
STATE OF WYOMING }  
COUNTY OF SHERIDAN }  
I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT 2:02 O'CLOCK THIS 17th DAY OF September, 2011, AND WAS FILED IN BOOKER 140 PLAN NUMBER 140 FILE 58.00  
FILE NUMBER 2012-044630 FILE 58.00  
Edna Schmidt Thompson  
COUNTY CLERK

# FINAL PLAT SHERIDAN COMMERCIAL PARK

BEING A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE  
NW1/4 NW1/4 SECTION 1 AND NE1/4 NE1/4 SECTION 2, T 55 N, R 84 W  
SE1/4 SE1/4 SECTION 35 AND SW1/4 SW1/4 SECTION 36, T 56 N, R 84 W  
OF THE 6TH P.M. SHERIDAN COUNTY, WYOMING

AREA = 56.99 ACRES  
AREA OF LOTS = 53.35 ACRES  
AREA OF ROAD = 3.64 ACRES  
TOTAL NO. OF LOTS = 22

EXECUTED THIS 20th DAY OF January, 2012.

BY: Randy Smith  
CHIEF CORPORATION / A COLORADO CORPORATION, FORMERLY KNOWN AS US WEST COMMUNICATIONS, INC.  
FORMERLY KNOWN AS THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY  
CITY OF COLORADO  
STATE OF WYOMING  
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF JANUARY, 2012, BY Randy Smith AS CHIEF CORPORATION OF THE CHIEF CORPORATION  
MY COMMISSION EXPIRES SEPTEMBER 8, 2013  
DEIGHT R. SMITH



## CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 56.99 ACRES MORE OR LESS, HAVE BY THESE PRESENT Laid Out, AND SURVEYED AS SHERIDAN COMMERCIAL PARK, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER, HEREINAFTER THE STREETS AS ARE Laid Out AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE Laid Out AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

## LOCAL DESCRIPTION SHERIDAN COMMERCIAL PARK

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST, AS WELL AS THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 56 NORTH, RANGE 84 W, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°47'28"E, 200.04 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N01°05'23"E, 307.06 FEET; THENCE N00°50'00"E, 300.33 FEET; THENCE N00°50'41"E, 743.18 FEET; THENCE S87°42'34"W, 200.06 FEET; THENCE N89°35'24"W, 434.23 FEET; THENCE N89°40'43"W, 523.37 FEET; THENCE N89°49'30"W, 49.50 FEET; THENCE S00°11'44"W, 1492.00 FEET; THENCE S41°22'00"E, 770.80 FEET; THENCE S00°19'30"W, 329.37 FEET; THENCE S70°04'48"E, 45.00 FEET; THENCE S00°10'14"W, 7.00 FEET; THENCE S07°48'14"E, 20.00 FEET; THENCE N00°15'01"E, 420.42 FEET; THENCE N89°35'07"E, 399.33 FEET; THENCE S01°02'53"W, 29.64 FEET; THENCE S87°35'07"E, 244.50 FEET; THENCE N01°00'07"E, 800.88 FEET; THENCE S87°47'28"W, 44.01 FEET; TO THE POINT OF BEGINNING.

## CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF SHERIDAN }

I, WILLIAM A. HENCKEL, OF SHERIDAN, WYOMING, A duly registered professional engineer and land surveyor, DO HEREBY CERTIFY THAT THIS PLAT OF SHERIDAN COMMERCIAL PARK SUBDIVISION TRACT AND CORRELATES REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



William A. Henckel  
WYO P.E. & L.S. No. 3

CITY OF SHERIDAN  
CITY OF SHERIDAN, WYOMING, THIS 20th DAY OF JANUARY, 2012.

APPROVED BY THE CITY COUNCIL: Randy Smith  
PRESIDENT CITY COUNCIL: Don Kinsley  
VICE: Don Kinsley

## BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY CERTIFICATE OF APPROVAL

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 20th DAY OF JANUARY, 2012.

SPECIAL CLERK OF THE BOARD

CHAIRMAN

## CERTIFICATE OF COUNTY CLERK AND RECORDER

STATE OF WYOMING }  
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:02 O'CLOCK THIS 20th DAY OF JANUARY, 2012.  
AND WAS RECORDED IN MY OFFICE AT 2:02 O'CLOCK THIS 20th DAY OF JANUARY, 2012.  
RECORDED IN MY OFFICE AT 2:02 O'CLOCK THIS 20th DAY OF JANUARY, 2012.

Eldo Schunk Thompson  
COUNTY CLERK

Sheridan  
SHERIDAN COUNTY CLERK



PREPARED FOR:  
D. SHAFER WATERS  
2808 US HIGHWAY 87  
SHERIDAN, WYOMING 82801  
PREPARED BY:  
ECS  
1501 S. SHERIDAN AVE.  
SHERIDAN, WYOMING 82801

#140