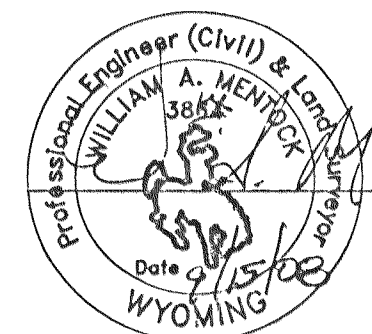


FINAL PLAT OF EAST RIDGE INDUSTRIAL PARK ADDITION

TO THE CITY OF SHERIDAN
BEING A SUBDIVISION OF LOT 2,
ANDERSON MINOR SUBDIVISION No. 2,
LOCATED IN NW1/4SW1/4, SECTION 25, TOWNSHIP 56 NORTH, RANGE 84 WEST
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
AREA = 19.582 ACRES
LOT ACREAGE = 17.527 ACRES
ROADWAY ACREAGE = 2.055 ACRES
TOTAL NO. OF LOTS = 13

CERTIFICATE OF SURVEYOR

I, WILLIAM A. MENTOCK, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF EAST RIDGE INDUSTRIAL PARK ADDITION TO THE CITY OF SHERIDAN, 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.



WILLIAM A. MENTOCK
WYO P.E. & L.S. No. 3864

DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-subdivision of Lot 2 of Anderson Minor No. 2, as recorded in Drawer A of Plats, Page 32, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF LOT 2, ANDERSON MINOR SUBDIVISION No. 2, LOCATED IN THE NW1/4SW1/4 SECTION 25, TOWNSHIP 56 NORTH, RANGE 84 WEST, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N72°11'59"W, 4168.23 FEET FROM THE SOUTHEAST CORNER OF SECTION 25; THENCE S87°24'12"W, 385.92 FEET; THENCE S87°35'58"W, 42.42 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 3858.59 FEET, A CENTRAL ANGLE OF 12°41'08", AND AN ARC LENGTH OF 854.32 FEET, WITH A CHORD BEARING AND DISTANCE OF N85°40'57"W, 852.57 FEET; THENCE N00°09'53"W, 40.13 FEET; THENCE N00°56'32"E, 361.52 FEET; THENCE N89°44'55"E, 802.13 FEET; THENCE N00°56'32"E, 361.52 FEET; THENCE N89°44'55"E, 60.00 FEET; THENCE S00°54'22"W, 263.60 FEET; THENCE N89°45'54"E, 427.19 FEET; THENCE S00°54'22"W, 710.63 FEET TO THE POINT OF BEGINNING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS: CONTAINING 19.582 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS EAST RIDGE INDUSTRIAL PARK ADDITION TO THE CITY OF SHERIDAN, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL 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.

EXECUTED THIS 14th DAY OF September, 2008.

BY: William H. Garland, Owner

BY: Donna Garland, Owner

STATE OF WYOMING } S.S.
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF September, 2008 BY WILLIAM H. GARLAND AND DONNA GARLAND.

JANET KOPPELA, NOTARY PUBLIC
COUNTY OF SHERIDAN, STATE OF WYOMING
MY COMMISSION EXPIRES MAY 17, 2011

MY COMMISSION EXPIRES: May 17, 2011

THE UNDERSIGNED SHERIDAN STATE BANK, SHERIDAN, WY, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY EX-OFFICIO RECORDER OF DEEDS IN BOOK 697 OF MORTGAGES, AT PAGE 636, MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFORESAID MORTGAGE.

BY: [Signature], AUTHORIZED REPRESENTATIVE, SHERIDAN STATE BANK

STATE OF WYOMING } S.S.
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF September, 2008, BY AUTHORIZED REPRESENTATIVE.

JANET KOPPELA, NOTARY PUBLIC
COUNTY OF SHERIDAN, STATE OF WYOMING
MY COMMISSION EXPIRES MAY 17, 2011

MY COMMISSION EXPIRES: May 17, 2011

THE UNDERSIGNED SECURITY STATE BANK, SHERIDAN, WY, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY EX-OFFICIO RECORDER OF DEEDS IN BOOK 655 OF MORTGAGES, AT PAGES 785 & 792, MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFORESAID MORTGAGE.

BY: [Signature], AUTHORIZED REPRESENTATIVE, SECURITY STATE BANK

STATE OF WYOMING } S.S.
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF September, 2008, BY AUTHORIZED REPRESENTATIVE.

JANET KOPPELA, NOTARY PUBLIC
COUNTY OF SHERIDAN, STATE OF WYOMING
MY COMMISSION EXPIRES MAY 17, 2011

MY COMMISSION EXPIRES: May 17, 2011

DIRECTOR OF PUBLIC WORKS

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 10 DAY OF December, 2008, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

[Signature], DIRECTOR OF PUBLIC WORKS, CITY OF SHERIDAN

CITY OF SHERIDAN PLANNING COMMISSION

CERTIFICATE OF REVIEWAL
REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION, THIS 14 DAY OF July, 2008.

ATTEST: Wayne Shank, VICE-CHAIRMAN; Mary M. Wells, CHAIRMAN

CITY COUNCIL OF SHERIDAN

CERTIFICATE OF APPROVAL
APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 18 DAY OF August, 2008.

ATTEST: Scott Bailey, CITY CLERK; Dave Kinley, MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING } S.S.
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:35 P.M. O'CLOCK THIS 15 DAY OF December, 2008, AND FILED IN DRAWER F, PLAT NUMBER 19, INSTRUMENT No. 438371, FEE \$0.00

[Signature], COUNTY CLERK; [Signature], DEPUTY COUNTY CLERK

COUNTY ROAD No. 139
(EAST RIDGE ROAD)

25

EAST RIDGE INDUSTRIAL PARK

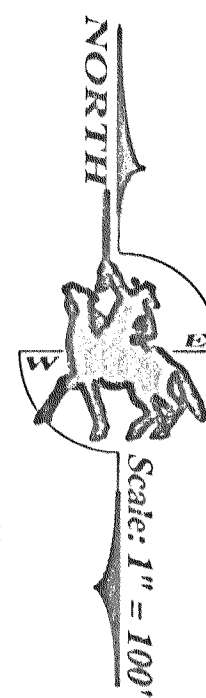
BURLINGTON NORTHERN RAILROAD

LOCATION MAP

SCALE: 1" = 1000'

LEGEND

SECTION LINE
1/4 SECTION LINE
1/4 1/4 SECTION LINE
SUBDIVISION BOUNDARY LINE
SUBDIVISION LOT LINE
EASEMENT (AS NOTED)
ADJACENT PROPERTY
BURLINGTON NORTHERN RAILROAD
PROPOSED SEWER LINE
EXISTING SEWER LINE
SET REBAR AND 2" ALUMINUM CAP - PE/LS 3864
FOUND No. 7 REBAR
FOUND ALUMINUM CAP - LS 567
FOUND ALUMINUM CAP - LS 529
FOUND YELLOW CAP - LS 5300
FOUND ALUMINUM CAP - LS 5300



PREPARED FOR:
BILL & DONNA GARLAND
78 EAST RIDGE ROAD
SHERIDAN, WYOMING 82801

PREPARED BY:
ENGINEERING INC.
1095 SUGAR VIEW DRIVE
SHERIDAN, WYOMING 82801

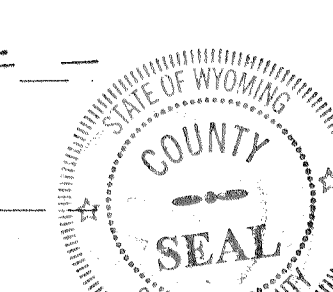
NOTE:

1. BASIS OF BEARING:
WEST RIGHT-OF-WAY LINE OF EAST RIDGE ROAD A.K.A. EAST LINE OF LOT 2 ANDERSON MINOR SUBDIVISION
2. EXISTING ZONING: I-2

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	470.00'	28°38'43"	234.71'	N71°02'09"W	232.28'
C4	152.24'	43°51'42"	115.60'	S15°09'54"W	112.92'
C5	94.28'	43°51'42"	70.10'	S15°09'54"W	68.42'
C6	130.00'	54°21'52"	123.34'	S76°35'28"E	118.77'
C7	60.00'	300°00'00"	314.18'	N13°48'14"W	60.00'
C8	60.00'	70°04'05"	73.30'	S78°48'17"E	68.89'
C9	60.00'	63°21'11"	66.34'	N34°29'05"E	63.01'
C10	60.00'	67°59'03"	71.19'	N31°11'03"W	67.09'
C11	60.00'	62°22'05"	65.31'	S83°38'23"W	62.13'
C12	60.00'	36°13'33"	37.94'	S34°20'33"W	37.31'
C13	70.00'	54°21'52"	68.41'	S76°35'28"E	65.55'
C14	70.00'	10°48'51"	13.21'	N81°38'01"E	13.19'
C15	70.00'	43°33'06"	53.21'	S71°11'11"E	51.94'
C16	530.00'	35°55'51"	332.37'	N67°22'34"W	326.95'
C17	530.00'	22°24'08"	207.22'	N60°36'41"W	205.30'
C18	530.00'	13°51'40"	125.16'	N78°14'58"W	124.86'
C20	3858.59'	12°41'08"	854.32'	N85°40'57"W	852.57'
C21	3858.59'	01°43'46"	116.46'	S88°50'21"W	116.46'
C22	3858.59'	01°58'24"	110.44'	N89°28'34"W	110.44'
C23	3858.59'	01°54'53"	128.95'	N87°41'53"W	128.94'
C24	3858.59'	01°57'12"	131.54'	N85°45'53"W	131.53'
C25	3858.59'	04°04'51"	274.46'	N82°45'02"W	274.01'
C26	3858.59'	01°22'23"	92.46'	N80°01'34"W	92.46'

Δ=12°41'08"
R=3858.59'
L=854.32'
CHB=N85°40'57"W
CHD=852.57'



CIVIL, AUGUST 13, 2008 08:10:00 EAST RIDGE INDUSTRIAL PARK (P. 17) 10