

FINAL PLAT OF
**EAST RIDGE INDUSTRIAL PARK ADDITION
TO THE CITY OF SHERIDAN, PHASE II**

BEING A SUBDIVISION OF LOT 1 OF ANDERSON MINOR SUBDIVISION No. 2
AND A PORTION OF LOT 3 OF EAST RIDGE INDUSTRIAL PARK ADDITION,
LOCATED IN NW1/4SW1/4 SECTION 25, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
LOT ACREAGE = 6.945 ACRES
TOTAL NO. OF LOTS = 4

PREPARED FOR: EAST RIDGE INDUSTRIAL PARK, L.L.C.
WILLIAM & DONNA GARLAND
78 EAST RIDGE ROAD
SHERIDAN, WYOMING 82801

PREPARED BY: **SANDERSON STEWART**

1095 Sugar View Drive
Sheridan, Wyoming 82801
Phone: 307.674.4224
www.sandersonstewart.com

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING 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, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, HEREIN DESIGNATED AS EAST RIDGE INDUSTRIAL PARK ADDITION TO THE CITY OF SHERIDAN, PHASE II, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N 63°21'55" W, 4,427.27 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 56 NORTH, RANGE 84 WEST, SHERIDAN COUNTY, WYOMING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1 OF ANDERSON MINOR SUBDIVISION No. 2, SAID POINT ALSO BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST RIDGE ROAD (SHERIDAN COUNTY ROAD NO. 193); THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE S 89°45'54" W, 487.19 FEET ALONG SAID SOUTHERLY LOT LINE OF SAID LOT 1 AND SAID SOUTHERLY LINE EXTENDED TO A POINT ON THE WESTERLY LOT LINE OF LOT 3 OF EAST RIDGE INDUSTRIAL PARK ADDITION; THENCE ALONG THE WESTERLY LOT LINE OF SAID LOT 3, N 00°56'32" E, 263.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE NORTHERLY LOT LINE OF SAID LOT 3, N 89°44'54" E, 60.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT ALSO BEING ON THE WESTERLY LOT LINE OF SAID LOT 1; THENCE ALONG THE WESTERLY LOT LINE OF SAID LOT 1, N 00°56'28" E, 407.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KROE LANE; THENCE ALONG THE NORTHERLY LOT LINE OF SAID LOT 1, AND SOUTHERLY RIGHT-OF-WAY LINE, N 89°44'54" E, 426.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY OF KROE LANE AND THE WESTERLY RIGHT-OF-WAY OF EAST RIDGE ROAD (SHERIDAN COUNTY ROAD NO. 193), SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, AND EASTERLY LOT LINE OF SAID LOT 1, S 00°54'22" W, 671.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 6.945 ACRES, MORE OR LESS.

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 ALL 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 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, AND ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 24 DAY OF March, 2010.

BY: William H. Garland
WILLIAM H. GARLAND, MEMBER/MANAGER OF EAST RIDGE INDUSTRIAL PARK, L.L.C.
BY: Donna Garland
DONNA GARLAND, MEMBER/MANAGER OF EAST RIDGE INDUSTRIAL PARK, L.L.C.

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF March, 2010, BY WILLIAM H. GARLAND AND DONNA GARLAND.

WITNESS MY HAND AND OFFICIAL SEAL.

Supra C. Williamson
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 17, 2011

EXECUTED THIS 29 DAY OF March, 2010.

BY: Patricia J. Brogan, Trustee
PATRICIA J. BROGAN, TRUSTEE OF THE
PATRICIA J. BROGAN REVOCABLE TRUST OF SEPTEMBER 22, 2008

STATE OF Colorado)
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF March, 2010, BY PATRICIA J. BROGAN, TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL.

Heather Jacobs
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires 05/25/2011

EXECUTED THIS 29 DAY OF March, 2010.

BY: Colleen Brogan
COLLEEN BROGAN, OWNER

STATE OF Colorado)
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF March, 2010, BY COLLEEN BROGAN, OWNER.

WITNESS MY HAND AND OFFICIAL SEAL.

Heather Jacobs
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires 05/25/2011

EXECUTED THIS 2 DAY OF April, 2010.

BY: Chris Blum
SECURITY STATE BANK, MORTGAGEE

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF April, 2010, BY SECURITY STATE BANK, MORTGAGEE.

WITNESS MY HAND AND OFFICIAL SEAL.

Scott Bullock
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-20-11

EXECUTED THIS 5th DAY OF April, 2010.

BY: First Federal Savings Bank, Mortgagee

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF April, 2010, BY FIRST FEDERAL SAVINGS BANK, MORTGAGEE.

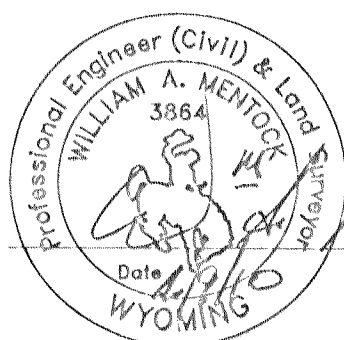
WITNESS MY HAND AND OFFICIAL SEAL.

Supra C. Williamson
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 17, 2011

CERTIFICATE OF SURVEYOR

I, WILLIAM A. MENTOCK, 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 EAST RIDGE INDUSTRIAL PARK, PHASE II, 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.



William A. Mentock
WY. P.E. & L.S. No. 3864

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF ANDERSON MINOR SUBDIVISION, No. 2, AS RECORDED IN DRAWER A, PLAT 32, AND A PORTION OF LOT 3 OF EAST RIDGE INDUSTRIAL PARK ADDITION, AS RECORDED IN DRAWER E, PLAT 19, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

**CITY OF SHERIDAN PLANNING COMMISSION
CERTIFICATE OF APPROVAL**

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION, THIS 14 DAY OF September, 2010.

Nancy S. Silla
VICE-CHAIRMAN

Michael C. R.
CHAIRMAN

**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, AND CERTIFIED THIS 9th DAY OF April, 2010, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Nicholas B. Bels
DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

**CITY COUNCIL OF SHERIDAN
CERTIFICATE OF APPROVAL**

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 11th DAY OF February, 2010.

Scott Bullock
ATTEST: CITY CLERK

Dore Kinsley
MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE OF THE CLERK AND RECORDER AT 9:00 O'CLOCK ON APRIL 14, 2010, AND IS DULY RECORDED IN BOOK E PAGE NO. 21, PLAT NUMBER E-21, INSTRUMENT NO. 666508 FEE 50.00

Eda Schenk Thompson
COUNTY CLERK

Dale R. Rawlings
DEPUTY COUNTY CLERK

