

FINAL PLAT OF BERNARD MINOR SUBDIVISION

A VACATION AND SUBDIVISION OF LOT 5, BLOCK 11,
ATKINSON'S ADDITION
TO THE CITY OF SHERIDAN, WYOMING
LOCATED IN THE SE 1/4 NE 1/4 OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING
TOTAL AREA = 0.32 ACRES±
TOTAL NUMBER OF LOTS = 2

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED CHRISTOPHER R. BERNARD, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS BERNARD MINOR SUBDIVISION, IS LOCATED IN THE SE 1/4 NE 1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-1/4" ALUMINUM CAP STAMPED PLS 8954, REPRESENTING THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, THENCE N86°14'21"W, 573.64 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 11 ATKINSON'S ADDITION TO THE CITY OF SHERIDAN, WY AND THE POINT OF BEGINNING REPRESENTED BY A 1-1/2" ALUMINUM CAPPED REBAR STAMPED LS 9690, THENCE ON THE SOUTHERLY LINE OF SAID LOT 5, N89°43'28"W, 135.48 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 509 AT PAGE 34 OF THE RECORDS OF SHERIDAN COUNTY; THENCE ON THE EASTERLY LINE OF SAID PARCEL N21°04'53"W, 13.51 FEET TO THE NORTH CORNER THEREOF AND THE WEST LINE OF SAID LOT 5; THENCE ON SAID WEST LINE N00°24'11"E, 87.45 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ON THE NORTHERLY LINE OF SAID LOT 5, S89°38'56"E, 140.01 FEET TO THE NORTHEAST CORNER THEREOF REPRESENTED BY A 1-1/2" ALUMINUM CAPPED REBAR STAMPED PLS 3884; THENCE ON THE EASTERLY LINE OF SAID LOT 5, S00°09'52"W, 99.85 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.32 ACRES MORE OR LESS.

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 AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, DOES HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE 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.

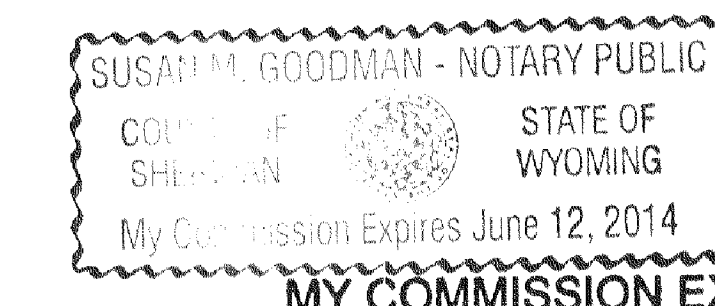
ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED. EXECUTED THIS 18 DAY OF April, 2013.

BY: Christopher R. Bernard
CHRISTOPHER R. BERNARD (OWNER)

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF April, 2013, BY CHRISTOPHER R. BERNARD.

WITNESS MY HAND AND OFFICIAL SEAL



Susan M. Goodman
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THE UNDERSIGNED FIRST FEDERAL SAVINGS BANK, 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 AND EX-OFFICIO RECORDER OF DEEDS IN BOOK 823 OF MORTGAGES, AT PAGE 558. 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 AFOREMENTIONED MORTGAGE.

BY: Patrick Schilling
FIRST FEDERAL SAVING BANK REPRESENTATIVE

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF April, 2013, BY Patrick Schilling ON BEHALF OF FIRST FEDERAL SAVINGS BANK.

WITNESS MY HAND AND OFFICIAL SEAL

Debbie M. Malli
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-30-14

CITY COUNCIL OF SHERIDAN

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 4th DAY OF March, 2013.

Scott Bailey ATTEST: CITY CLERK
Debbie M. Malli MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:01 O'CLOCK P.M. ON May 14, 2013, AND IS DULY RECORDED IN BOOK 14, PAGE NO. 1 (OR AS PLAT NO. 63)

Eda Schunk Thompson
COUNTY CLERK

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOT 5, BLOCK 11, ATKINSON'S ADDITION TO THE CITY OF SHERIDAN, WYOMING, AS RECORDED IN BOOK A OF PLATS, PAGE 3, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

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 22nd DAY OF April, 2013, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Michael R. Compton
DIRECTOR OF PUBLIC WORKS

CITY OF SHERIDAN PLANNING COMMISSION

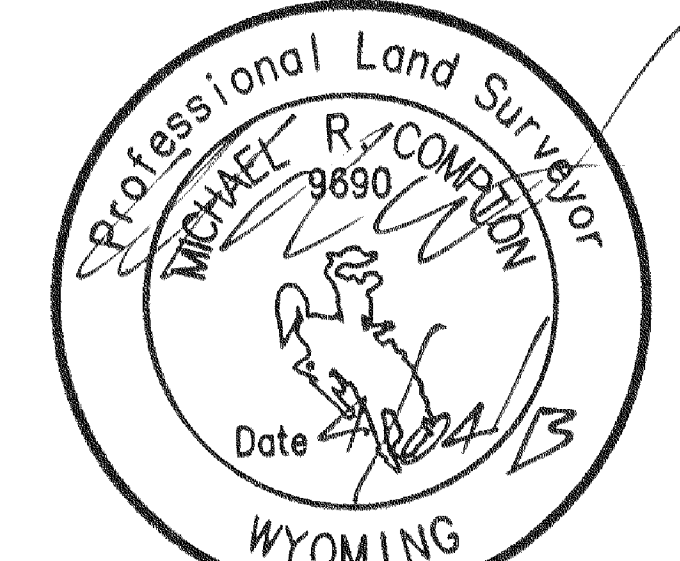
REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 25th DAY OF February, 2013.

James L. Starnes ATTEST: VICE-CHAIRMAN
James L. Starnes CHAIRMAN

CERTIFICATE OF SURVEYOR

I, MICHAEL R. COMPTON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF BERNARD MINOR SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY, AARON L. MONEY, DURING NOVEMBER OF 2012, UNDER MY DIRECT 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.

Michael R. Compton
MICHAEL R. COMPTON, WY LS NO. 9690



Date Drawn:

01.07.13

By: ALM

SURVEYOR:
MICHAEL R. COMPTON LS 9690
371 COFFEEN AVE.
SHERIDAN, WY 82801

PREPARED FOR:
CHRIS BERNARD
P.O. BOX 6175
SHERIDAN, WY 82801

EC
PROFESSIONAL ENGINEERS
& LAND SURVEYORS

Environmental & Civil Solutions, LLC
371 Coffeen Ave.
Sheridan, WY 82801
Phone: 307.875.1919

www.ecsengineers.net

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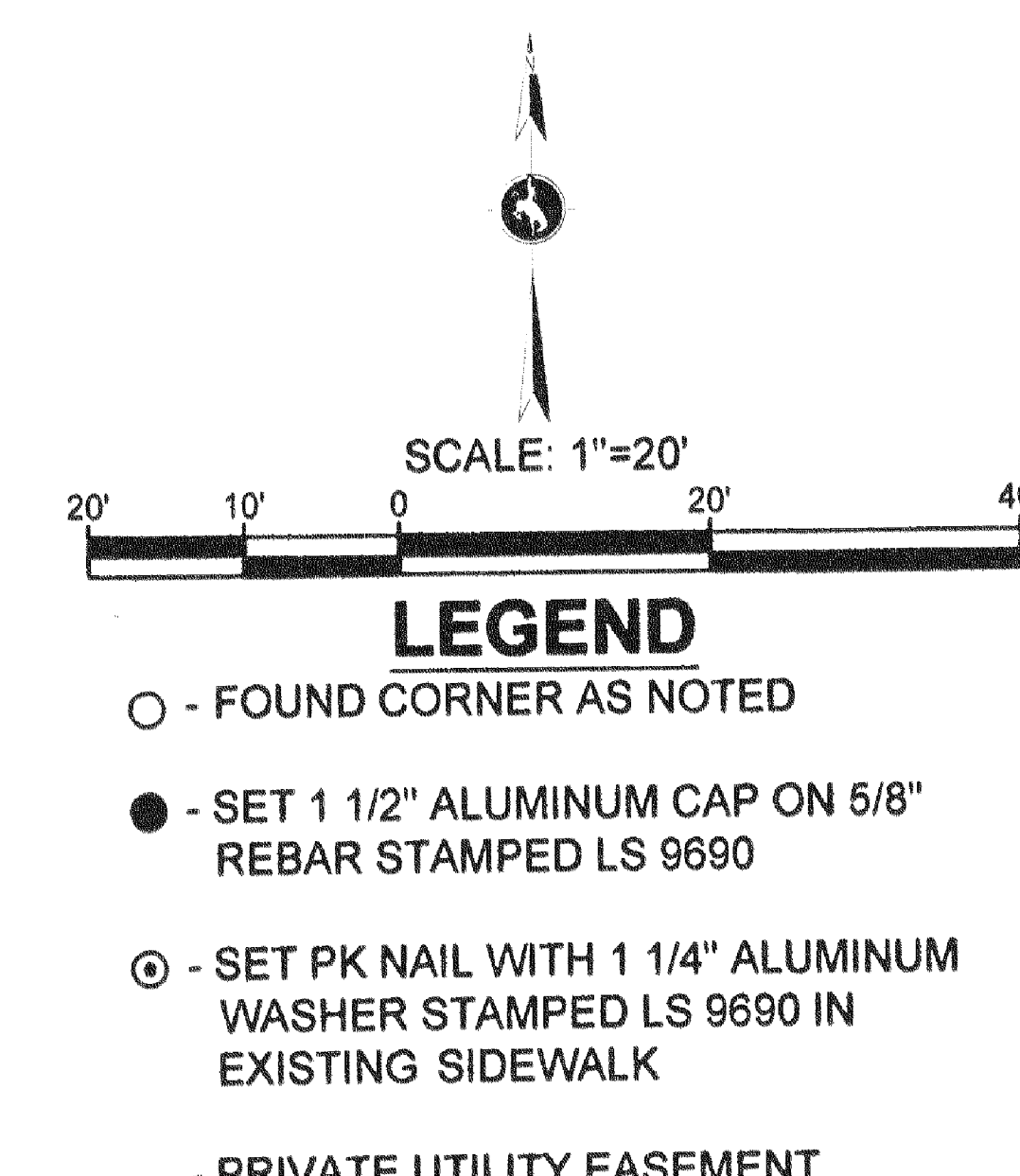
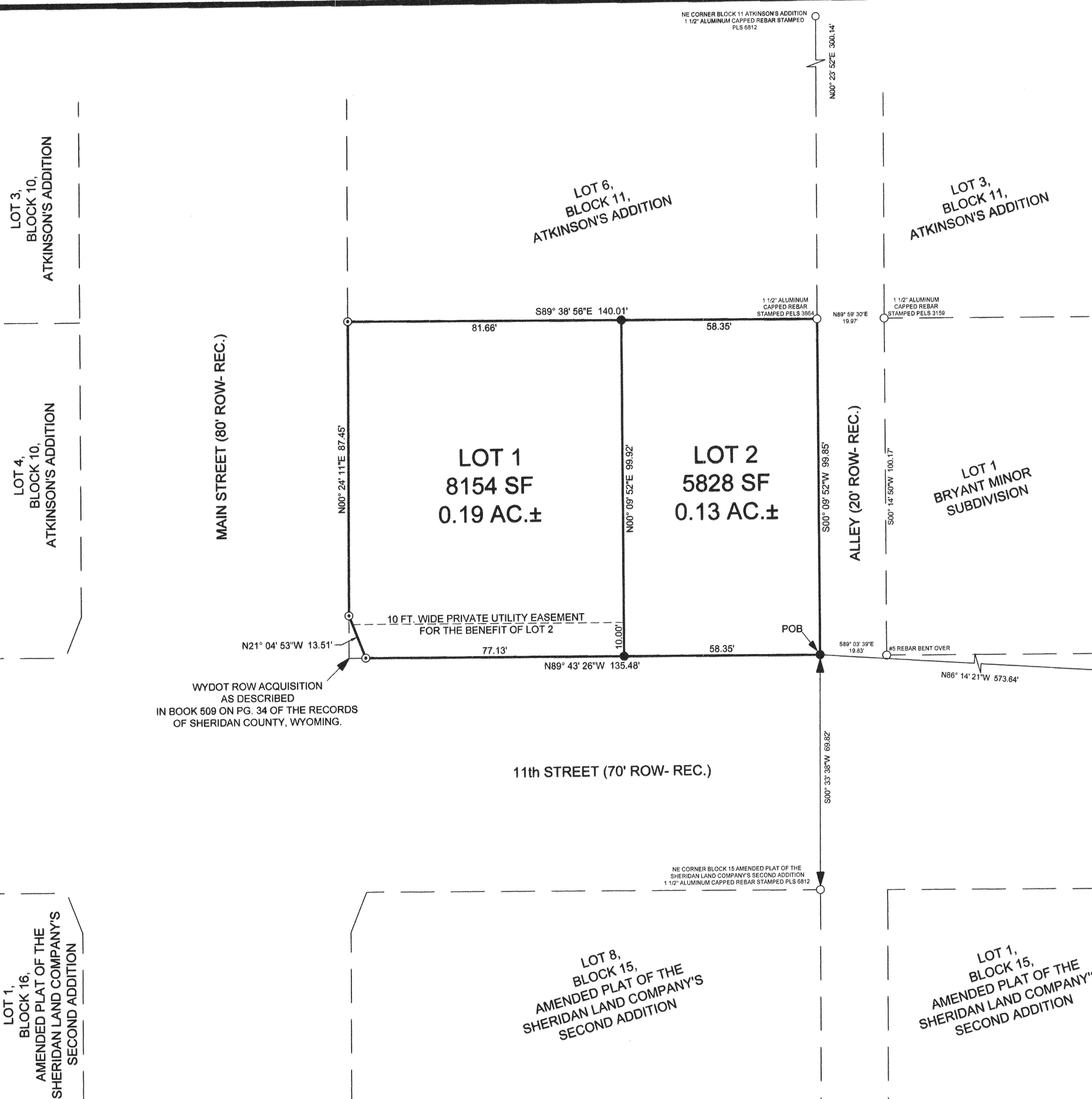
NOTES

BASIS OF BEARING IS NAD 83, WYOMING EAST CENTRAL ZONE WITH A COMBINED ADJUSTMENT FACTOR OF 1.000235

ALL DISTANCES SHOWN HEREON ARE GROUND

ZONING CLASSIFICATION IS B1

CURRENT FLOOD ZONE CATEGORY IS X ACCORDING TO FIRM COMMUNITY PANEL NO. 5600044 005D DATED JANUARY 19, 2001



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