

PLAT OF

# LINCOLN DRIVE 3 SUBDIVISION

A REPLAT OF LOTS 1 & 2 OF THE LINCOLN DRIVE 2 SUBDIVISION,  
BEING PART OF THE SE1/4 OF THE SW1/4 OF SECTION 23, AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 26,  
TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING  
TOTAL ACREAGE = 0.39 ACRES±

## DECLARATION VACATING PREVIOUS PLATTING

This plat is a replat of Lots 1 & 2 of the Lincoln Drive 2 Subdivision, being part of the SE1/4 of the SW1/4 of Section 23, and part of the NE1/4 of the NW1/4 of Section 26, Township 56 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, as recorded in Drawer "L", Plat No. 36, 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 OWNER

Know all men by these presents that the undersigned Kami Ostler and Michelle Ostler, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat is designated as Lincoln Drive 3 Subdivision, being a Replat of Lots 1 & 2 of the Lincoln Drive 2 Subdivision, being a part of the SE1/4 of the SW1/4 of Section 23, and part of the NE1/4 of the NW1/4 of Section 26, Township 56 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming.

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 owners and proprietors, and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements; and

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 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 television 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 17th day of Sept, 2020 by:

Kami Ostler  
Michelle Ostler

STATE OF WYOMING }  
COUNTY OF SHERIDAN } ss:

On this, the 17 day of September, 2020, before me, the undersigned officer, personally appeared Kami Ostler and Michelle Ostler, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that he executed the same for the purpose described herein.

In witness hereof, I set my hand and official seal.

Heather Heeling  
Notary Public



The Undersigned Cowboy State 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 1014 of Mortgages, at Page 1682, 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.

Executed this 16 day of Sept, 2020 by:

Dana Pierce, Cowboy State Bank

STATE OF WYOMING }  
COUNTY OF SHERIDAN } ss:

On this, the 16 day of September, 2020, before me, the undersigned officer, personally appeared Dana Pierce, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purpose described herein.

In witness hereof, I set my hand and official seal.

Notary Public



The Undersigned First Interstate 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 1014 of Mortgages, at Page 1702, 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.

Executed this 18 day of Sept, 2020 by:

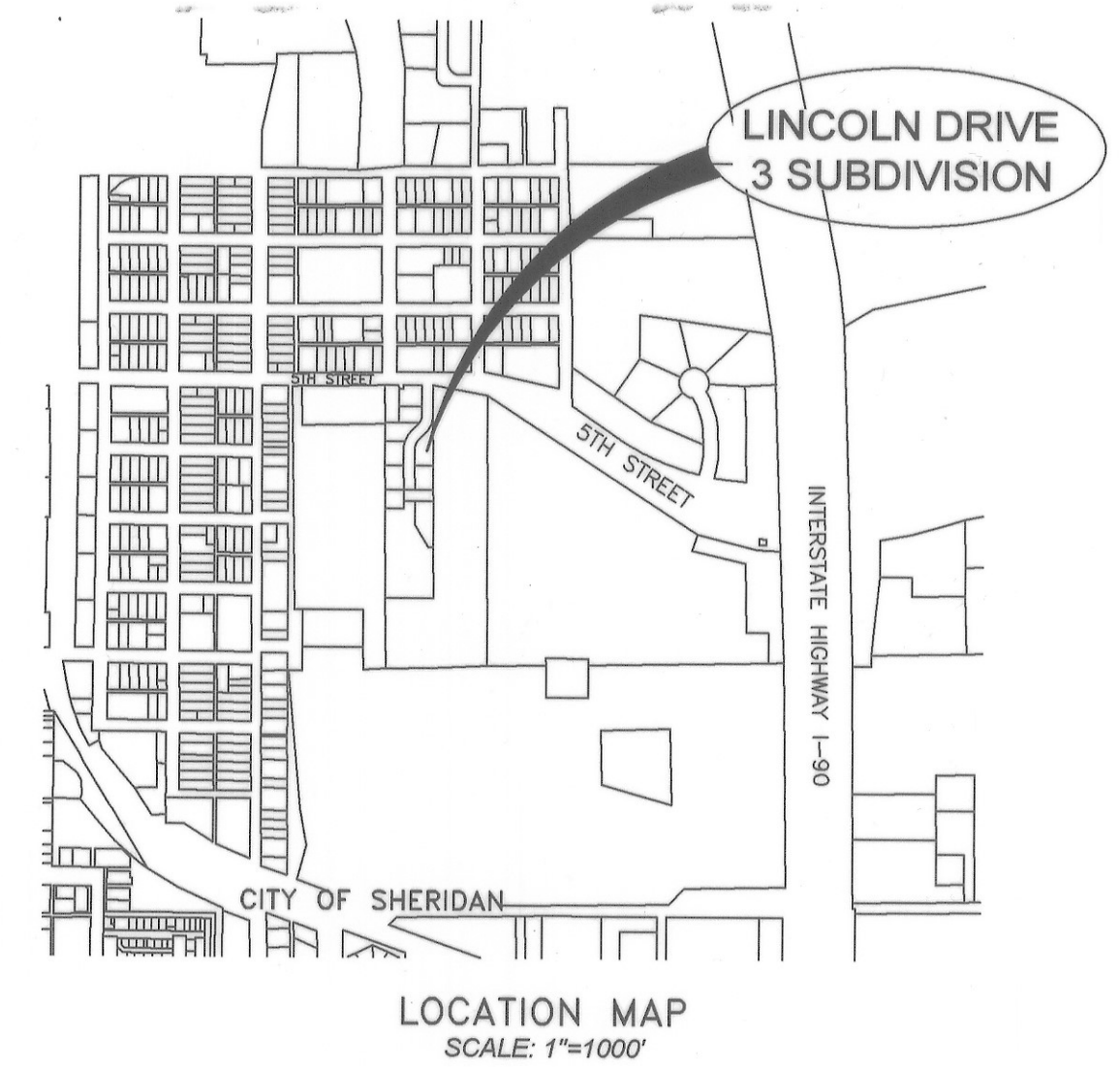
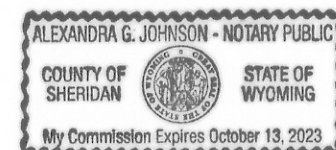
Ami Puuri, First Interstate Bank  
Martin L. Northing, AVP

STATE OF WYOMING }  
COUNTY OF SHERIDAN } ss:

On this, the 18th day of September, 2020, before me, the undersigned officer, personally appeared Ami Puuri, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purpose described herein.

In witness hereof, I set my hand and official seal.

Notary Public



## CITY OF SHERIDAN ADMINISTRATIVE CERTIFICATE OF APPROVAL

The foregoing Administrative Replat was completed in accord with City of Sheridan Code, Appendix B, Section 306, and is certified to be effective as the 23rd day of September, 2020.

Attest: City Clerk  
Mayor

## 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, Wyoming, and certified this 21 day of September, 2020, by the Director of Public Works of Sheridan, Wyoming.

Director of Public Works

## CERTIFICATE OF RECORDER

STATE OF WYOMING  
COUNTY OF SHERIDAN

This plat was filed for record in the Office of the Clerk and Recorder at 4:20 o'clock this 19 day of January, 2021, and is duly recorded in Book L Page 38.

Ela Schunk Thompson  
County Clerk #2021-705712



## LEGEND:

- - SET 1.5" ALUM CAP PER PLS#10287
- - FOUND 2" ALUM CAP PER PLS#3864 UNLESS NOTED
- (M) - MEASURED
- (R) - RECORD
- UTILITY EASEMENT
- SETBACK LINE

0 20 40 80  
SCALE: 1"=20'

## NOTES

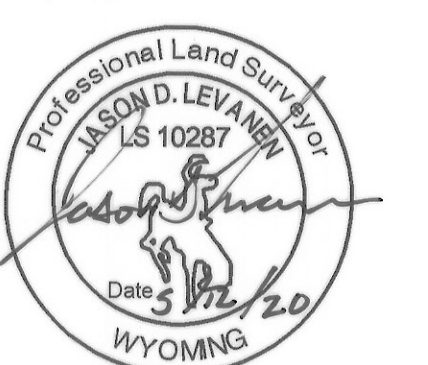
BASIS OF BEARINGS IS WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 83

DISTANCES ARE GROUND (PROJECT ADJUSTMENT FACTOR: 1.000235)

BUILDING SETBACKS  
FRONT YARD: 25 Feet  
REAR YARD: 15 Feet  
SIDE YARD: 5 Feet

## SURVEYOR'S CERTIFICATE

I, Jason D. Levanen, a duly registered Land Surveyor in the State of Wyoming, do hereby certify that this plat of the Lincoln Drive 3 Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.



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.

Prepared for:	Kami & Michelle Ostler 855 Lincoln Drive Sheridan, WY 82801
Prepared by:	Arrow Survey Group, Inc. Sheridan, WY 82801 (307)751-7543
DP: C:\ARROW\104478\Replat	Date: 10/15/2019
Rev: 1/09/2020	Sheet 1 of 1