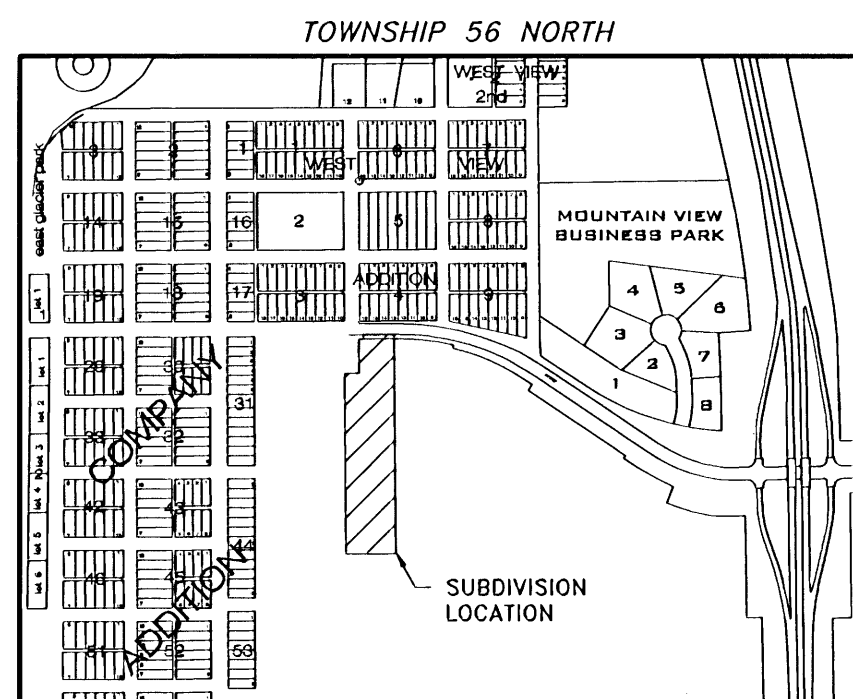


PLAT
OF

SHINING MOUNTAIN SUBDIVISION

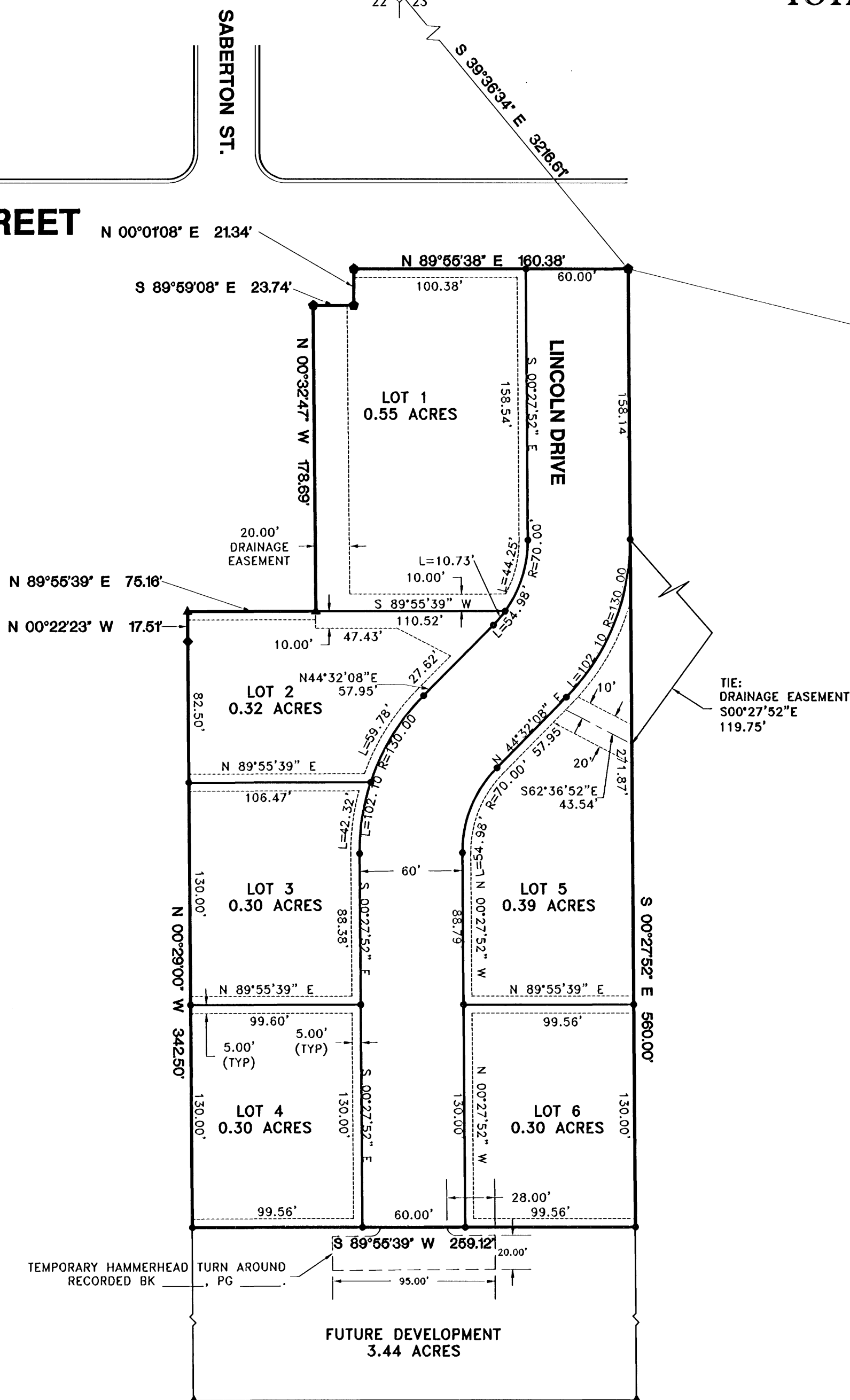
LOCATED IN SE1/4SW1/4 SECTION 23, NE1/4NW1/4 SECTION 26,
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF SHERIDAN, SHERIDAN COUNTY,
WYOMING

TOTAL ACREAGE = 2.98 ACRES
TOTAL LOTS = 6



LOCATION MAP
SCALE: 1" = 1000'

5TH STREET



NOTES

1. BASIS OF BEARING IS WYOMING STATE PLANE, EAST CENTRAL ZONE NAD 83(1993)
2. PRESENT ZONING OF PROPERTY IS B-1
3. ADJACENT PROPERTY ZONING IS R-3, B-1, B-3, UNPLATTED
4. BUILDING SETBACKS:
FRONT: 25'
REAR: 15'
SIDE: 5'

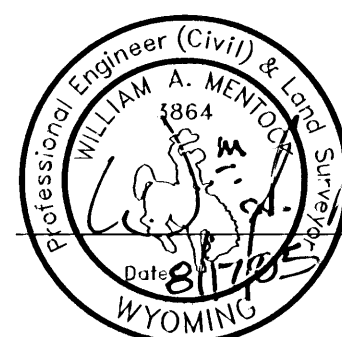
LEGEND

- SET 2" ALUMINUM CAP PER PE/LS 3864
- ▲ FOUND 3-1/4" ALUMINUM CAP PER LS 2615
- ◆ FOUND CONCRETE RIGHT OF WAY MONUMENT
- ◆ FOUND 1" IRON PIPE

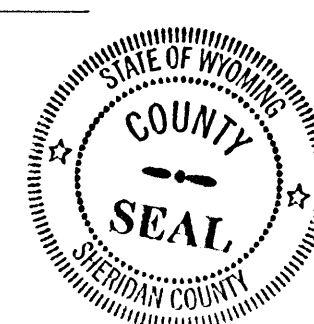
CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN }

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 SHINING MOUNTAIN SUBDIVISION, 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



CERTIFICATE OF DEDICATION
SHINING MOUNTAIN SUBDIVISION

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 SHINING MOUNTAIN SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) SECTION 23 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 451 OF DEEDS, PAGE 429 AND LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH STREET, SAID POINT BEING LOCATED N 76°05'04" W, 576.96 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 23; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH STREET, S 00°27'52" E, 560.00 FEET ALONG THE EASTERLY BOUNDARY; THENCE LEAVING SAID EASTERLY BOUNDARY S 89°55'39" W, 259.12 FEET TO THE WESTERLY BOUNDARY; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING BEARINGS AND DISTANCES, N 00°29'00" W, 342.50 FEET; THENCE N 00°22'23" W, 17.51 FEET; THENCE N 89°55'39" E, 75.18 FEET; THENCE N 00°32'47" W, 178.69 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE LEAVING SAID WESTERLY BOUNDARY SOUTHERLY RIGHT-OF-WAY S 89°55'39" E, 23.74 FEET; THENCE ALONG SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH STREET N 00°01'08" E, 21.34 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH STREET N 89°55'38" E, 160.38 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.98 ACRES OF LAND, MORE OR LESS.

THAT THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES OF INTEREST DO HEREBY DEDICATE FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE SUBDIVISION, FOR PURPOSES AS INDICATED ON THIS PLAT, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, AND

THAT UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, REPLACING AND MAINTAINING SEWER LINES, 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, AND

THAT DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

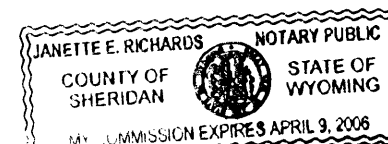
ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 17th DAY OF August, 2005.

BY: *James R. Swaney*
JAMES R. SWANEY, OWNER

BY: *Katy R. Swaney*
KATY R. SWANEY, OWNER

STATE OF WYOMING }
COUNTY OF SHERIDAN }



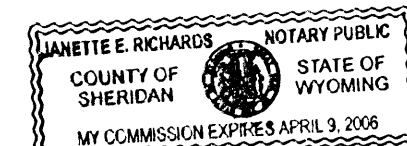
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF August, 2005, BY JAMES R. SWANEY AND KATY R. SWANEY, OWNERS.

MY COMMISSION EXPIRES: April 9, 2006
Janette E. Richards
NOTARY PUBLIC

THE UNDERSIGNED FIRST INTERSTATE BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO A PORTION OF 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 558 OF MORTGAGES, AT PAGE 78. 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: *Karen Kendrick*
AUTHORIZED OFFICER
FIRST INTERSTATE BANK - MORTGAGEE

STATE OF WYOMING }
COUNTY OF SHERIDAN }



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF August, 2005, BY *James R. Swaney* AND *Katy R. Swaney*, OWNERS.

MY COMMISSION EXPIRES: April 9, 2006
Janette E. Richards
NOTARY PUBLIC

DIRECTOR OF PUBLIC WORKS
CERTIFICATE OF APPROVAL

DATA ON THIS PLAT APPROVED THIS 25th DAY OF August, 2005, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Jackie Dorren
DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

SHERIDAN PLANNING COMMISSION
CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 19th DAY OF August, 2005.

ATTEST: VICE-CHAIRMAN *Marty M. Weber* CHAIRMAN *Marty M. Weber*

CITY COUNCIL OF SHERIDAN
CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 17 DAY OF July, 2005.

ATTEST: CITY CLERK *Patricia A. ...* MAYOR *Patricia A. ...*

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 1:00 O'CLOCK P.M. ON SEPT. 6, 2005, AND FILED IN DRAWER 5, PLAT NUMBER 111

INSTRUMENT No. 519076 FEE 50.00

Debra R. ... COUNTY CLERK *Dale R. ...* DEPUTY COUNTY CLERK

PREPARED BY
WILLIAM A. MENTOCK
PE/LS 3864
MENTOCK ENGINEERING
1030 NORTH MAIN STREET
SHERIDAN, WY 82801

PREPARED FOR:
JAMES SWANEY
5 MEADOW LANE
SHERIDAN, WY 82801

MENTOCK ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS

1030 NORTH MAIN STREET
No. 2 TAYLOR PLACE
SHERIDAN, WYOMING 82801

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