

Professional  
Consultants

Architecture  
•  
Engineering  
•  
Materials Testing  
•  
Surveying

237 North Main Street  
Sheridan, Wyoming 82801  
(307) 672-1711

DATE: 10-27-03

SCALE: AS SHOWN

DRAWN BY:  
DL, HPM, d.c.h.

CHK'D:

APP'D:

REVISIONS:  
6 FEB 07

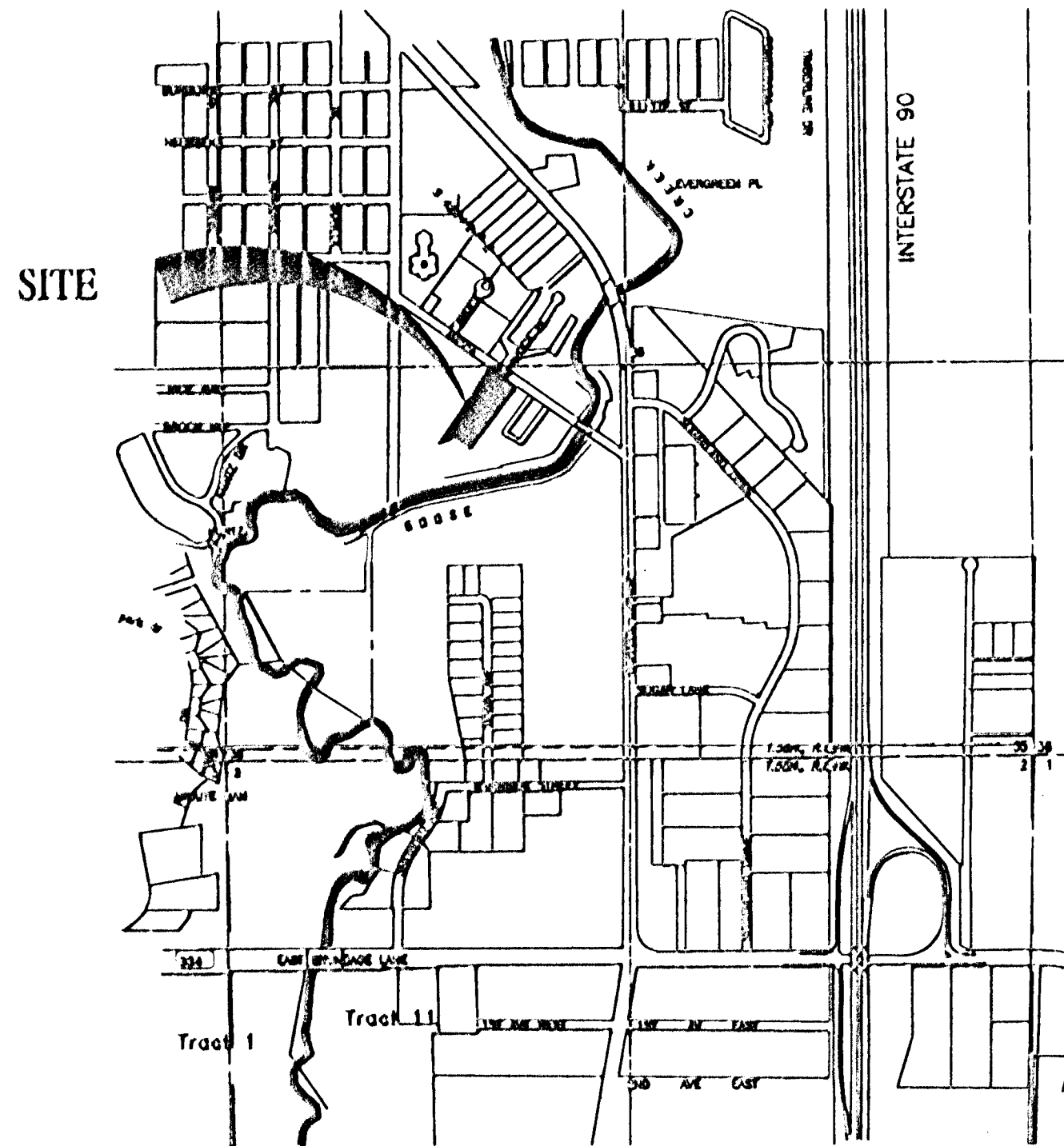
FINAL PLAT  
AVOCA COMMERCIAL & RESIDENTIAL PARK  
LOCATED IN THE NE1/4SW1/4 AND THE SE1/4NW1/4 OF SECTION 35  
SHERIDAN COUNTY, WYOMING

PROJECT NO.  
S03007-PP\_A

SHEET NO.

1

FINAL PLAT  
AVOCA COMMERCIAL & RESIDENTIAL PARK  
LOCATED IN  
THE NE1/4SW1/4 AND THE SE1/4NW1/4 OF SECTION 35  
T56N, R84W, OF THE 6TH. P.M.  
SHERIDAN COUNTY, WYOMING  
TOTAL ACREAGE = 3.19 ACRES  
TOTAL LOTS=9



LOCATION MAP  
SCALE 1" = 1000'

BASIS OF BEARING- WYO. STATE PLANE  
(EAST CENTRAL ZONE) NAD 27

EXISTING ZONING: M-1 AVERAGE LOT SIZE=8747.13 sq.ft.  
SETBACKS: RESIDENTIAL BUILDINGS  
REAR 10', SIDE 5'.  
COMMERCIAL BUILDINGS NO SETBACKS REQUIRED.

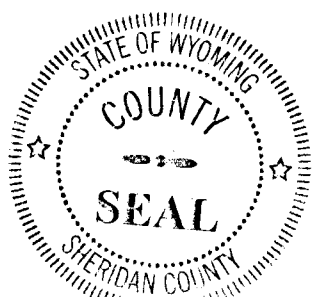
NOTE:

- ELEVATIONS BASED ON NGVD-29.
- TOTAL BOUNDARY AREA: 3.19 ACRES  
O'DELL COURT R.O.W.: 0.51 ACRES  
TOTAL LOT AREA: 2.68 ACRES
- LOTS HAVE NO ACCESS TO PRIVATE STREET.
- LOTS 1 & 9 ACCESSED ONLY BY O'DELL COURT

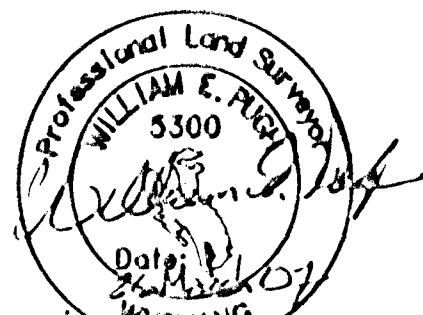
CERTIFICATE OF OWNER  
Known all men by these presents that the undersigned O'Dell Construction Company and Kevin C. and Erica L. O'Dell, being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify: That the forgoing plat designated as AVOCA COMMERCIAL & RESIDENTIAL PARK, is located in the NE1/4SW1/4 and SE1/4 NW1/4 Section 35, Township 56 North Range 84 West 6th. P.M. Sheridan, Sheridan County Wyoming, more particularly described as follows:

A tract of land located in the Northeast 1/4 Southwest 1/4 and the Southeast 1/4 Northwest 1/4 of Section 35, T56N, R84W, 6th Principle Meridian, Sheridan County, Wyoming and more particularly described as follows:

Beginning at a point which is located South 32° 38' 11" East, 3057.71 feet from the North West corner of said Section 35 said beginning point also being located on the South West right-of-way of Avoca Avenue; Thence with said right-of-way South 54° 32' 17" East, 233.57 feet to a point; Thence continuing with said right-of-way South 54° 32' 38" East, 146.92 feet to a point; Thence leaving said right-of-way South 36° 11' 56" West, 486.01 feet to a point; Thence North 63° 01' 40" West, 144.05 feet to a point; Thence South 34° 58' 22" West, 70.00 feet to a point; Thence North 13° 24' 22" East, 108.89 feet to a point; Thence North 13° 40' 34" East, 382.10 feet to a point; Thence North 13° 58' 38" East, 51.45 feet to a point; Thence North 12° 47' 56" East, 79.98 feet to the point of Beginning containing 3.19 acres.



CERTIFICATE OF SURVEY  
I, William E. Pugh, 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 Avoca Commercial & Residential Park, as laid out, plotted, dedicated and shown thereon, 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.



UNLESS SIGNED, SEALED AND DATED  
THIS IS A PRELIMINARY PLAT.

CERTIFICATE OF OWNER  
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(s) and proprietor(s); 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(s) of the land shown and described on this plat does (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 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.

CERTIFICATE OF OWNER  
All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 26 day of 03, 2007, by  
Owner  
Erica L. O'Dell  
Owner  
Kevin C. O'Dell  
Owner O'Dell Const.

STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.

The foregoing instrument was acknowledged before me this 26th day of March, 2007, by Erica L. O'Dell, Kevin C. O'Dell, and O'Dell Const. Witness my hand and official seal.

STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.

The foregoing instrument was acknowledged before me this 26th day of March, 2007, by Erica L. O'Dell, Kevin C. O'Dell, and O'Dell Const. Witness my hand and official seal.

STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.

The foregoing instrument was acknowledged before me this 26th day of March, 2007, by Erica L. O'Dell, Kevin C. O'Dell, and O'Dell Const. Witness my hand and official seal.

Executed this 12th day of June, 2007, by  
First Interstate Bank  
Mortgagee  
First Interstate Bank  
STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.  
The foregoing instrument was acknowledged before me this 12th day of June, 2007, by David James and Linda Sue Stirling Property. Witness my hand and official seal.

Notary Public  
JENNIFER RICHARDS  
COUNTY OF SHERIDAN  
STATE OF WYOMING  
MY COMMISSION EXPIRES APRIL 9, 2010

Executed this 12th day of June, 2007, by  
DAVID JAMES AND LINDA SUE STIRLING PROPERTY  
Mortgagee  
SHERIDAN STATE BANK  
STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.

The foregoing instrument was acknowledged before me this 12th day of June, 2007, by David James and Linda Sue Stirling Property. Witness my hand and official seal.

CERTIFICATE OF PUBLIC PLANNING COMMISSION  
Reviewed by the City of Sheridan of Planning Commission this 12th day of June, 2007.  
Attest: Vice-Chairman Chairman  
Minty McIntyre  
Mayor

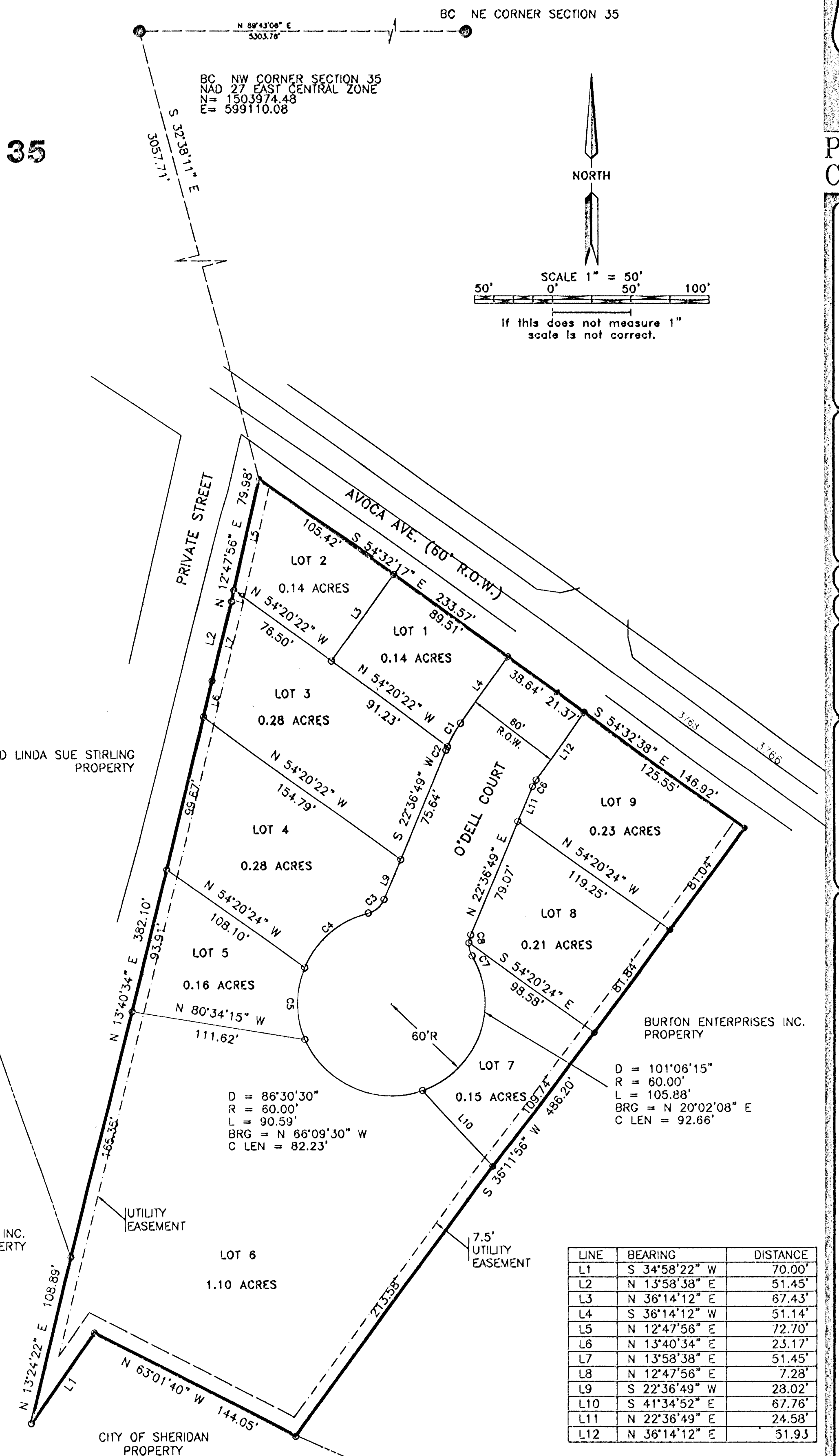
CERTIFICATE OF CITY COUNCIL  
Approved by the City Council of the City of Sheridan, Wyoming, this 12th day of June, 2007.  
Attest: City Clerk  
Mayor

CERTIFICATE 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 certify this 12th day of June, 2007, by the Director of Public Works of Sheridan, Wyoming.  
Attest: Director of Public Works  
John A. Linn  
Director of Public Works

CERTIFICATE OF RECORDER  
STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss.

I hereby certify that the above plat was filed for record in my office at 1:00 o'clock on the 13th day of June, 2007 and filed as Instrument No. 577733.

County Clerk  
Deputy County Clerk



LINE	BEARING	DISTANCE
L1	S 34°58'22" W	70.00'
L2	N 13°58'38" E	51.45'
L3	N 36°14'12" E	67.43'
L4	S 36°14'12" W	51.14'
L5	N 12°47'56" E	72.70'
L6	N 13°40'34" E	23.17'
L7	N 13°58'38" E	51.45'
L8	N 12°47'56" E	7.28'
L9	S 22°36'49" W	28.02'
L10	S 41°34'52" E	67.76'
L11	N 22°36'49" E	24.58'
L12	N 36°14'12" E	51.93'

CURVE	DEL. ANG.	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11°55'47"	80.00'	16.66'	S 30°16'18" W	16.63'
C2	01°41'36"	80.00'	2.36'	S 23°27'37" W	2.36'
C3	53°07'48"	15.00'	13.91'	S 49°10'43" W	13.42'
C4	53°01'57"	60.00'	55.54'	S 49°13'39" W	53.57'
C5	45°36'56"	60.00'	47.77'	S 00°05'47" E	46.52'
C6	13°37'23"	20.00'	4.76'	N 29°25'30" E	4.74'
C7	33°04'03"	15.00'	8.66'	N 13°58'58" W	8.54'
C8	20°03'46"	15.00'	5.25'	N 12°34'56" E	5.23'

LEGEND:

UTILITY EASEMENT

SUBDIVISION LINE

LOT LINE

Existing Monument

Set 3/8"x5/8" Rebar  
w/ 2" Alum Cap "CER RLS 5300"