

SHERIDAN INDUSTRIAL PARK

Phase 1

TO THE CITY OF SHERIDAN

LEGAL DESCRIPTION

THE ABOVE OR FORGOING SUBDIVISION OF THE FOLLOWING DESCRIBED LAND OR REAL ESTATE TO WIT:

THIS IS A SUBDIVISION OF A TRACT OF LAND LYING IN THE CITY OF SHERIDAN, SECTION 23, T56N, R84W, OF THE 6TH PM, SHERIDAN COUNTY, WYOMING; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON T-RAIL, ACCEPTED AS BEING THE CENTER OF THE NW 1/4 OF SAID SECTION 23, THENCE S 20° 22' 17" E, 2,832.05 FEET TO THE POINT OF BEGINNING, THAT POINT BEING ON THE CENTER SECTION LINE OF THE SW 1/4 OF SAID SECTION 23; THENCE S 88° 55' 28" W ALONG THE CENTER SECTION LINE OF SAID SW 1/4 SECTION 23, 35.00 FEET TO A 3/8 INCH REBAR AND ALUMINUM CAP ON THE WESTERLY RIGHT-OF-WAY OF A 70.00 FOOT WIDE COUNTY ROAD; THENCE S 88° 55' 28" W, ALONG THE CENTER SECTION OF SAID SW 1/4 SECTION 23, 527.74 FEET TO A POINT; THENCE N 0° 33' 44" W, 197.47 FEET TO A POINT OF CURVE; THENCE ALONG A SIMPLE CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 2° 16' 22", A RADIUS OF 1070.00 FEET, AND AN ARC LENGTH OF 42.44 FEET TO A POINT ON CURVE; THENCE NON-RADIAL TO SAID CURVE N 89° 47' 01" E, 171.00 FEET TO A POINT; THENCE N 0° 00' 21" E, 288.08 FEET TO A POINT; THENCE N 7° 54' 10" W, 356.38 FEET TO A POINT; THENCE N 9° 55' 04" W, 330.95 FEET TO A POINT; THENCE N 1° 16' 03" E, 226.06 FEET TO A POINT; THENCE N 12° 22' 39" E, 269.28 FEET TO A POINT; THENCE S 76° 16' 01" E, 405.00 FEET TO A POINT, SAID POINT BEING A 3 INCH BRASS CAP; THENCE S 72° 00' 02" E, 36.86 FEET TO AN ANGLE POINT IN SAID COUNTY ROAD; THENCE S 0° 17' 16" E ALONG THE CENTERLINE OF SAID COUNTY ROAD, 1,578.57 FEET TO A POINT ON THE CENTER SECTION LINE OF THE SW 1/4 OF SAID SECTION 23, THE POINT OF BEGINNING THIS DESCRIPTION.

CONTAINING 17.25 ACRES MORE OR LESS

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS SHERIDAN INDUSTRIAL PARK, PHASE I.

SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THE UNDERSIGNED OWNERS AND PROPRIETORS DO HEREBY RELEASE AND WAIVE ALL RIGHTS, UNDER AND BY VIRTUE OF THE HOMESTEAD EXCEPTION LAWS OF THE STATE OF WYOMING.

SURVEYOR'S CERTIFICATE

I, BOB R. BUTLER BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF BARKER BROS., INC. SHERIDAN INDUSTRIAL PARK PHASE I CORRECTLY REPRESENTS THE RESULTS OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING MARCH AND NOVEMBER 1979.

LS 567 *Bob R. Butler*
BOB R. BUTLER,
REGISTERED LAND SURVEYOR

MORTGAGEE APPROVAL

THE BANK OF COMMERCE OF SHERIDAN, WYOMING HEREBY APPROVES THE FOREGOING PLAT SUBJECT TO EXISTING MORTGAGE LEAN DATED DECEMBER 22, 1975, RECORDED ON DECEMBER 23, 1975 AT BOOK 148, PAGE 384 IN RECORDS OF THE SHERIDAN COUNTY CLERKS OFFICE.

ATTEST: *Donna Rawlings*
DONNA RAWLINGS
ASS'T SECRETARY

NOTARY PUBLIC

STATE OF WYOMING) ss.
COUNTY OF SHERIDAN) ss.
I, HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:33 P.M. O'CLOCK JULY 16, 1980 AND RECORDED IN PLAT BOOK NUMBER 1 ON PAGE NUMBER 303.
NOTARY
MAY 20, 1983

BANK OF COMMERCE
NOTARY SEAL

BANK OF COMMERCE
SEAL

EASEMENTS

DRAINAGE

DRAINAGE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE 5 FEET EITHER SIDE OF EACH LOT LINE TOGETHER WITH THE RIGHT-OF-ENTRY AT ANY TIME FOR THE PURPOSE OF FURTHER CONSTRUCTION AND REPAIR.

UTILITY

AN EASEMENT IS HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND WIDTH RIGHT-OF-WAY OF WHICH IS SHOWN IN DASHED LINE ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND.

ALL DEDICATED ROADWAYS, STREET, PUBLIC GROUNDS, AND ALLEYS INCLUDING EASEMENT AND RIGHT-OF-WAY OF SEVEN AND ONE HALF (7 1/2) FEET EACH SIDE OF DESIGNATED PROPERTY LINES OF THE ORIGINAL LOTS OF THE SUBDIVISION ARE HEREBY RESERVED FOR WIRES, PIPES, AN CONDUITS FOR HEATING, LIGHTING, ELECTRICITY, GAS, TELEPHONES, SEWER, WATER, CATV, OR OTHER PUBLIC OR QUASI-PUBLIC UTILITY SERVICE PURPOSES, TOGETHER WITH THE RIGHT-OF-ENTRY AT ANY TIME FOR THE PURPOSE OF FURTHER CONSTRUCTION AND REPAIR.

A TWELVE (12) FOOT TEMPORARY CONSTRUCTION EASEMENT IS ALSO PROVIDED ON EACH SIDE OF THE AFOREMENTIONED EASEMENT FOR THE INITIAL CONSTRUCTION OF WATER AND SEWER LINES AND OTHER UTILITIES.

AVIGATION

SHERIDAN INDUSTRIAL PARK IS LOCATED IN CLOSE PROXIMITY TO THE SHERIDAN COUNTY AIRPORT AND NO OWNER OF ANY TRACT, NOR HIS SUCCESSORS OR ASSIGNS, SHALL HAVE A CAUSE OF ACTION AGAINST DECLARANT OR COUNTY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCES WHICH MAY RESULT FROM THE LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER THE INDUSTRIAL PARK, PHASE I.

STREETS

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES

DUE TO THE M-1 ZONING DESIGNATION, NO BUILDING SETBACK LINES ARE SHOWN OR REQUIRED.

ACKNOWLEDGMENTS

OWNERS

IN TESTIMONY WHEREOF *IT* HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 16 DAY OF April, 1980.

OWNER: BARKER BROTHERS, INC. ATTEST: *George J. Barker* ; *Robert M. Barker*
PRESIDENT SECRETARY

NOTARY PUBLIC

STATE OF WYOMING) ss.
COUNTY OF SHERIDAN) ss.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 TH DAY OF April 1980 BY *George J. Barker* ; *Robert M. Barker*.
WITNESS MY HAND AND OFFICIAL SEAL *Glenn Cunningham*
MY COMMISSION EXPIRES: 1-7-81 NOTARY

APPROVAL BY CITY

THE SHERIDAN PLANNING AND ZONING COMMISSION HEREBY RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 22 DAY OF April 1980.

Barbara J. Moore ; *Donna M. East*
CHAIRMAN SECRETARY
THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED MAYOR AND CITY CLERK IN AND FOR THE CITY OF SHERIDAN, COUNTY OF SHERIDAN, STATE OF WYOMING ON THIS 17 DAY OF July 1980.
Donna Rawlings ; *John J. Dregai*
MAYOR CITY CLERK

COUNTY RECORDER

STATE OF WYOMING) ss.
COUNTY OF SHERIDAN) ss.
I, HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:33 P.M. O'CLOCK JULY 16, 1980 AND RECORDED IN PLAT BOOK NUMBER 1 ON PAGE NUMBER 303.
FEE \$ 50.00
Margaret Lewis ;
COUNTY CLERK, EX-OFFICIO DEPUTY
RECORDER OF DEEDS

CURVE DATA

CURVE	R/W	Δ
1	Δ = 90°00'00"	Δ = 90°00'00"
	R = 70.00'	R = 100.00'
	L = 109.95'	L = 157.08'
	T = 70.00'	T = 100.00'
2	Δ = 90°00'00"	Δ = 90°00'00"
	R = 70.00'	R = 100.00'
	L = 109.95'	L = 157.08'
	T = 70.00'	T = 100.00'
3	Δ = 90°00'00"	Δ = 90°00'00"
	R = 50.00'	R = 100.00'
	L = 78.54'	L = 157.08'
	T = 50.00'	T = 100.00'
4	Δ = 90°00'00"	Δ = 90°00'00"
	R = 50.00'	R = 100.00'
	L = 78.54'	L = 157.08'
	T = 50.00'	T = 100.00'

ADDRESSES

OWNER:

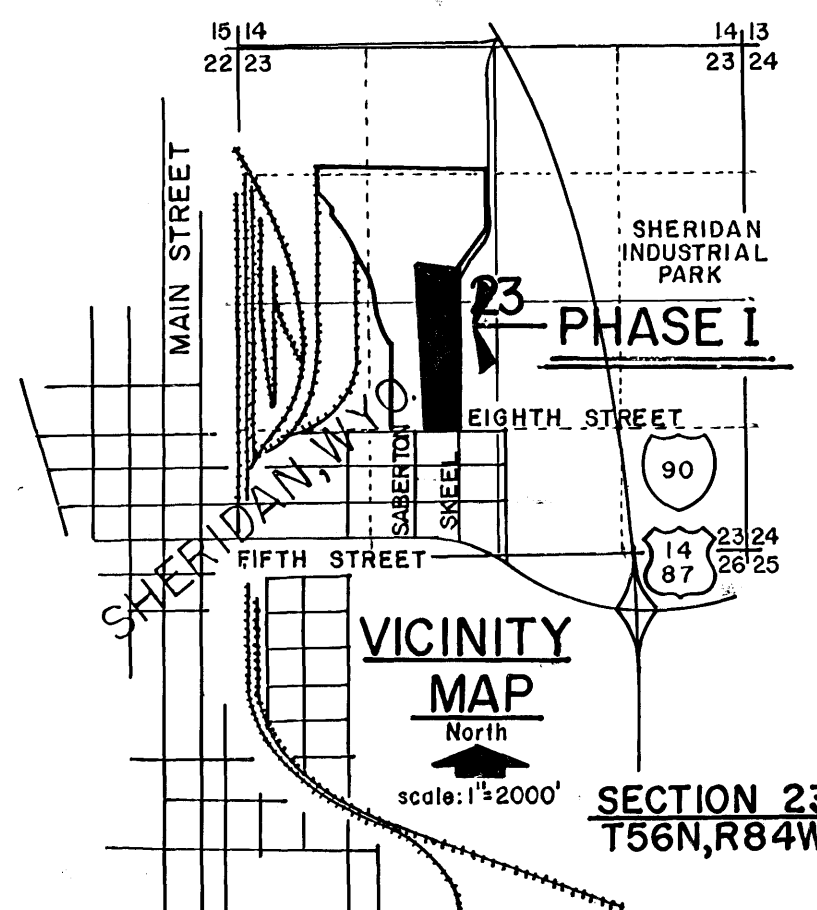
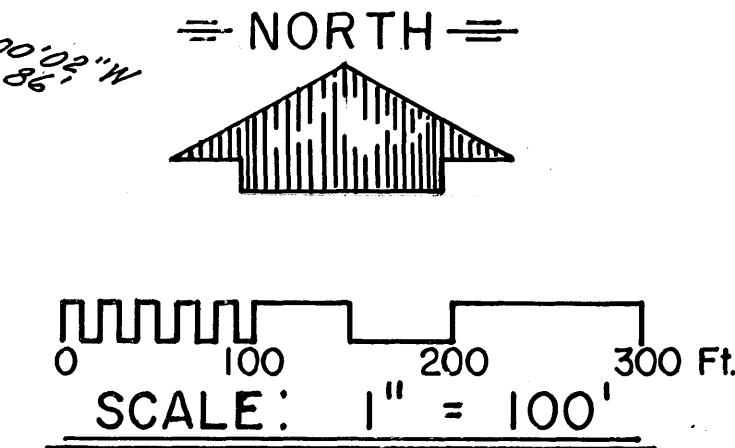
BARKER BROS., INC.
175 EAST 8TH ST.
SHERIDAN, WYOMING

DEVELOPER:

CARROLL REALTY CO., INC.
306 NORTH MAIN
SHERIDAN, WYOMING

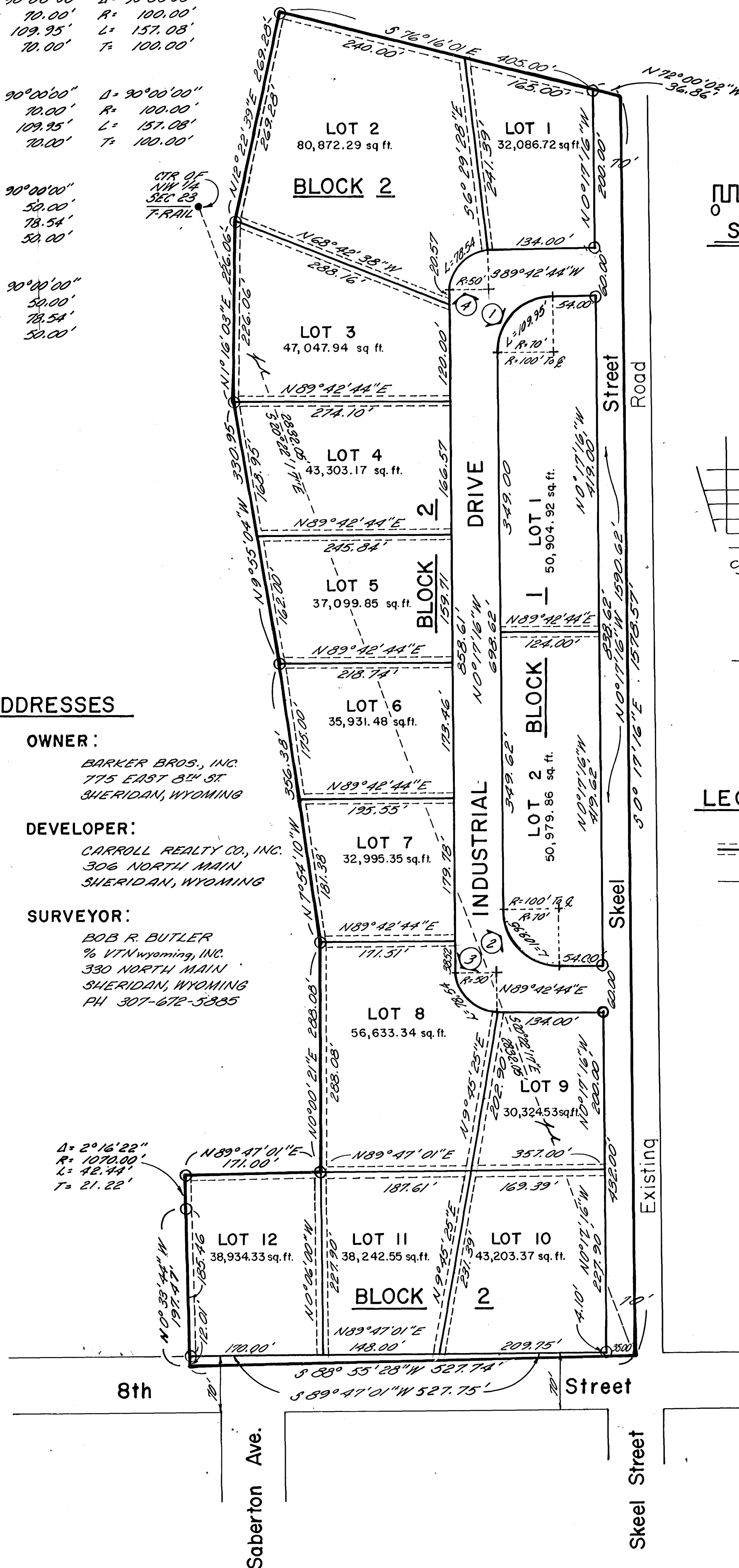
SURVEYOR:

BOB R. BUTLER
% VTN Wyoming, INC.
330 NORTH MAIN
SHERIDAN, WYOMING
PH 307-672-5335



LEGEND

--- UTILITY EASEMENTS
--- BUILDING LINE



Note: THIS PROPERTY IS ZONED M-1

Basis of Bearing: State Plane Grid Bearings