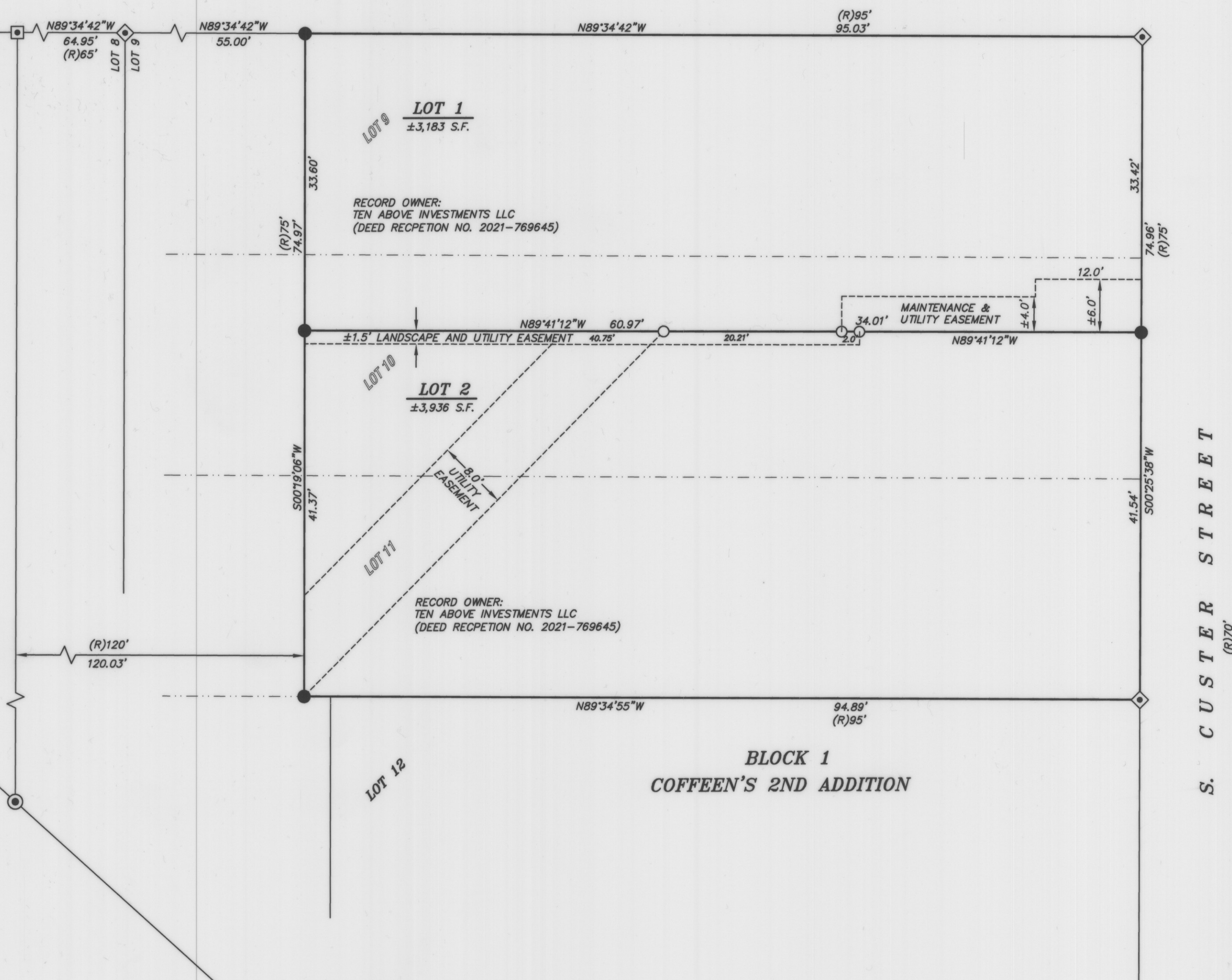


FINAL PLAT
OF THE
**TEN ABOVE MINOR
SUBDIVISION**

TO THE
CITY OF SHERIDAN, WYOMING
A RESUBDIVISION OF A PORTION OF LOT 9, 10, & 11, BLOCK 1, COFFEEN'S 2ND ADDITION,
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

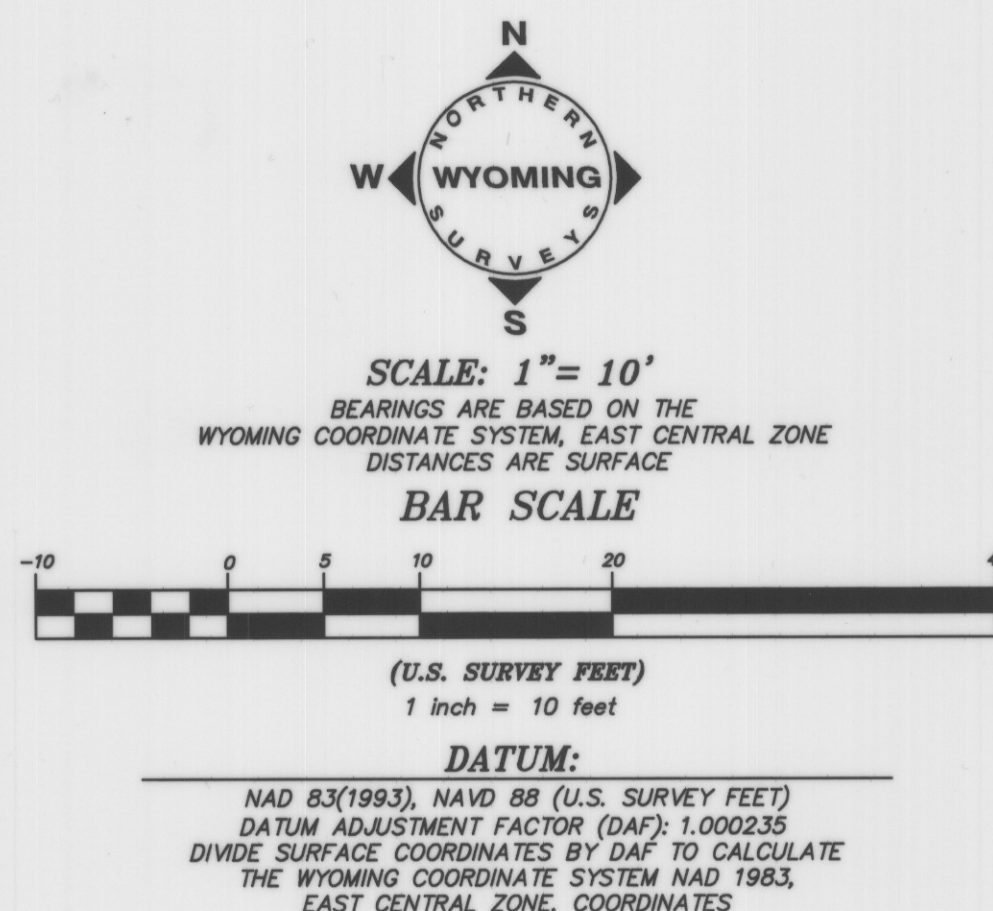
2 LOTS CONTAINING ±7,119 SF
ALL LOTS ZONED = R-3

E. BURKITT STREET



LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 3864
- FOUND 2" ALUMINUM CAP PER PLS 5369
- SET 2" AC PER PLS 6812 (PRIOR SURVEY)
- FOUND 5/8" REBAR
- CALCULATED: NOTHING FOUND/NOTHING SET
- W.C. WITNESS CORNER
- (R) RECORD
- PROPERTY LINE
- EASEMENT LINE (AS NOTED)
- ORIGINAL LOT LINES



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

CERTIFICATE OF OWNERS:

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED TEN ABOVE INVESTMENTS LLC, BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS **TEN ABOVE MINOR SUBDIVISION** IS A RESUBDIVISION OF LOT 9, 10, & 11, BLOCK 1, COFFEEN 2ND ADDITION, TO THE CITY OF SHERIDAN, WYOMING.

SAID SUBDIVISION CONTAINS ±7,119 SQUARE FEET OF LAND, MORE OR LESS.

THE **TEN ABOVE MINOR 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.

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE OF ALL EASEMENTS 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, WATERLINES, 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.

IN TESTIMONY WHEREOF:

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

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 29 DAY OF September, 2021.

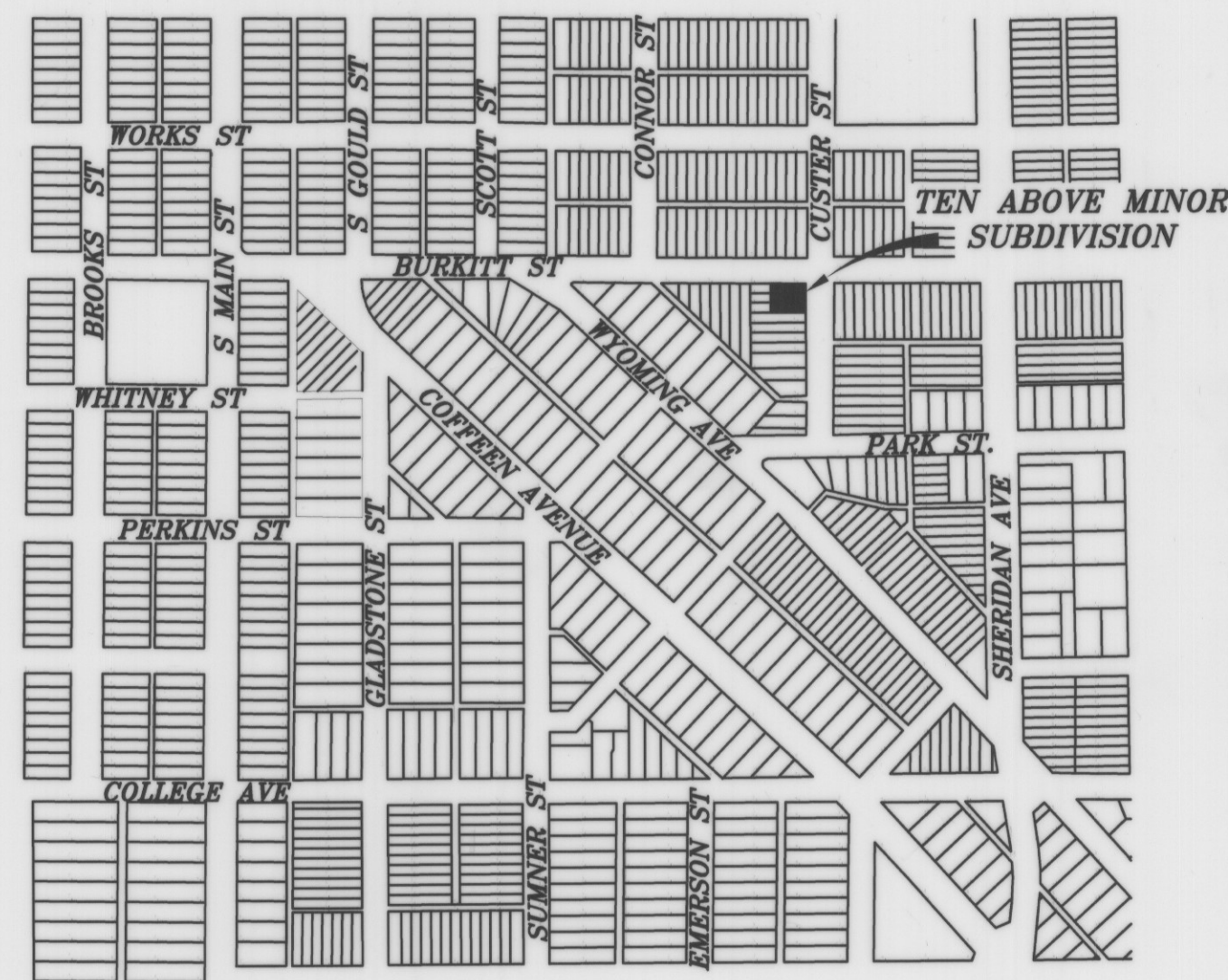
Jordan Aibel
TEN ABOVE INVESTMENTS LLC

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JORDAN AIBEL BEFORE ME THIS 29 DAY OF September, 2021.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-12-2022

Susan M. Goodman
NOTARY PUBLIC



LOCATION MAP
NO TRUE SCALE

CERTIFICATE OF THE CITY OF SHERIDAN PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 18th DAY OF Sept, 2021.

Jon C. ...
ATTEST: VICE-CHAIRMAN

Mike Winder
CHAIRMAN

CERTIFICATES OF APPROVAL

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 29 DAY OF September, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

[Signature]
DIRECTOR OF PUBLIC WORKS

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

THE FOREGOING ADMINISTRATIVE REPLAT WAS COMPLETED IN ACCORD WITH THE CITY OF SHERIDAN CODE, APPENDIX B SECTION 306, AND IS CERTIFIED TO BE EFFECTIVE AS OF THE 29th DAY OF Sept, 2021.

[Signature]
ATTEST: FINANCIAL SERVICES DIRECTOR (CLERK)

Richard Bridger
MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:08 O'CLOCK P.M., THIS 5 DAY OF October, 2021, AND IS DULY RECORDED IN DRAWER I, PLAT NO. 38
FEE \$ 75.00

Eda Shunk Thompson
COUNTY CLERK

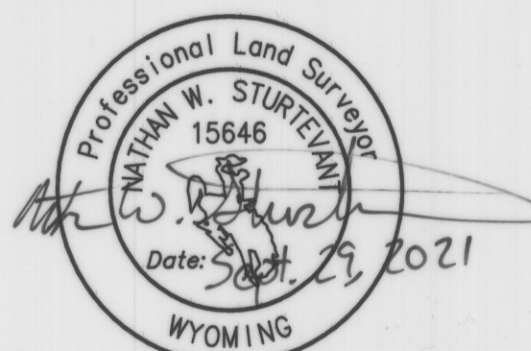
STAMP RECEIVING NUMBER 2021-773018



SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

I, NATHAN W. STURTEVANT, DO HEREBY STATE 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 **TEN ABOVE MINOR 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 DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



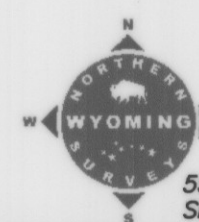
*PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED*

**VARIANCE SURVEY
OF
TEN ABOVE MINOR
SUBDIVISION**

TO THE
CITY OF SHERIDAN, WYOMING.

SITUATED IN A PORTION LOT 9, 10, & 11, BLOCK 1,
COFFEEN'S 2ND ADDITION, CITY OF SHERIDAN, WYOMING

CLIENT: TEN ABOVE INVESTMENTS LLC
33 W. BRUNDAGE STREET,
SUITE 201
SHERIDAN, WY 82801



555 W. BURKITT ST.
SHERIDAN, WY 82801

AC: 2020-013
DN: 2020-0130
SEPTEMBER 29, 2021

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF LOT 9, 10, & 11, BLOCK 1, COFFEEN'S 2ND ADDITION, TO THE CITY OF SHERIDAN, AS RECORDED IN DRAWER C OF PLATS, PAGE NUMBER 3 OF THE RECORDS OF THE SHERIDAN COUNTY CLERK AND RECORDER, SHERIDAN COUNTY COURTHOUSE, SHERIDAN, WYOMING. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

T #38