

FINAL PLAT SHERIDAN COMMERCIAL PARK

BEING A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE
NW1/4 NW1/4 SECTION 1 AND NE1/4 NE1/4 SECTION 2, T 55 N, R 84 W
SE1/4 SE1/4 SECTION 35 AND SW1/4 SW1/4 SECTION 36, T 56 N, R 84 W
OF THE 6TH P.M. SHERIDAN COUNTY, WYOMING

AREA = 56.99 ACRES
AREA OF LOTS = 53.35 ACRES
AREA OF ROAD = 3.64 ACRES
TOTAL NO. OF LOTS = 22

EXECUTED THIS 23rd DAY OF September, 2011.

BY: Jon J. Will For L & H Industrial, Inc. Jeffrey Wandler - Vice President, Owner
L & H INDUSTRIAL, INC. (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd
DAY OF September, 2011, BY
Jon J. Will AS THE GM OF L & H INDUSTRIAL, INC.
MY COMMISSION EXPIRES: June 12, 2014
Bradley J. Walden
NOTARY PUBLIC

EXECUTED THIS 21st DAY OF Sept, 2011.

BY: Lance S. Moxey
MOXEY L.L.C. (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st
DAY OF September, 2011, BY LANCE MOXEY
MY COMMISSION EXPIRES: June 12, 2014
Bradley J. Walden
NOTARY PUBLIC

EXECUTED THIS _____ DAY OF _____, 2011.

BY: _____
THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2011, BY _____
AS THE _____ OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

EXECUTED THIS 6th DAY OF October, 2011.

BY: Daniel T. Carrlin
DANIEL T. CARRLIN (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th
DAY OF October, 2011, BY DANIEL T. CARRLIN
MY COMMISSION EXPIRES: June 12, 2014
Bradley J. Walden
NOTARY PUBLIC

MARK AND MIFF KOLTISKA REVOCABLE TRUST, U/A/D THE 1st DAY OF SEPTEMBER 2011
EXECUTED THIS 21st DAY OF Sept, 2011.

BY: Mark J. Koltiska
MARK KOLTISKA (OWNER) TRUSTEE

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st
DAY OF September, 2011, BY MARK KOLTISKA
MY COMMISSION EXPIRES: June 12, 2014
Bradley J. Walden
NOTARY PUBLIC

EXECUTED THIS 23rd DAY OF September, 2011.

BY: Michael R. Giorgis
MICHAEL R. GIORGIS (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd
DAY OF September, 2011, BY MICHAEL R. GIORGIS
MY COMMISSION EXPIRES: June 12, 2014
Bradley J. Walden
NOTARY PUBLIC

EXECUTED THIS 17th DAY OF November, 2011.

BY: B. Bradford Waters
B. BRADFORD WATERS (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th
DAY OF November, 2011, BY B. BRADFORD WATERS
MY COMMISSION EXPIRES: June 12, 2014
Susan M. Goodman
NOTARY PUBLIC

EXECUTED THIS 17th DAY OF November, 2011.

BY: Jacqueline L. Waters
JACQUELINE L. WATERS (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th
DAY OF November, 2011, BY JACQUELINE L. WATERS
MY COMMISSION EXPIRES: June 12, 2014
Susan M. Goodman
NOTARY PUBLIC

EXECUTED THIS 6th DAY OF October, 2011.

BY: Monica Carrlin
MONICA CARRLIN (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th
DAY OF October, 2011, BY MONICA CARRLIN
MY COMMISSION EXPIRES: June 12, 2014
Bradley J. Walden
NOTARY PUBLIC

MARK AND MIFF KOLTISKA REVOCABLE TRUST, U/A/D THE 1st DAY OF SEPTEMBER 2011
EXECUTED THIS 21st DAY OF Sept, 2011.

BY: Elizabeth G. Koltiska
ELIZABETH KOLTISKA (OWNER) TRUSTEE

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st
DAY OF September, 2011, BY ELIZABETH KOLTISKA
MY COMMISSION EXPIRES: June 12, 2014
Bradley J. Walden
NOTARY PUBLIC

EXECUTED THIS 17th DAY OF October, 2011.

BY: Carrie J. Giorgis
CARRIE J. GIORGIS (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th
DAY OF October, 2011, BY CARRIE J. GIORGIS
MY COMMISSION EXPIRES: June 12, 2014
Susan M. Goodman
NOTARY PUBLIC

EXECUTED THIS 21st DAY OF Sept, 2011.

BY: Mark E. Schreiber
SCHREIBER, LLC (AGREEMENT FOR WARRANTY DEED BUYER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st
DAY OF September, 2011, BY MARK SCHREIBER
MY COMMISSION EXPIRES: June 12, 2014
Bradley J. Walden
NOTARY PUBLIC

EXECUTED THIS 17th DAY OF November, 2011.

BY: B. Bradford Waters
SHERIDAN COMMERCIAL PARK INC. (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th
DAY OF November, 2011, BY B. BRADFORD WATERS
MY COMMISSION EXPIRES: June 12, 2014
Susan M. Goodman
NOTARY PUBLIC

EXECUTED THIS 21st DAY OF Sept, 2011.

BY: William D. Heine
BROADWAY PROPERTIES L.L.C. (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st
DAY OF September, 2011, BY
William D. Heine AS THE President OF BROADWAY PROPERTIES L.L.C.
MY COMMISSION EXPIRES: June 12, 2014
Bradley J. Walden
NOTARY PUBLIC

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS; CONTAINING 56.99 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS SHERIDAN COMMERCIAL PARK, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

LEGAL DESCRIPTION

SHERIDAN COMMERCIAL PARK

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST; AS WELL AS THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 56 NORTH, RANGE 84 W, OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°47'28"E, 200.04 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N01°05'33"E, 307.06 FEET; THENCE N00°56'00"E, 300.35 FEET; THENCE N00°58'41"E, 745.18 FEET; THENCE S89°42'34"W, 200.06 FEET; THENCE N89°38'24"W, 434.23 FEET; THENCE N89°40'43"W, 523.37 FEET; THENCE N89°49'30"W, 49.90 FEET; THENCE S00°11'44"W, 1497.00 FEET; THENCE S41°29'00"E, 770.80 FEET; THENCE S00°19'30"W, 529.37 FEET; THENCE S70°04'46"E, 48.00 FEET; THENCE S00°10'14"W, 7.00 FEET; THENCE S89°48'46"E, 20.00 FEET; THENCE N00°13'01"E, 420.42 FEET; THENCE N89°55'07"E, 399.35 FEET; THENCE S01°02'55"W, 29.00 FEET; THENCE S89°33'07"E, 244.50 FEET; THENCE N01°00'17"E, 880.88 FEET; THENCE S89°47'28"W, 44.01 FEET; TO THE POINT OF BEGINNING.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I, WILLIAM A. MENTOCK, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF SHERIDAN COMMERCIAL PARK SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

William A. Mentock
Professional Engineer (Civil) & Land Surveyor
3864
WYO P.E. & L.S. No. 3864

CITY COUNCIL OF SHERIDAN

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 15th DAY OF August, 2011.

ATTEST: CITY CLERK Scott Bailey MAYOR Dave Kinney

BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY

CERTIFICATE OF APPROVAL

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS _____ DAY OF _____, 2011.

ATTEST: CLERK OF THE BOARD _____ CHAIRMAN _____

CERTIFICATE OF COUNTY CLERK AND RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK THIS 6a DAY OF March, 2011, AND FILED IN DRAWER 3, PLAT NUMBER 140, INSTRUMENT No. 2012-694630, FEE 50.00

PREPARED BY: Eda Schunk Thompson COUNTY CLERK
Sarah Myers DEPUTY COUNTY CLERK

PREPARED FOR:
B. BRADFORD WATERS
2986 US HIGHWAY 87
SHERIDAN, WYOMING 82801
PREPARED BY:
ECS
1658 S. SHERIDAN AVE.
SHERIDAN, WYOMING 82801

PLAT 2013

JULY 1, 2011 04310SCP(FP)ADJUSTED.dwg

140