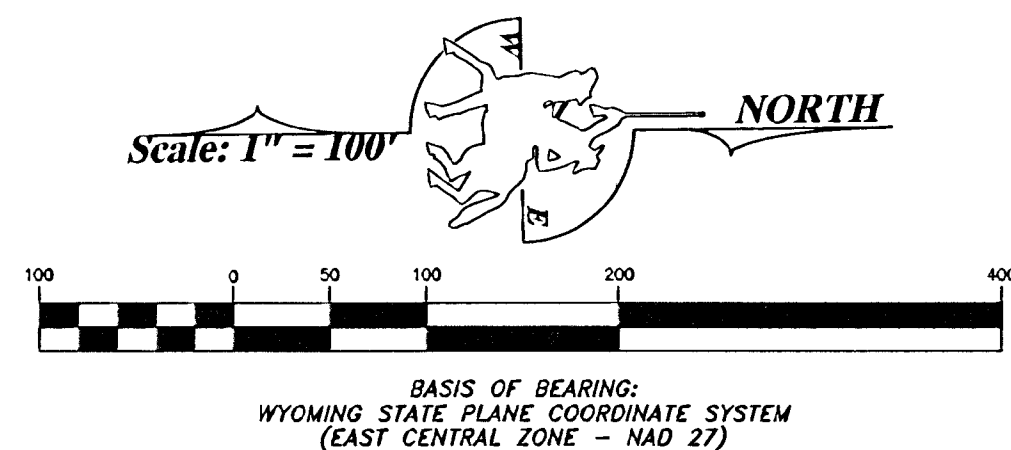


ZONING: M-1 INDUSTRIAL DISTRICT



THIS PLAT IS THE RE-SUBDIVISION OF LOT 2 RIVERSIDE MINOR SUBDIVISION, AS RECORDED IN BOOK R OF PLATS, PAGE 37 AND LOTS 3 AND 4 OF RIVERSIDE INDUSTRIAL PARK, AS RECORDED IN BOOK R OF PLATS, PAGE 32, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

FINAL PLAT
MILLENNIUM SUBDIVISION
BEING A REPLAT OF
A PORTION OF LOTS 3, LOT 4, AND LOT 6,
RIVERSIDE INDUSTRIAL PARK SECOND ADDITION
AND A PORTION OF LOT 2, RIVERSIDE MINOR SUBDIVISION
AND A TRACT OF LAND IN THE
N1/2NW1/4 OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST
AND IN THE
S1/2SW1/4 OF SECTION 35, TOWNSHIP 56 NORTH, RANGE 84 WEST
OF THE 6th PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

TOTAL ACRES: 13.96

TOTAL LOTS: 13



PREPARED BY:
MENTOCK-WILLEY CONSULTANTS
1030 NORTH MAIN STREET
SHERIDAN, WY 82801

PREPARED FOR:
GEORGE FLETCHER
3417 BIG HORN AVENUE
SHERIDAN, WY 82801
DON ROBERTS
2 SOLDIER CREEK RD.
SHERIDAN, WY 82801

NOTE:
SHERIDAN AVENUE WITHIN THE BOUNDARIES OF THIS PLAT WAS CONDITIONALLY DEDICATED TO THE PUBLIC ON RIVERSIDE INDUSTRIAL PARK SECOND ADDITION PLAT. IT IS UNCONDITIONALLY DEDICATED TO THE PUBLIC WITH THE FILING OF THIS PLAT.

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 THE MILLENNIUM 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

MENTOCK-WILLEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS
TAYLOR PLACE No. 2
1030 NORTH MAIN ST.
SHERIDAN, WY 82801
Phone 307-674-4224
Fax 307-672-9492

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
17th DAY OF SEPTEMBER, 2002, BY GEORGE P. FLETCHER

MY COMMISSION EXPIRES: May 18, 2004
TOM MENTOCK - Notary Public
County of Sheridan State of Wyoming
My Commission Expires 5/18/2004
NOTARY PUBLIC

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
17th DAY OF SEPTEMBER, 2002, BY SUSAN P. FLETCHER

MY COMMISSION EXPIRES: May 18, 2004
TOM MENTOCK - Notary Public
County of Sheridan State of Wyoming
My Commission Expires 5/18/2004
NOTARY PUBLIC

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
17th DAY OF SEPTEMBER, 2002, BY DON ROBERTS
OF HEIGHTS DEVELOPMENT CORPORATION

MY COMMISSION EXPIRES: May 18, 2004
TOM MENTOCK - Notary Public
County of Sheridan State of Wyoming
My Commission Expires 5/18/2004
NOTARY PUBLIC

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
17th DAY OF SEPTEMBER, 2002, BY CARL R. BENDER

MY COMMISSION EXPIRES: May 18, 2004
TOM MENTOCK - Notary Public
County of Sheridan State of Wyoming
My Commission Expires 5/18/2004
NOTARY PUBLIC

STATE OF WYOMING }
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
17th DAY OF SEPTEMBER, 2002, BY JUNE E. BENDER

MY COMMISSION EXPIRES: May 18, 2004
TOM MENTOCK - Notary Public
County of Sheridan State of Wyoming
My Commission Expires 5/18/2004
NOTARY PUBLIC

○ FOUND ORIGINAL REBAR; SET 2' ALUMINUM CAP
○ FOUND YELLOW CAP LS 520
● SET REBAR & CAP LS 3864
BOUNDARY
EASEMENTS
EXISTING LOTS
INTERIOR LOT LINE
SECTION LINE

CERTIFICATE OF DEDICATION
MILLENNIUM 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 MILLENNIUM SUBDIVISION, LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST AND SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, 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 A POINT LOCATED S81°55'27"W, 1082.31 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 35; THENCE S89°51'15"W, 187.28 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 233.67 FEET, A RADIUS OF 531.46 FEET, A DELTA ANGLE OF 25°11'30", A CHORD LENGTH OF 231.79 FEET, AND A CHORD BEARING OF S14°40'15"W; THENCE N81°39'07"W, 14.49 FEET; THENCE N13°27'04"E, 112.60 FEET; THENCE N04°38'02"W, 217.14 FEET; THENCE N00°56'10"W, 46.06 FEET; THENCE S89°55'26"W, 364.05 FEET; THENCE N00°07'01"W, 1049.06 FEET; THENCE N89°40'19"E, 212.48 FEET; THENCE S78°12'02"E, 73.81 FEET; THENCE N42°53'37"E, 21.35 FEET; THENCE N89°38'01"E, 207.51 FEET; THENCE S00°19'38"E, 495.02 FEET; THENCE S11°00'29"E, 566.54 FEET; THENCE S00°19'13"E, 149.92 FEET TO SAID POINT OF BEGINNING.

SAID TRACT CONTAINING 13.96 ACRES, MORE OR LESS, AND

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 SEPTEMBER 2002.

BY: George P. Fletcher
GEORGE P. FLETCHER

BY: Susan P. Fletcher
SUSAN P. FLETCHER

BY: Don Roberts
DON ROBERTS
HEIGHTS DEVELOPMENT CORPORATION

BY: Carl R. Bender
CARL R. BENDER

BY: June E. Bender
JUNE E. BENDER

DIRECTOR OF PUBLIC WORKS
CERTIFICATE OF APPROVAL

DATA ON THIS PLAT APPROVED THIS 18th DAY OF SEPTEMBER, 2002, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Jackie Howers
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 SEPTEMBER, 2002

ATTEST: VICE-CHAIRMAN Mary W. Weller CHAIRMAN Cy Hall

CITY COUNCIL OF SHERIDAN
CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 18th DAY OF SEPTEMBER, 2002.

ATTEST: CITY CLERK Cathy V. Elkin MAYOR Jim L. Latta

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }
I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY

OFFICE AT 4:00 O'CLOCK P.M. ON SEPT. 20, 2002,

AND FILED IN DRAWER M, PLAT NUMBER 57

INSTRUMENT No. 419978 FEE 50.00

Rudney Kallista Dale R. Rawlings
COUNTY CLERK DEPUTY COUNTY CLERK