

NWSC SUBDIVISION

DETAIL

GRAPHIC SCALE 1"=30'
BASIS OF BEARING IS WYOMING STATE PLANE (EAST CENTRAL ZONE).

CERTIFICATE of OWNERS

LOCATION

SCALE : 1" = 1000'



T 56 N R 84 W

N



PLAT

of the

NWSC SUBDIVISION

being a
SUBDIVISION

of a
TRACT of LAND

in the
SW $\frac{1}{4}$ SE $\frac{1}{4}$ of SECTION 21,
TOWNSHIP 56 NORTH, RANGE 84 WEST
of the
SIXTH PRINCIPAL MERIDIAN

in the
CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

for
NWSC PROPERTIES, LLC

1524 WEST FIFTH STREET
SHERIDAN, WYOMING 82801

DRAWN BY REX RANDALL - FEBRUARY 26, 2013
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

Know all men by these presents that the undersigned, NWSC Properties, L.L.C., a Wyoming limited liability company and First Interstate Bank, being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as NWSC Subdivision, being a Subdivision of a tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which bears N 72°29'20" W a distance of 1,447.19 feet from the Southeast Corner of said Section 21, Township 56 North, Range 84 West, this point of beginning being monumented with a Highway Right-of-Way monument marked "Station 37+00" and being on the South line of Fifth Street and the West line of Kentucky Avenue; thence along the West line of Kentucky Avenue on a bearing of S 0°38'09" W for a distance of 357.24 feet to an aluminum cap marked PELS 3159, this point being on the South line of said Section 21 which is also the centerline of the Burton Street Extension (now vacated); thence along this line N 88°49'56" W for a distance of 340.35 feet to an aluminum cap marked PELS 3159; thence N 0°38'09" E for a distance of 256.92 feet to an aluminum cap marked PELS 3159, this point being on the South Right-of-Way Line of Fifth Street and also lying on a Spiral Curve (the tangent to Spiral point bears S 56°29'55" W a distance of 85.29 feet from this point) thence along this spiral curve to the right with a Chord bearing of N 60°07'52" E and Chord distance of 37.53 feet to the Spiral to Curve point, said point being an aluminum cap marked PELS 3159; thence along a circular curve to the right having a Radius of 532.95 feet, a Central Angle of 23°58'30", an Arc Length of 223.01 feet and a Chord bearing of N 73°42'54" E with a Chord distance of 221.39 feet to the Curve to Spiral point, said point being an aluminum cap marked PELS 3159; thence along a spiral curve to the right with a Chord bearing of N 89°47'55" E and a Chord distance of 98.97 feet to the point of beginning.

Said tract of land contains 2.55 Acres, more or less.

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 owners and proprietors; and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements; and

That the undersigned owners of the land shown and described on this plat 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 public use 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.

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

Executed this 5th day of March, 2013, by:

NWSC Properties, L.L.C.

Stephen Holst, Managing Member

Scott Bateman, Member

State of Wyoming } ss
County of Sheridan }

The foregoing plat was acknowledged before me this 5th day of March, 2013, by Stephen Holst and Scott Bateman, Members in NWSC Properties, L.L.C., a Wyoming limited liability company.

My commission expires: August 12, 2015.

First Interstate Bank (Mortgagee)

By David H. Hest

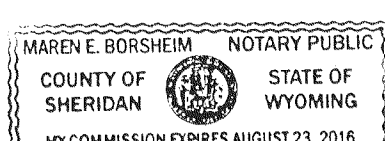
State of Wyoming } ss
County of Sheridan }

On this 6th day of March, 2013, before me personally appeared David Hest to me personally known who, being duly sworn, did say that he is the President of First Interstate Bank and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said _____ acknowledged said instrument to be the free act and deed of said corporation.

Given under my notarial seal this 6th day of March, 2013.

My commission expires: Aug 23rd 2016.

Maren E. Borsheim



CITY of SHERIDAN CERTIFICATE of APPROVAL

Approved by the City Council of Sheridan, Wyoming, this 5th day of March, 2013.

Scott Balazs

ALTERNATE: CITY CLERK

Dave Kinney

MAYOR

CERTIFICATE of RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 9:15 A.M. on this 10th day of March, 2013, and is duly recorded in Book N, Page No. 11.

Eda Schunk Thompson

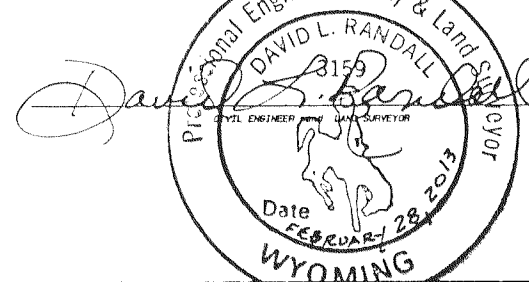
COUNTY CLERK

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming being a duly registered Professional Engineer and Land Surveyor in the State of Wyoming, do hereby certify that this plat is a true, correct and complete plat of the NWSC Subdivision as laid out, plotted, dedicated and shown on this plat was made from an actual survey of said property performed by me or under my direct supervision in September through December of 2012 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.

Registration No. 3159 PE & LS



DIRECTOR of PUBLIC WORKS CERTIFICATE of APPROVAL

This plat has been prepared in accordance with the requirements and procedures outlined in the subdivision regulations of the City of Sheridan, Wyoming and certified this 12th day of March, 2013 by the Director of Public Works of Sheridan, Wyoming.

Nicholas L. Bateman

DIRECTOR OF PUBLIC WORKS

CITY of SHERIDAN PLANNING COMMISSION CERTIFICATE of REVIEW

Reviewed by the City of Sheridan Planning Commission this 11th day of March, 2013.

James J. Hest

John J. Hest

VICE CHAIRMAN

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