

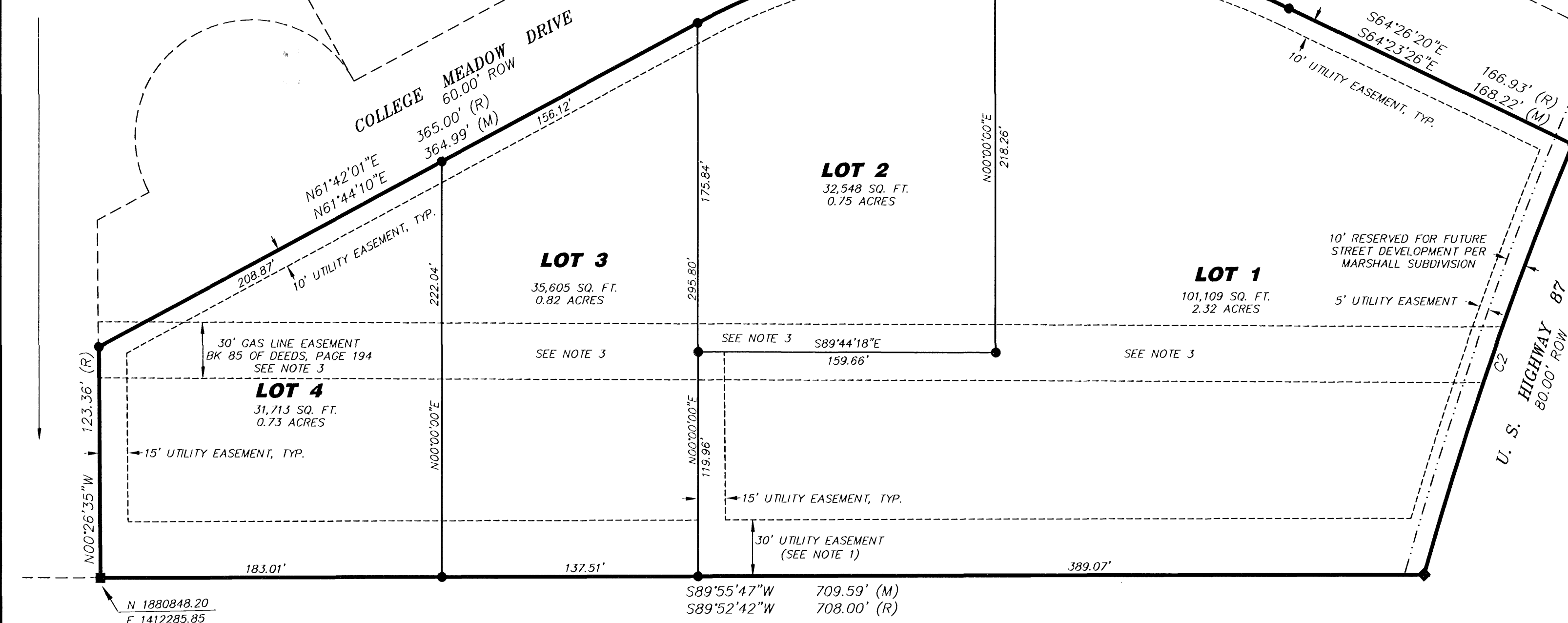
FINAL PLAT
OF THE
SHERIDAN EQUINE MINOR
SUBDIVISION
TO THE
CITY OF SHERIDAN, WYOMING

BEING A REPLAT OF LOT 2, COLLEGE MEADOW DEVELOPMENT
TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

FOUR (4) LOTS CONTAINING ±4.62 ACRES
ZONED: B-1

LOT 1
COLLEGE MEADOW DEVELOPMENT

TRACT 3
MYSTAR RECOVERY CAMPUS
PLANNED UNIT DEVELOPMENT



CURVE TABLE				
CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	350.00	53°51'54"	329.04'	N88°39'52"E
C2	2082.20'	6°45'59"	243.53'	S19°05'25"W
C3	350.00	27°16'07"	186.32'	N75°21'58"E
C4	350.00	26°35'47"	182.47'	S77°42'05"E



SCALE: 1"=50'
BASIS OF BEARINGS IS
WYOMING COORDINATE SYSTEM NAD 83, EAST CENTRAL ZONE
DISTANCES ARE SURFACE
GRAPHIC SCALE

LEGEND

- ◆ SET 3-1/4" ALUMINUM CAP PER PLS 2615 (SEE NOTE 2)
- FOUND 3-1/4" ALUMINUM CAP PER PLS 5300
- SET 2" ALUMINUM CAP PER PLS 2615 (SEE NOTE 2)
- NOTHING FOUND/SET
- LOT LINE
- BOUNDARY LINE
- - - UTILITY EASEMENT
- - - SECTION LINE

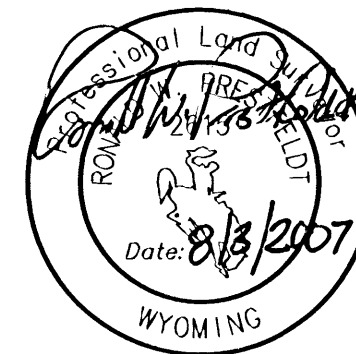
NOTES

- BOOK 176 OF DEEDS, PAGE 187
- CORNERS RESET USING PRIOR SURVEY INFORMATION
- THAT PORTION OF A THIRTY (30) FOOT WIDE GAS LINE EASEMENT PER BOOK 85 OF DEEDS, PAGE 194 AS SHOWN ON THIS PLAT WILL BE EXTINGUISHED BY MONTANA DAKOTA UTILITIES AFTER THE GAS LINE IS RELOCATED TO THE THIRTY (30) FOOT WIDE UTILITY EASEMENT ON THE SOUTH LINE OF THIS SUBDIVISION AS SHOWN ON SAID PLAT.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT DO HEREBY CERTIFY 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 SHERIDAN EQUINE 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, EASEMENTS AND STREETS 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"

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED TED VLAHOS DVM, LLC, BY AND THROUGH TED VLAHOS, BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS SHERIDAN EQUINE MINOR SUBDIVISION, IS SITUATED IN LOT 2, COLLEGE MEADOW DEVELOPMENT TO THE CITY OF SHERIDAN AND THE NW1/4 OF SECTION 11, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, COLLEGE MEADOW DEVELOPMENT, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 87; THENCE S89°55'47"W, 709.59 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N00°26'35"W, 123.36 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF COLLEGE MEADOW DRIVE; THENCE N61°44'10"E, 364.99 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF COLLEGE MEADOW DRIVE TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 53°51'54", AN ARC LENGTH OF 329.04 FEET, A CHORD BEARING OF N88°39'52"E, AND A CHORD LENGTH OF 317.06 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF COLLEGE MEADOW DRIVE TO A POINT; THENCE S64°26'20"E, 186.93 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF COLLEGE MEADOW DRIVE TO A POINT; SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 87; THENCE, THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2080.20 FEET, A CENTRAL ANGLE OF 06°45'59", AN ARC LENGTH OF 243.53 FEET, A CHORD BEARING OF S19°05'25"W, AND A CHORD LENGTH OF 243.39 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 87 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 4.61 ACRES OF LAND, MORE OR LESS.

THE SHERIDAN EQUINE 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 AND EASEMENTS.

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES 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 8 DAY OF August, 2007.

BY: TED VLAHOS DVM, LLC
OWNER

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF August, 2007, BY TED VLAHOS, OWNER OF LOT 2, COLLEGE MEADOWS DEVELOPMENT.

NOTARY PUBLIC

BY: JIM R. FULLER, BRANCH PRESIDENT
THE BANK OF SHERIDAN

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF August, 2007.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES May 17, 2011

NOTARY PUBLIC

THE UNDERSIGNED BANKERS HEALTHCARE GROUP, INC., HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK 536 OF MORTGAGES, AT PAGE 36. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

BY: EDMUND DURANT, CHIEF FINANCIAL OFFICER
BANKERS HEALTHCARE GROUP, INC.

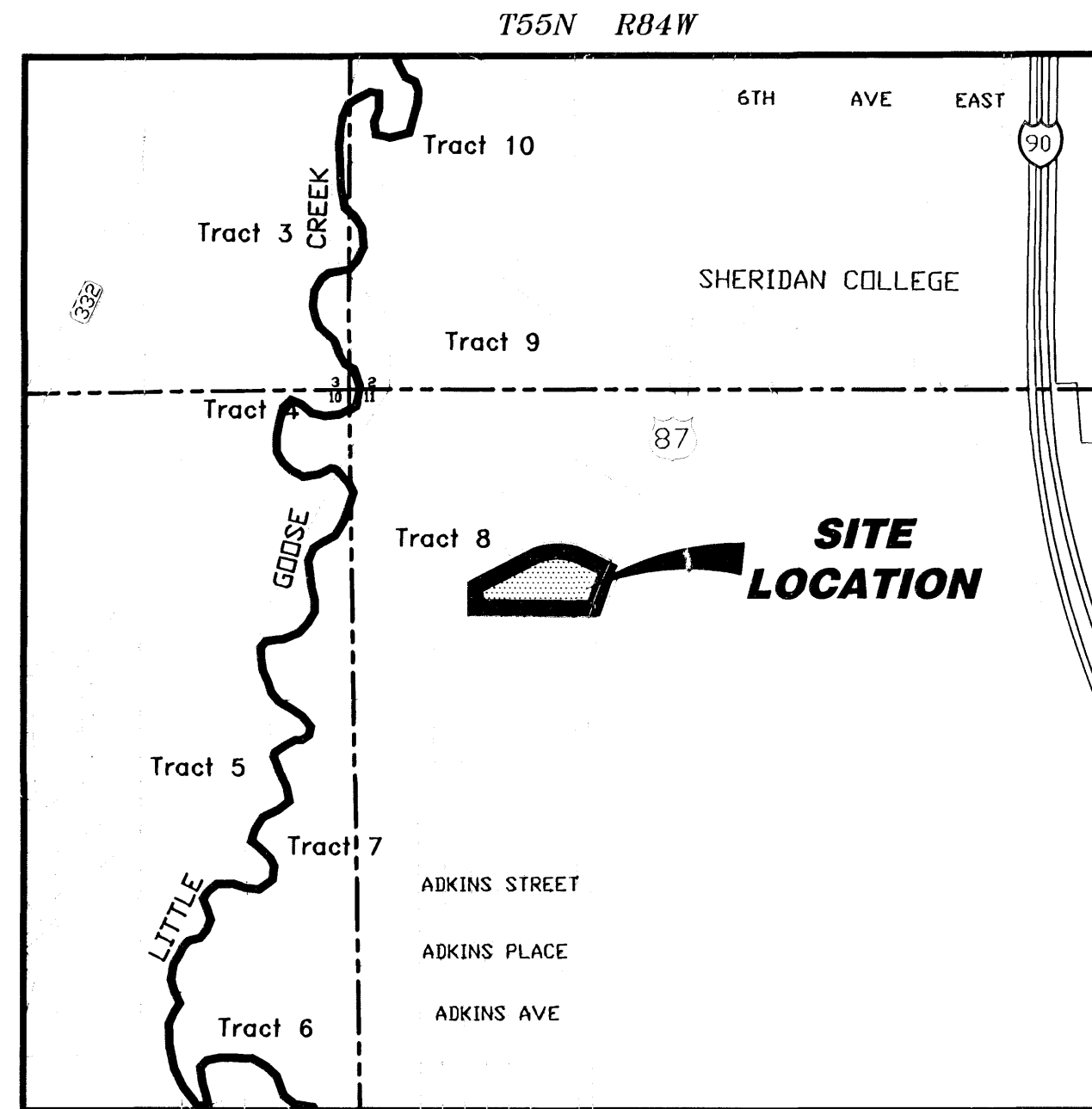
STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF August, 2007.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6/8/10

NOTARY PUBLIC

LOUISE A. CLARK
Notary Public, State of NY
Qualified in Onondaga County
No. 011M6008460
My Commission Expires June 8, 2010



LOCATION MAP
SCALE: 1"=1000'

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF LOT 2, COLLEGE MEADOW DEVELOPMENT, AS RECORDED IN DRAWER C, PLAT No. 49, OF THE RECORDS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 9th DAY OF August, 2007, BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SHERIDAN, WYOMING.

CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 14th DAY OF August, 2007.

NOTARY PUBLIC

CHAIRMAN

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 9th DAY OF August, 2007, BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

ACKNOWLEDGED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 2 DAY OF July, 2007.

CITY CLERK

ON THIS 2 DAY OF July, 2007, BEFORE ME PERSONALLY APPEARED DAVID KINSKEY, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MAYOR OF THE CITY OF SHERIDAN, WYOMING, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS CITY COUNCIL, AND SAID DAVID KINSKEY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 10 DAY OF August, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: June 12, 2010

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 2:15 O'CLOCK P.M., THIS 15 DAY OF August, 2007, AND IS DULY RECORDED IN DRAWER 5, PLAT NO. 119, FEE \$ 50.00

COUNTY CLERK

STAMP RECEIVING NUMBER 583904

FINAL PLAT
OF THE
SHERIDAN EQUINE MINOR
SUBDIVISION
TO THE
CITY OF SHERIDAN, WYOMING

BEING A REPLAT OF LOT 2, COLLEGE MEADOW DEVELOPMENT
TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

CLIENT: TED VLAHOS
1026 SOLDIER CREEK ROAD
WOLF, WY 82844
(307)655-9356

RESTFELDT
SURVEYING
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 23048
DF: 2003480
TAB: FINAL MINOR SUBD
AUGUST 03, 2007