

EASTSIDE INDUSTRIAL PARK ONE

LOCATED WITHIN
THE NE1/4 NW1/4 OF SECTION 25
TOWNSHIP 56 NORTH, RANGE 84 WEST
OF THE 6th PRINCIPAL MERIDIAN
CITY OF SHERIDAN
SHERIDAN COUNTY, WYOMING

DEDICATION

THE FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE
NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4)
OF SECTION 25, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE
SIXTH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, COUNTY OF
SHERIDAN, STATE OF WYOMING, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

BEGINNING AT A POINT LOCATED N 87°28'25"W, 448.17 FEET
FROM THE SOUTHEAST CORNER OF SAID NE1/4 NW1/4; THENCE
N 87°28'25"W, 800.11 FEET ALONG THE SOUTH LINE OF SAID
NE1/4 NW1/4 TO A POINT ON THE EAST LINE OF COUNTY ROAD
NO. 139; THENCE ALONG SAID EAST LINE N 1°15'00"E, 640.00
FEET; THENCE S 88°45'00"E, 450.00 FEET; THENCE S 50°47'41"E,
265.97 FEET; THENCE S 29°39'06"E, 272.99 FEET; THENCE
S 1°15'00"W, 260.00 FEET TO THE POINT OF BEGINNING,
CONTAINING 10.619 ACRES, MORE OR LESS,

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE
WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS;
CONTAINING 10.619 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID
OUT AND SURVEYED AS EASTSIDE INDUSTRIAL PARK ONE, AND DO HEREBY
DEDICATE TO AND FOR PUBLIC USE FOREVER HEREAFTER THE STREETS AS
ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO 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.

EASTSIDE INDUSTRIAL PARK, A PARTNERSHIP, BY:

Walter J. Pilch
WALTER J. PILCH REVOCABLE TRUST
WALTER J. PILCH, TRUSTEE

Seymour Thickman
SEYMOUR THICKMAN

Muriel Thickman
MURIEL THICKMAN

Gerald K. Pelesky
J.D. PELESKY CONSTRUCTION CO., INC.
GERALD K. PELESKY, PRESIDENT

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
WALTER J. PILCH, THIS 15th DAY OF October, 1996.

WITNESS MY OFFICIAL HAND AND SEAL.

Virginia M. Horton
NOTARY PUBLIC
MY COMMISSION EXPIRES: August 3, 2000

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
SEYMOUR THICKMAN AND MURIEL THICKMAN THIS 26th DAY
OF September, 1996.

WITNESS MY OFFICIAL HAND AND SEAL.

Virginia M. Horton
NOTARY PUBLIC
MY COMMISSION EXPIRES: August 3, 2000

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

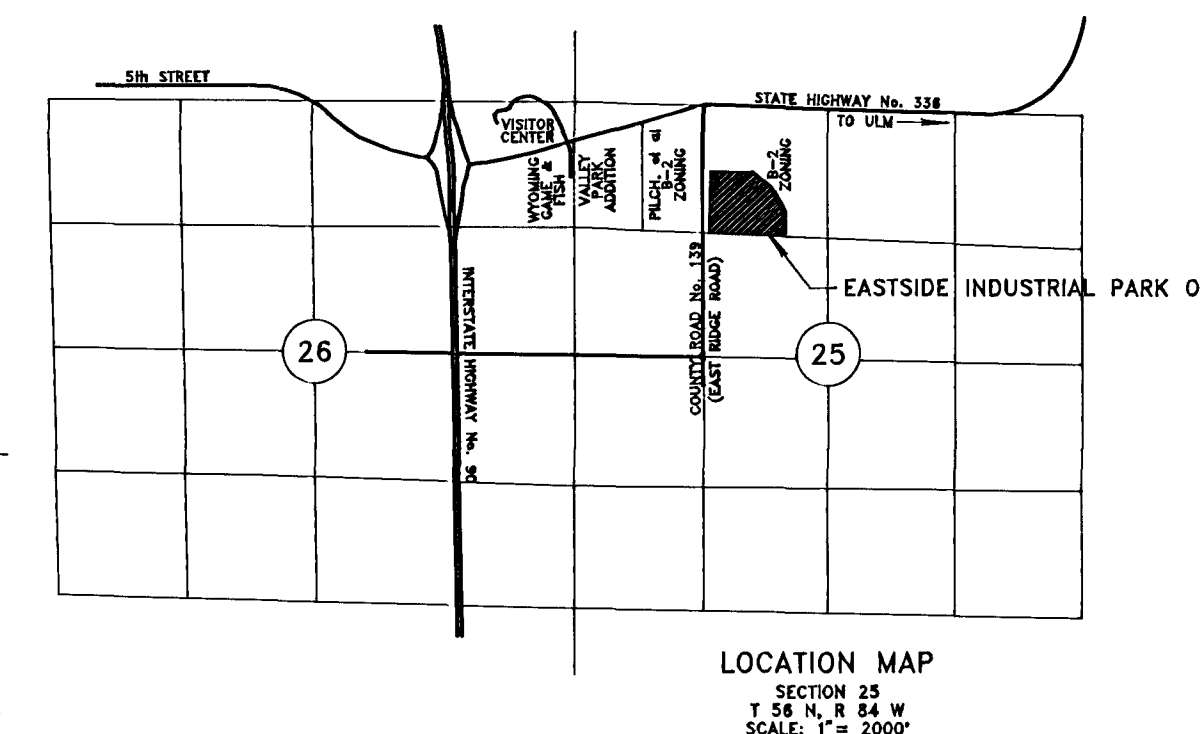
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
GERALD K. PELESKY, THIS 26th DAY OF September, 1996.

WITNESS MY OFFICIAL HAND AND SEAL.

Virginia M. Horton
NOTARY PUBLIC
MY COMMISSION EXPIRES: August 3, 2000

PREPARED FOR: EASTSIDE INDUSTRIAL PARK,
A PARTNERSHIP
45 EAST LOUCKS
SHERIDAN, WYOMING 82801

PREPARED BY: WALTER J. PILCH - ENGINEER
45 EAST LOUCKS
SHERIDAN, WYOMING 82801
(307) 672-8750



LOT	Sq. Ft.	ACRES
1	43,751	1.004
2	44,252	1.016
3	44,753	1.027
4	50,750	1.165
5	57,049	1.310
6	50,045	1.149
7	43,500	0.999
8	43,500	0.999
9	43,500	0.999
LOT TOTAL	421,100	9.667
STREETS	41,465	0.952
TOTAL	462,565	10.619

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

I, WALTER J. PILCH, OF SHERIDAN, WYOMING, A DULY REGISTERED
PROFESSIONAL ENGINEER AND LAND SURVEYOR, DO HEREBY CERTIFY
THAT THIS MAP, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A
SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



Walter J. Pilch
WALTER J. PILCH
P.E. & L.S. No. 537

CITY ENGINEER CERTIFICATE OF APPROVAL

APPROVED BY THE CITY ENGINEER OF THE CITY OF SHERIDAN, WYOMING
THIS 15th DAY OF October, 1996.

Edith Johnson-Lameres
EDITH JOHNSON-LAMERES
CITY ENGINEER

CITY PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE SHERIDAN CITY PLANNING COMMISSION THIS
THIS 28th DAY OF August, 1996.

ATTEST:

Al Grady CHAIRMAN *Isa Hall* SECRETARY

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE MAYOR AND CITY CLERK IN AND FOR THE CITY OF
SHERIDAN, WYOMING THIS 15th DAY OF October, 1996.

ATTEST:

Arthur W. Edie CITY CLERK *Della Herbert* MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

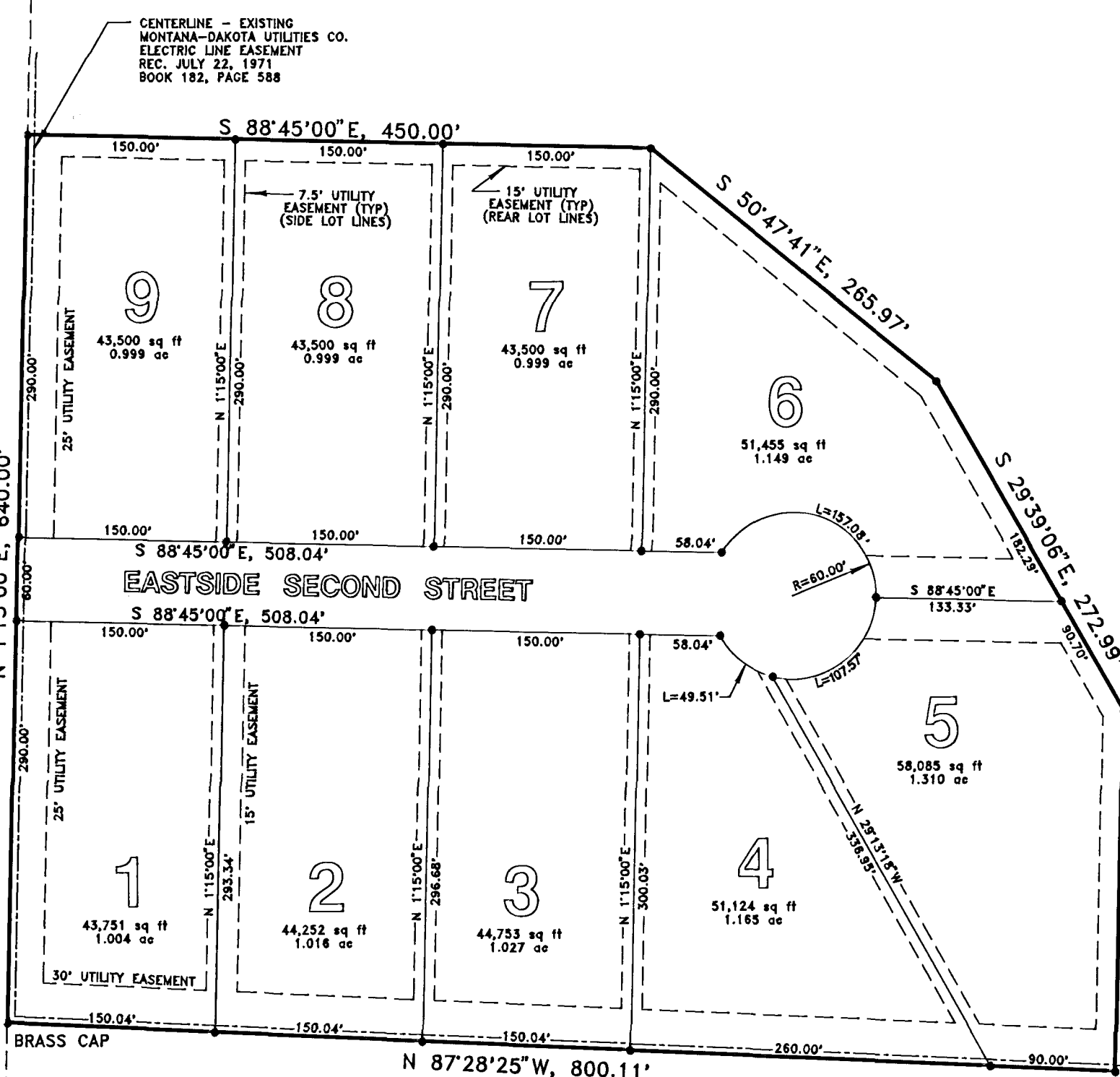
I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN
MY OFFICE AT 8:00 O'CLOCK A.M. ON October 16, 1996,
AND FILED IN DRAWER 6, PLAT NUMBER 11

INSTRUMENT No. 239703 FEE 50.00

COUNTY CLERK

Dale R. Rawlings
DEPUTY COUNTY CLERK

COUNTY ROAD NO. 139 (EAST RIDGE ROAD) (80' WIDTH)



NOTES: ZONING FOR PROPOSED SUBDIVISION IS B-2.

PERMANENT EASEMENTS OF 7.5 FEET ARE PROVIDED
AS SHOWN ON EACH SIDE OF ALL REAR LOT LINES
AND SIDE LOT LINES FOR USE BY PUBLIC UTILITIES.
AN ADDITIONAL 12 FOOT TEMPORARY CONSTRUCTION
EASEMENT IS PROVIDED FOR INITIAL INSTALLATION OF
OF UTILITY LINES.

• - PROPERTY CORNER SET (REBAR AND ALUMINUM CAP)

BASIS OF BEARING -
SE CORNER NE1/4NW1/4 SEC. 25 TO P.O.B.
N 87°28'25"W, 448.17'

SE CORNER
NE1/4 NW1/4
SECTION 25
T 56 N, R 84 W
BRASS CAP

SW1/4 NW1/4
SECTION 25

SE1/4 NW1/4
SECTION 25

NW1/4 NW1/4
SECTION 25

SW1/4 SE1/4
SECTION 24

SE1/4 SW1/4
SECTION 24

SECTION 24
SECTION 25

SW1/4 NW1/4
SECTION 25

2-8-96

E-11