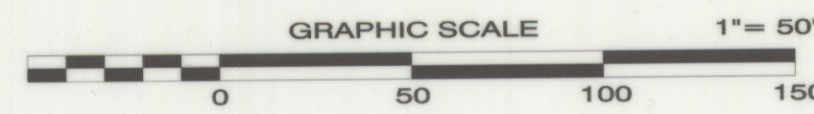


DETAIL



BASIS OF BEARING IS WYOMING STATE PLANE NAD 1983 (EAST CENTRAL ZONE).

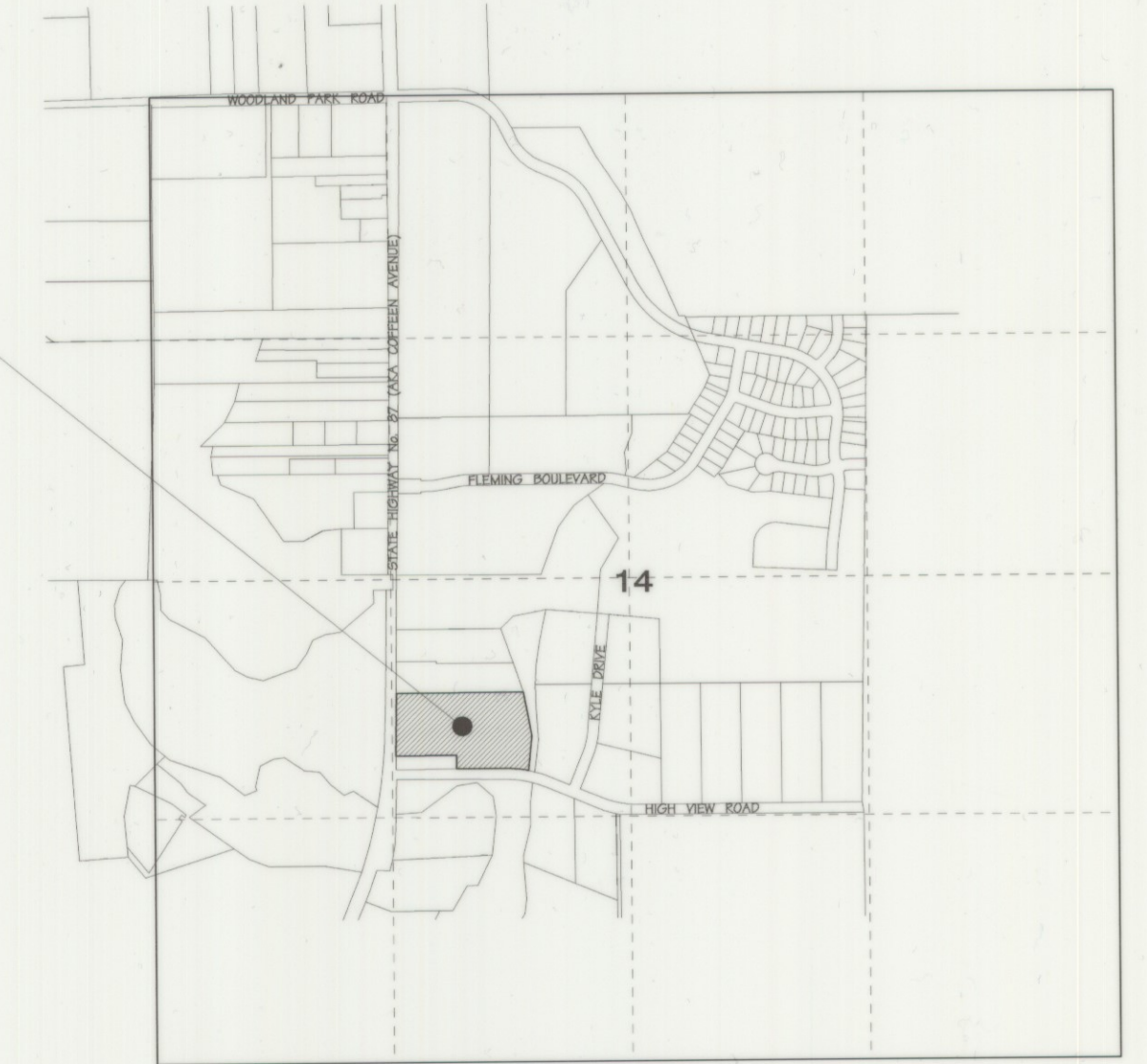
PROPERTY IS ZONED COMMERCIAL 1.

FINAL PLAT of the IRONWOOD SUBDIVISION

being a
TRACT of LAND
consisting of
2 LOTS COMPRISING 6.44 ACRES

LOCATION

SCALE : 1" = 1000'



TOWNSHIP 55 NORTH
RANGE 84 WEST

CERTIFICATE of DEDICATION

The above or foregoing subdivision, being a subdivision of a portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, Township 55 North, Range 84 West of the Sixth Principal Meridian in Sheridan County, Wyoming, more particularly described as follows:
Beginning at a point, said point bears N 35°09'27" E a distance of 2,393.35 feet from the Southwest corner of Section 14; thence N 89°56'33" E for a distance of 696.77 feet; thence S 10°28'43" E for a distance of 245.55 feet; thence S 6°44'17" W for a distance of 179.80 feet; thence S 89°52'47" W for a distance of 393.47 feet; thence N 0°40'37" E for a distance of 75.53 feet; thence S 89°53'16" W for a distance of 331.83 feet; thence N 0°40'37" E for a distance of 345.29 feet to the point of beginning, as appears on this plat, is with free consent, and in accordance with the desires of the under-signed owners; Subdivision, 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.

Executed this 17th day of August, 2021, by:

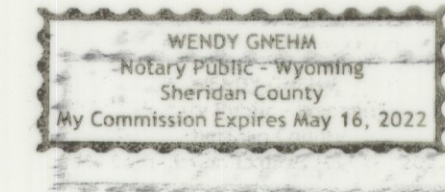
Lonnie J. Wright
Lonnie J. Wright, President
L.J. Wright Ironworks and Design, Inc.

State of Wyoming } ss
County of Sheridan }

The foregoing plat was acknowledged before me this 17th day of August, 2021, by Lonnie J. Wright, president of L.J. Wright Ironworks and Design, Inc.

My commission expires: May 16, 2022

Wendy Greiner
WENDY GREINER
NOTARY PUBLIC



NOTES :

1. CURRENT AND FUTURE BUILDINGS ON THESE PROPERTIES TO BE SERVED BY CENTRAL SEWER AND S.A.W.S. WATER.
2. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
4. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
5. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
6. BUILDING IN CLOSE PROXIMITY TO AN IRRIGATION DITCH MAY BE RESTRICTED.
7. CONCERNING WATER RIGHTS:
AN AUTHORIZATION TO DETACH WATER RIGHTS HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEER'S OFFICE IN CHEYENNE, WYOMING.
8. PORTIONS OF LOT 1 ARE DESIGNATED AS BEING IN ZONE AE - SPECIAL FLOOD HAZARD AREA, ANY DEVELOPMENT, AS DEFINED IN SHERIDAN COUNTY'S RULES AND REGULATIONS GOVERNING FLOOD PLAIN MANAGEMENT, WILL BE REQUIRED TO ADHERE TO THOSE REGULATIONS.

NOTICE

This plat is an image or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete, or authoritative depiction of current property lines, easements, or rights-of-way. Delineations, measurements, or representations may have occurred since the original plat was recorded.

CITY of SHERIDAN CITY COUNCIL CERTIFICATE of APPROVAL

Plat approved by the City Council of the City of Sheridan, Wyoming this 21st day of June, 2021.

David L. Randall
David L. Randall
Mayor

PLANNING AND ZONING COMMISSION CERTIFICATE of ACTION

Reviewed by the Sheridan County Planning and Zoning Commission this 30th day of June, 2021.

Jeffrey Wallach
Jeffrey Wallach
Chairman

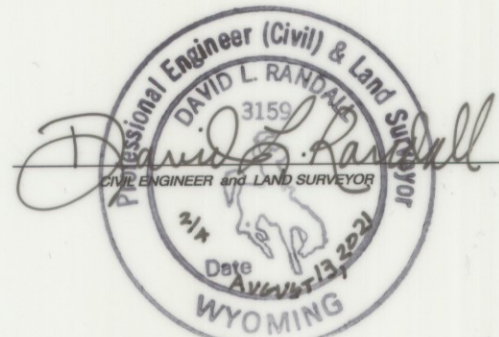
Mandy Keltika
Mandy Keltika
Chairman

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, a duly registered Professional Engineer and Land Surveyor in the State of Wyoming, do hereby certify that this plat of Ironwood Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.

Registration No. 3159 PE & LS



SHERIDAN COUNTY BOARD of COMMISSIONERS CERTIFICATE of APPROVAL

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County, Wyoming, this 1st day of July, 2021.

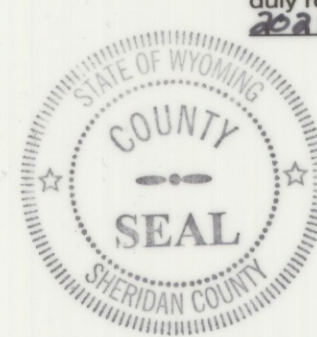
Eda Schunk Thompson
Eda Schunk Thompson
Chairman

Jim Hinds
Jim Hinds
Chairman

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 12:00 O'clock P.M. this 3rd day of September, 2021, and is duly recorded in Book 2, Page No. 221-77214.



Eda Schunk Thompson
Eda Schunk Thompson
County Clerk

ENGINEER/SURVEYOR

DAVID L. RANDALL
RANDALL ENGINEERING SURVEYS
722 MONTE VISTA
SHERIDAN, WYOMING, 82801
(307) 672-6003

OWNER

L.J. WRIGHT IRONWORKS AND DESIGN, INC
P.O. BOX 71
BIG HORN, WYOMING 82833

FINAL PLAT of the IRONWOOD SUBDIVISION

being a
TRACT of LAND

situated in the
NE $\frac{1}{4}$ SW $\frac{1}{4}$ of SECTION 14,
TOWNSHIP 55 NORTH, RANGE 84 WEST
of the
SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

for

L.J. WRIGHT IRONWORKS AND DESIGN, INC
P.O. BOX 71
BIG HORN, WYOMING 82833

I-5