

FINAL PLAT WHITNEY PLAZA

BEING ALL OF LOTS 1-8 OF BLOCK 22, LOTS 1-35 OF BLOCK 23
AND LOTS 1-13 AND 16-23 OF BLOCK 24, PALMER'S ADDITION,
AND A TRACT OF LAND LOCATED IN THE
SW1/4 NW1/4 AND NW1/4 SW1/4 OF SECTION 26, T 56 N, R 84 W
OF THE 6TH P.M.

CITY OF SHERIDAN
SHERIDAN COUNTY, WYOMING

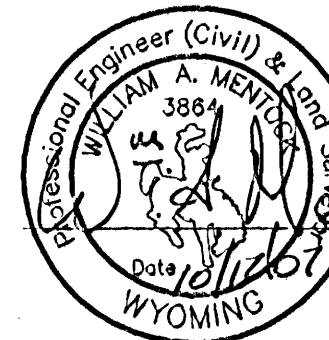
AREA = 11.164 ACRES
AREA OF LOTS = 3.54 ACRES
AREA OF OUTLOTS = 6.76 ACRES
TOTAL NO. OF LOTS = 40

DECLARATION VACATING PREVIOUS PLATS
THIS PLAT IS THE RE-SUBDIVISION OF LOTS 1-8 OF BLOCK 22, LOTS 1-35 OF BLOCK 23 AND LOTS 1-13
AND 16-23 OF BLOCK 24, PALMER'S ADDITION, AS RECORDED IN BOOK P OF PLATS, PAGE 1, OF THE
SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES
OF THIS PLAT ARE HEREBY VACATED.

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, AND DO ALSO CERTIFY THAT
THIS PLAT OF WHITNEY PLAZA DOES TRULY AND CORRECTLY REPRESENTS THE RESULT A SURVEY MADE BY ME
OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION OF ALL LOTS AND EASEMENTS
WITHIN THE BOUNDARY OF SAID SURVEY IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING
THE CITY OF SHERIDAN.



WILLIAM A. MENTOCK
WYO P.E. & L.S. No. 3864

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF REVIEWAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH REQUIREMENTS AND
PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN
AND CERTIFIED THIS 15th DAY OF October,
2007, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

John A. Jennings
DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

SHERIDAN PLANNING COMMISSION CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 16th DAY
OF October, 2007.

Mark D. B. [Signature] *Mary M. [Signature]*
ATTEST: VICE-CHAIRMAN CHAIRMAN

CITY COUNCIL OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 15 DAY
OF October, 2007.

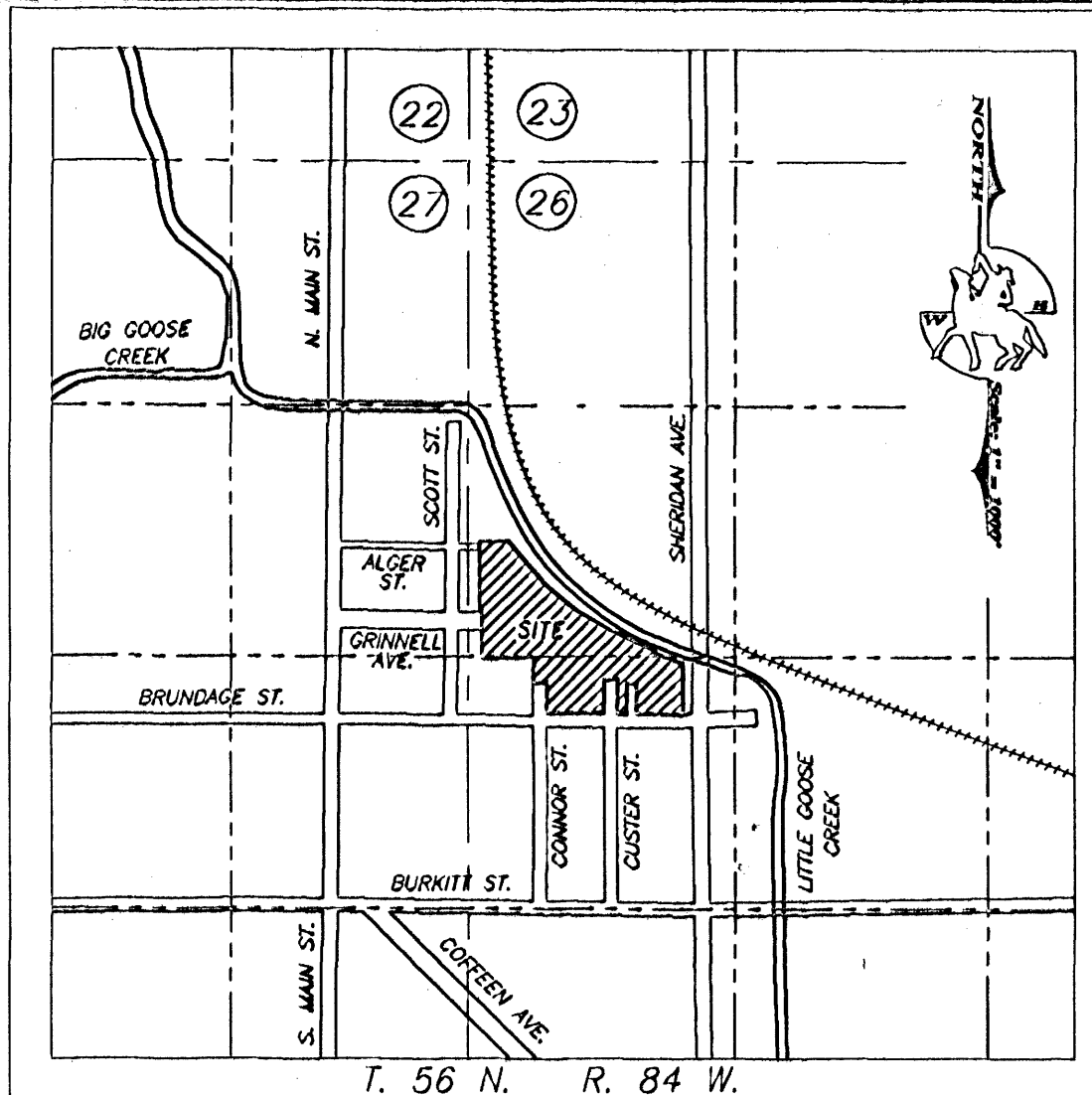
Scott D. [Signature] *[Signature]*
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT
4:00 P.M. O'CLOCK THIS 18 DAY OF October, 2007,
AND FILED IN DRAWER 40, PLAT NUMBER 59
INSTRUMENT NO. 587944 FEE 50.00

Randy K. [Signature] *[Signature]*
COUNTY CLERK DEPUTY COUNTY CLERK



LOCATION MAP 1"=1000' CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING PLANNED UNIT DEVELOPMENT,
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
WHITNEY PLAZA

BEING ALL OF LOTS 1-8 OF BLOCK 22, LOTS 1-35 OF BLOCK 23 AND LOTS 1-13
AND 16-23 OF BLOCK 24, PALMER'S ADDITION, AND A TRACT OF LAND LOCATED IN THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, SAID WHITNEY PLAZA BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE NORTHWEST CORNER OF LOT 38, BLOCK 23
OF THE PALMER'S ADDITION; THENCE N 0°20'52" E FOR A DISTANCE OF 134.58 FEET;
THENCE S 89°08'42" W FOR A DISTANCE OF 69.99 FEET; THENCE S 89°08'42" W FOR
A DISTANCE OF 199.35 FEET; THENCE N 0°22'02" E FOR A DISTANCE OF 252.24 FEET;
THENCE N 89°30'08" W FOR A DISTANCE OF 12.48 FEET; THENCE N 0°17'26" E FOR
A DISTANCE OF 365.81 FEET; THENCE S 89°37'40" E FOR A DISTANCE OF 147.50 FEET;
THENCE S 39°08'19" E FOR A DISTANCE OF 128.14; THENCE S 40°50'11" E FOR A DISTANCE
OF 158.18 FEET; THENCE S 42°11'09" E FOR A DISTANCE OF 14.35 FEET; THENCE S 48°52'01" E FOR
A DISTANCE OF 172.98 FEET; THENCE S 55°14'48" E FOR A DISTANCE OF 50.71 FEET;
THENCE S 59°00'24" E FOR A DISTANCE OF 195.08 FEET; THENCE S 65°16'06" E
FOR A DISTANCE OF 284.73 FEET; THENCE S 0°20'17" W FOR A DISTANCE OF
13.03 FEET; THENCE S 89°31'21" E FOR A DISTANCE OF 151.82 FEET; THENCE
S 0°58'22" E FOR A DISTANCE OF 281.84 FEET; THENCE N 89°29'01" W FOR
A DISTANCE OF 243.69 FEET; THENCE N 0°22'02" E FOR A DISTANCE OF 155.25 FEET;
THENCE N 89°37'58" W FOR A DISTANCE OF 50.00 FEET; THENCE S 0°22'02" W FOR
A DISTANCE OF 155.12 FEET; THENCE N 89°29'01" W FOR A DISTANCE OF 49.91 FEET;
THENCE N 0°20'52" E FOR A DISTANCE OF 174.99 FEET; THENCE S 89°32'19" W FOR
A DISTANCE OF 69.99 FEET; THENCE S 0°38'53" W FOR A DISTANCE OF 20.24 FEET;
THENCE S 0°22'48" W FOR A DISTANCE OF 153.15 FEET; THENCE N 89°37'58" W FOR
A DISTANCE OF 300.00 FEET; THENCE N 0°22'02" E FOR A DISTANCE OF 154.00
FEET; THENCE N 89°32'19" W FOR A DISTANCE OF 74.92 FEET TO THE POINT OF
BEGINNING; SAID TRACT OF LAND CONTAINING 11.19 ACRES, MORE OR LESS,
EXCEPTING THAT PORTION OF GRINNELL AVENUE AND CONNOR STREET PREVIOUSLY PLATTED
CONTAINING 0.86 ACRES, MORE OR LESS,

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 UTILITY EASEMENTS, STORM SEWER EASEMENTS,
AND PATHWAY EASEMENTS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED,
AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESCRIBED ON THIS PLAT, ARE HEREBY DEDICATED TO THE
CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING,
REPAIRING, 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 HEREFTER GENERALLY USED BY THE PUBLIC.
THE STORM SEWER EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED
TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE TO ACCOMMODATE THE
FLOW OF STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES
OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

OUTLOTS D, E, F AND H ARE DEDICATED AS RIGHTS OF WAY FOR ACCESS OF THE
OWNERS OF PROPERTY IN WHITNEY PLAZA, LAW ENFORCEMENT, AND FIRE AND EMERGENCY VEHICLES.
WHITNEY PLAZA OWNERS ASSOCIATION, A WYOMING NONPROFIT CORPORATION,
SHALL MAINTAIN THESE OUTLOTS AND ASSESS THE FEES FOR MAINTENANCE OF THE
OUTLOTS AGAINST THE OWNERS IN WHITNEY PLAZA AS PROVIDED IN THE DECLARATION OF
COVENANTS FOR WHITNEY PLAZA. WHITNEY PLAZA OWNERS ASSOCIATION MAY ALSO
PERMIT OTHER PERSONS TO USE THESE OUTLOTS FOR ACCESS TO WHITNEY PLAZA AND
MAY PERMIT USE OF THESE OUTLOTS FOR SIDEWALKS, WALKWAYS, ON STREET PARKING AND
DRAINAGE OF STORM WATER AS PROVIDED ON THE DECLARATION OF COVENANTS FOR WHITNEY
PLAZA.

OUTLOTS G, I AND K ARE DEDICATED AS PEDESTRIAN WALKWAYS FOR ACCESS OF OWNERS OF
PROPERTY IN WHITNEY PLAZA, LAW ENFORCEMENT, AND FIRE AND EMERGENCY VEHICLES.
WHITNEY PLAZA OWNERS ASSOCIATION MAY ALSO PERMIT OTHER PERSONS TO USE
THESE OUTLOTS AND PERMIT USES OF THESE OUTLOTS FOR LOCATION OF UTILITIES
AND PLACEMENT OF BENCHES, SEATING, PLANTERS, AND SCULPTURE WHICH DO NOT PREVENT
THE USE OF THESE OUTLOTS AS PEDESTRIAN WALKWAYS.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE
STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 12th DAY OF OCTOBER, 2007.

BY: *Tom Kinnison*
WHITNEY BENEFITS, INC. (OWNER)

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th
DAY OF October, 2007 BY WHITNEY BENEFITS, INC.

MY COMMISSION EXPIRES: May 17, 2011

Janet Korpela
NOTARY PUBLIC

EXECUTED THIS 12th DAY OF OCTOBER, 2007.

BY: *Tom Kinnison*
SHERIDAN ICE, LLC

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th
DAY OF October, 2007 BY SHERIDAN ICE, LLC

MY COMMISSION EXPIRES: May 17, 2011

Janet Korpela
NOTARY PUBLIC

POINT	NORTHING	EASTING
1	1506829.062	599427.122
2	1506728.808	599734.351
3	1506617.853	600034.793
4	1506504.822	600347.737
5	1506351.708	600178.952
6	1506290.103	600181.394
7	1506292.299	599942.235
8	1506457.545	599938.776
9	1506457.866	599888.777
10	1506292.750	599697.719
11	1506293.199	599837.807
12	1506468.186	599838.870
13	1506468.029	599768.973
14	1506448.835	599768.734
15	1506294.638	599767.729
16	1506296.560	599467.735
17	1506460.567	599468.766
18	1506461.160	599393.863
19	1506588.040	599394.622
20	1506584.146	599324.661
21	1506581.171	599125.338
22	1506833.408	599126.954
23	1506833.517	599114.475
24	1507199.319	599116.338
25	1507198.361	599263.812
26	1507100.523	599343.432
27	1506982.374	599445.546
28	1506971.741	599455.183
29	1506897.970	599568.487

POINT	NORTHING	EASTING
1A	1506584.947	599409.232
2A	1506720.945	599410.039
3A	1506658.946	599409.623
4A	1506610.943	599410.616
5A	1506740.944	599410.167
6A	1506931.999	599347.281
7A	1506832.001	599348.640
8A	1506932.767	599227.283
9A	1506832.769	599226.643
10A	1506731.182	599240.351
11A	1506861.184	599239.303
12A	1506591.685	599239.456

PREPARED FOR:
WHITNEY BENEFITS, INC.
P.O. BOX 5085
SHERIDAN, WYOMING 82801

PREPARED AND DESIGNED BY:
ENGINEERING INC.
1030 NORTH MAIN ST.
No. 2 TAYLOR PLACE
SHERIDAN, WYOMING 82801

KNAPP ARCHITECTURE DESIGN DEVELOPMENT
3002 75TH STREET
BOULDER, COLORADO 80301
ARMSTRONG DESIGN STUDIO
134 S. MAIN STREET
SHERIDAN, WYOMING 82801

ENGINEERING, INC.
Consulting Engineers and Land Surveyors
BILLINGS • BOZEMAN • SHERIDAN



CML AUGUST 13, 2007 01381ESPUD.dwg