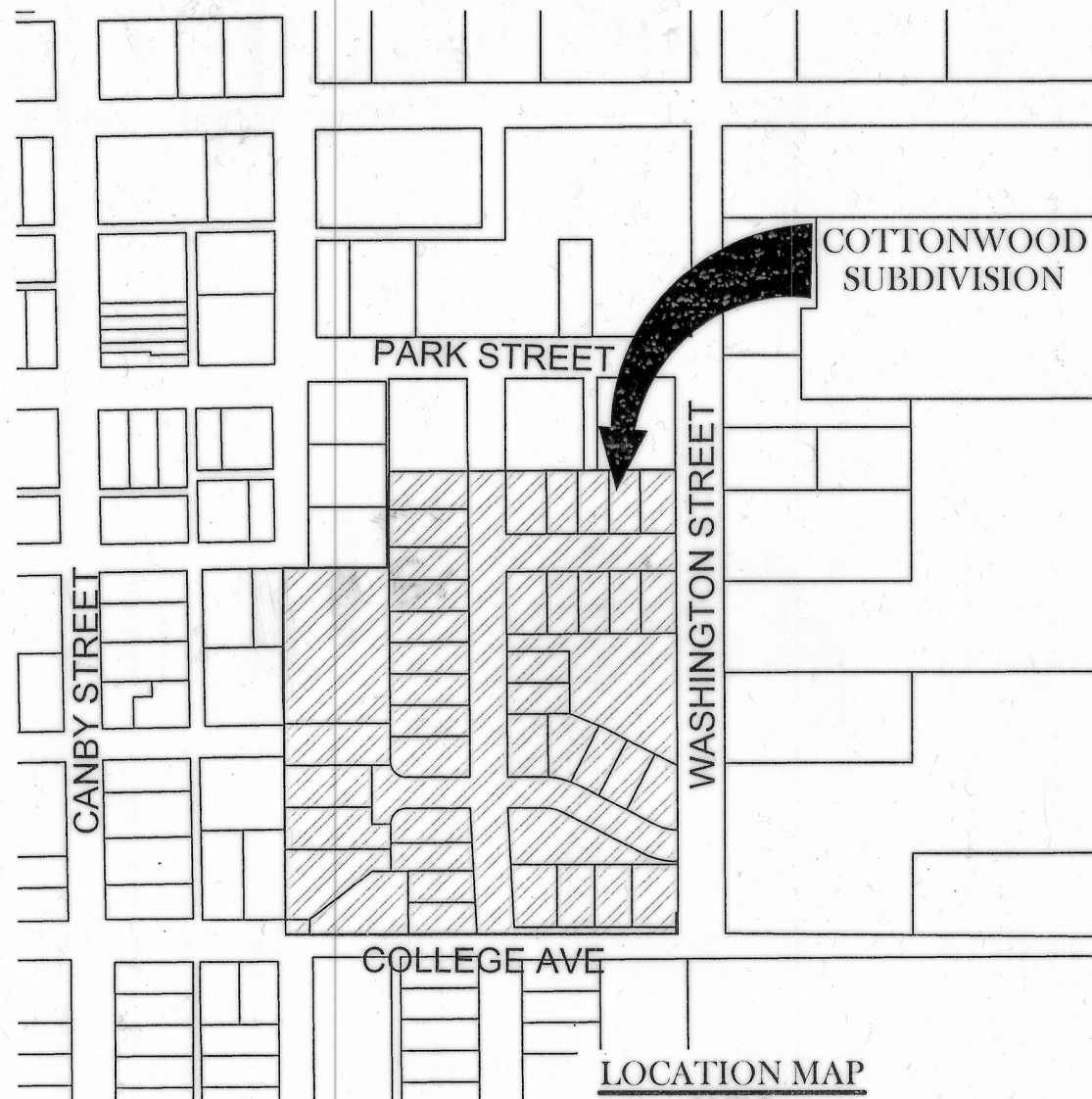




DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT SSR CONSTRUCTION, INC BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS COTTONWOOD SUBDIVISION, IS A REPLAT OF COTTONWOOD POINT SUBDIVISION, EXCEPTING LOT 22 AND STREET RIGHT OF WAY ADJACENT TO SAID LOT 22 AS SHOWN ON SAID COTTONWOOD POINT SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 35, TOWNSHIP 55 NORTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26, MONUMENTED WITH A 3.25" ALUMINUM CAP PER PLS 6812; THENCE S 27°42'49" W, 15.33 FEET TO THE POINT OF BEGINNING OF SUBJECT TRACT THENCE N 00°13'53" W, 597.20 FEET TO A POINT LYING ON THE SOUTH LINE OF OLIVE STREET; THENCE N 89°37'28" E, 168.18 FEET TO A POINT LYING ON THE EAST LINE OF THE ALLEY IN BLOCK 4 OF WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION PLAT; THENCE N 00°09'12" E 152.80 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID BLOCK 4; THENCE N 89°48'00" E, 454.27 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 3, WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION; THENCE N 89°15'23" E, 4.01 FEET TO THE NORTHEAST CORNER OF COTTONWOOD POINT SBC DEVELOPMENT, LLC; THENCE S 00°12'55" E, 705.78 FEET ALONG THE EAST LINE OF SAID COTTONWOOD POINT; THENCE S 89°46'33" W, 4.00 FEET ALONG THE SOUTH LINE OF SAID COTTONWOOD POINT; THENCE S 00°12'21" E, 32.60 FEET ALONG THE EAST LINE OF SAID COTTONWOOD POINT; THENCE S 89°55'38" W, 190.01 FEET ALONG THE SOUTH LINE OF SAID COTTONWOOD POINT; THENCE N 00°03'09" E, 110.14 FEET ALONG THE EAST LINE OF LOT 22 OF SAID COTTONWOOD POINT; THENCE S 89°45'47" E, 74.01 FEET ALONG THE NORTH LINE OF SAID LOT 22; THENCE S 02°53'48" E, 110.08 FEET ALONG THE SOUTH LINE OF SAID LOT 22 TO A POINT ON THE SOUTH LINE OF SAID COTTONWOOD POINT; THENCE S 89°59'38" W, 63.71 FEET ALONG THE SOUTH LINE OF SAID COTTONWOOD POINT; THENCE S 00°15'20" E, 39.61 FEET TO THE NORTHEAST CORNER OF BLOCK 1, MOUNTAIN VIEW ADDITION; THENCE S 89°39'24" W, 264.90 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1, MOUNTAIN VIEW ADDITION; THENCE N 00°15'20" W, 27.30 FEET; THENCE S 89°55'38" W, 37.31 FEET TO THE POINT OF BEGINNING OF SUBJECT TRACT, CONTAINING 10.12 ACRES MORE OR LESS.

SUBJECT TO PRIOR RECORDED EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONVEYANCES, AND

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 OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (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, WATERLINES, GAS LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

EXECUTED THIS 11 DAY OF March, 2021

OWNER NAME Brett Sayer

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Brett Sayer FOR SSR Construction THIS 11 DAY OF March, 2021.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: Sept 4, 2024

[Signature]
NOTARY PUBLIC

CITY OF SHERIDAN PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 11th DAY OF Sept, 2021.

ATTEST: CITY CLERK

CITY COUNCIL OF SHERIDAN

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 21st DAY OF Sept, 2021.

ATTEST: CITY CLERK

CERTIFICATE OF APPROVAL - DIRECTOR OF PUBLIC WORKS

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 17 DAY OF March, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

[Signature]
DIRECTOR OF PUBLIC WORKS

OWNER: SSR CONSTRUCTION, INC - BRETT SAYER
12 BIG HORN MEADOWS
SHERIDAN, WYOMING 82801

ENGINEER: MC2 ENGINEERING AND CONSTRUCTION, PC
902 N. MAIN STREET
SHERIDAN, WYOMING 82801

SURVEYOR: CANNON CONSULTING, LLC
51 COFFEEN AVE.
SHERIDAN, WYOMING 82801

COTTONWOOD SUBDIVISION

A REPLAT OF COTTONWOOD POINT SUBDIVISION
LOCATED IN THE SE1/4SW1/4 AND SW1/4SE1/4 OF SECTION 26; AND THE NW1/4NE1/4 AND NE1/4NW1/4 OF SECTION 35
TOWNSHIP 55 NORTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±10.12 ACRES

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.

INTERSTATE 90

- LEGEND**
- FOUND EXISTING MONUMENT AS NOTED
 - FOUND 1.5" AC-PLS 6812
 - FOUND 2" AC-PE&LS 5300
 - ▲ FOUND 1.5" AC-PE&LS 3684
 - ◆ TO BE SET 1.5" AC-LS 14250
 - CALCULATED CORNER
 - AC ALUMINUM CAP
 - INTERIOR SECTION LINE
 - SECTION LINE
 - ADJOINING SUBDIVISION LINE
 - LOT LINES
 - SUBDIVISION BOUNDARY LINE
- SCALE: 1"=40'
- BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAP: 1.000235

DECLARATION VACATING PREVIOUS PLATING

THIS PLAT IS THE RE-SUBDIVISION OF LOTS 1-21 AND 23-40 OF COTTONWOOD POINT SUBDIVISION, AS RECORDED IN PLAT BOOK C PAGE 73 OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9:07 O'CLOCK PM, THIS 23 DAY OF March, 2021 AND IS DULY RECORDED IN PLAT BOOK C ON PAGE 100 (OR AS PLAT NO. C-100)

Kimberly Klein chief deputy 2021-767475
COUNTY CLERK

STAMP RECEIVING NUMBER

CERTIFICATE OF SURVEYOR

I, CLAYTON P. ROSENBLUND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF COTTONWOOD SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Clayton P. Rosenlund
REGISTERED LAND SURVEYOR
NO. 14250

Cannon Consulting LLC
51 COFFEEN AVE.
SHERIDAN, WYOMING 82801

PREPARED FOR:

SSR CONSTRUCTION - BRETT SAYER
12 BIG HORN MEADOWS
SHERIDAN, WY 82801

C-100

CALL UTILITY NOTIFICATION
WYOMING ONE-CALL
8 1 1
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

DATE	RVS#	COMMENT/DESCRIPTION	BY	CHK'D	ISSUE DATE:
					SCALE HORIZ: N/A
					SCALE VERT: N/A
					DESIGN BY: TME
					CHECKED BY: MLC
					PROJECT NUMBER: 346
					FILE NAME: BNDY

MC² ENGINEERING & CONSTRUCTION, P.C.

902 North Main Street
Sheridan, Wyoming 82801
Office: 307.673.7350
www.mc2engineering.com

COTTONWOOD SUBDIVISION
FINAL PLAT

SHEET T-1

C-100