

CERTIFICATE OF OWNER

Know all men by these presents that the undersigned CRAFT PROPERTIES, LLC and ABS RENTALS, LLC, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat is designated as CRAFT MINOR SUBDIVISION, described as follows:

PARCEL 1: (Craft Properties, LLC)

A tract of land situated in the SE1/4 NW1/4 and the N1/2 SW1/4 of Section 35, Township 56 North, Range 84 West of the 6th P.M., City of Sheridan, Sheridan County, Wyoming being more particularly described as follows: Beginning at a point on the easterly line of Sheridan Avenue located EAST, 1155.5 feet and SOUTH, 25.0 feet from the West Quarter Corner of said Section 35; thence N89°29'21"E, 412.91 feet; thence N10°42'29"E, 101.38 feet to the southerly right of way line of Avoca Avenue; thence along said southerly line, S55°41'12"E, 41.60 feet; thence leaving said southerly line, S13°29'23"W, 517.00 feet; thence N16°39'03"W, 128.71 feet; thence N24°18'17"W, 134.62 feet; thence N3°00'33"W, 99.88 feet; thence N13°37'23"W, 40.52 feet; thence S89°29'21"W, 238.50 feet to the easterly line of Sheridan Avenue; thence along said easterly line, N0°03'41"W, 39.90 feet to the point of beginning.

AND

PARCEL 2: (ABS RENTALS, LLC)

A tract of land situated in the N1/2 SW1/4 of Section 35, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows: Beginning at a point on the East line of Sheridan Avenue extended, said point being S 89°39'E, 1155.2 feet and 25 feet South from the West quarter corner of said Section 35; thence East 234.8 feet to the East bank of the Reed and South Park Ditch, thence following the meander of said Ditch for straight line distance of 145.8 feet and bearing of S 6°05'E, to a point on the West bank of said Reed and South Park Ditch, thence West 250 feet to a point on the East line of South Sheridan Avenue extended, and thence N 0°04'W, along said East line of said Sheridan Avenue, extended, a distance of 145 feet to the point of beginning.

EXCEPTING THEREFROM that certain parcel of land conveyed to Robert E. Johnson, Thomas P. Wollenzen and James L. Burton as contained in Warranty Deed recorded December 22, 1980, Book 253, Page 467.

EXCEPTING THEREFROM that certain parcel of land conveyed to The City of Sheridan, Wyoming as contained in Warranty Deed recorded April 13, 1998, Book 392, Page 144;

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 owners and proprietors, and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements; and 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 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, water lines, gas lines, electric lines, telephone lines, cable television lines, and other forms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released.

Executed this 25th day of Jan, 2022 by:

David Craft
President, Craft Properties, LLC

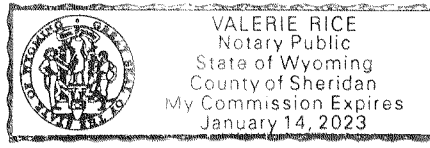
STATE OF WYOMING } SS:

COUNTY OF SHERIDAN

On this, the 25th day of Jan, 2022 before me, the undersigned officer, personally appeared *David Craft* known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that he executed the same for the purpose described herein.

In witness hereof, I set my hand and official seal.

Valerie Rice
Notary Public



Executed this 26th day of Jan, 2022 by:

Brett Sago
President, ABS Rentals, LLC

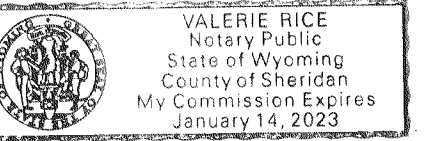
STATE OF WYOMING } SS:

COUNTY OF SHERIDAN

On this, the 26th day of Jan, 2022 before me, the undersigned officer, personally appeared *Brett Sago* known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that he executed the same for the purpose described herein.

In witness hereof, I set my hand and official seal.

Valerie Rice
Notary Public



CITY OF SHERIDAN CITY COUNCIL CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan this 15 day of November, 2021.

Attest: City Clerk *Mayor*

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, Wyoming, and certified this 18 day of January, 2022, by the Director of Public Works of Sheridan, Wyoming.

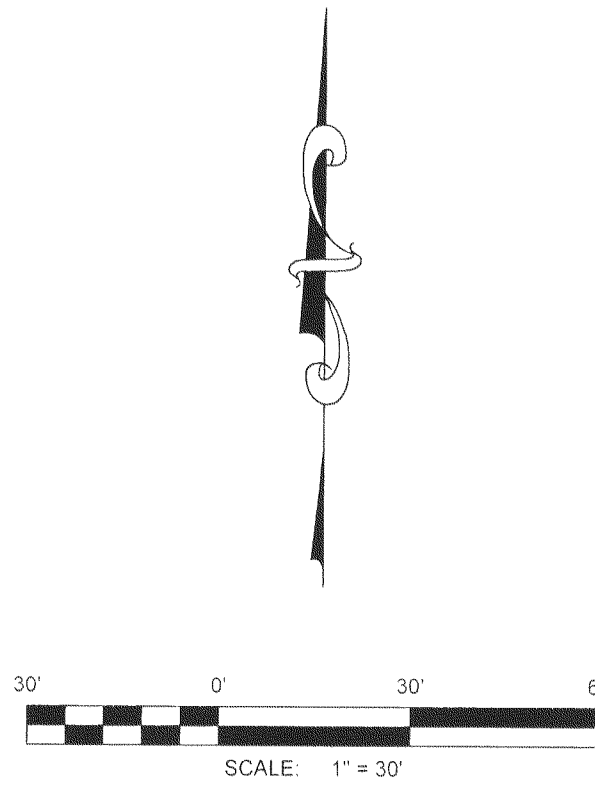
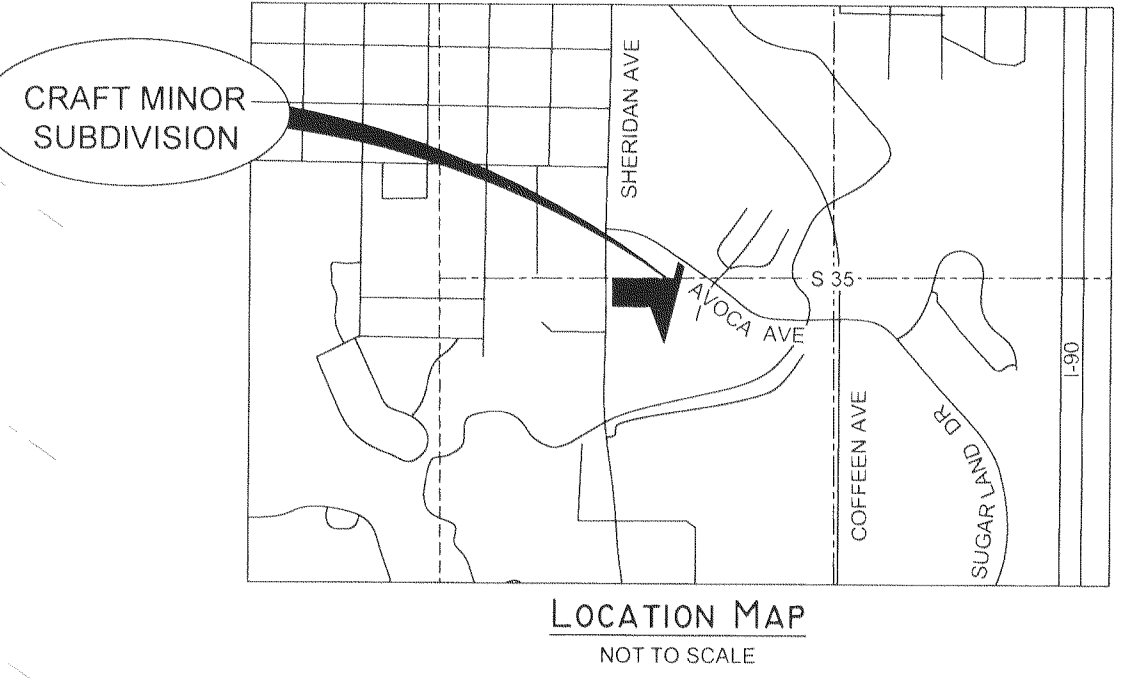
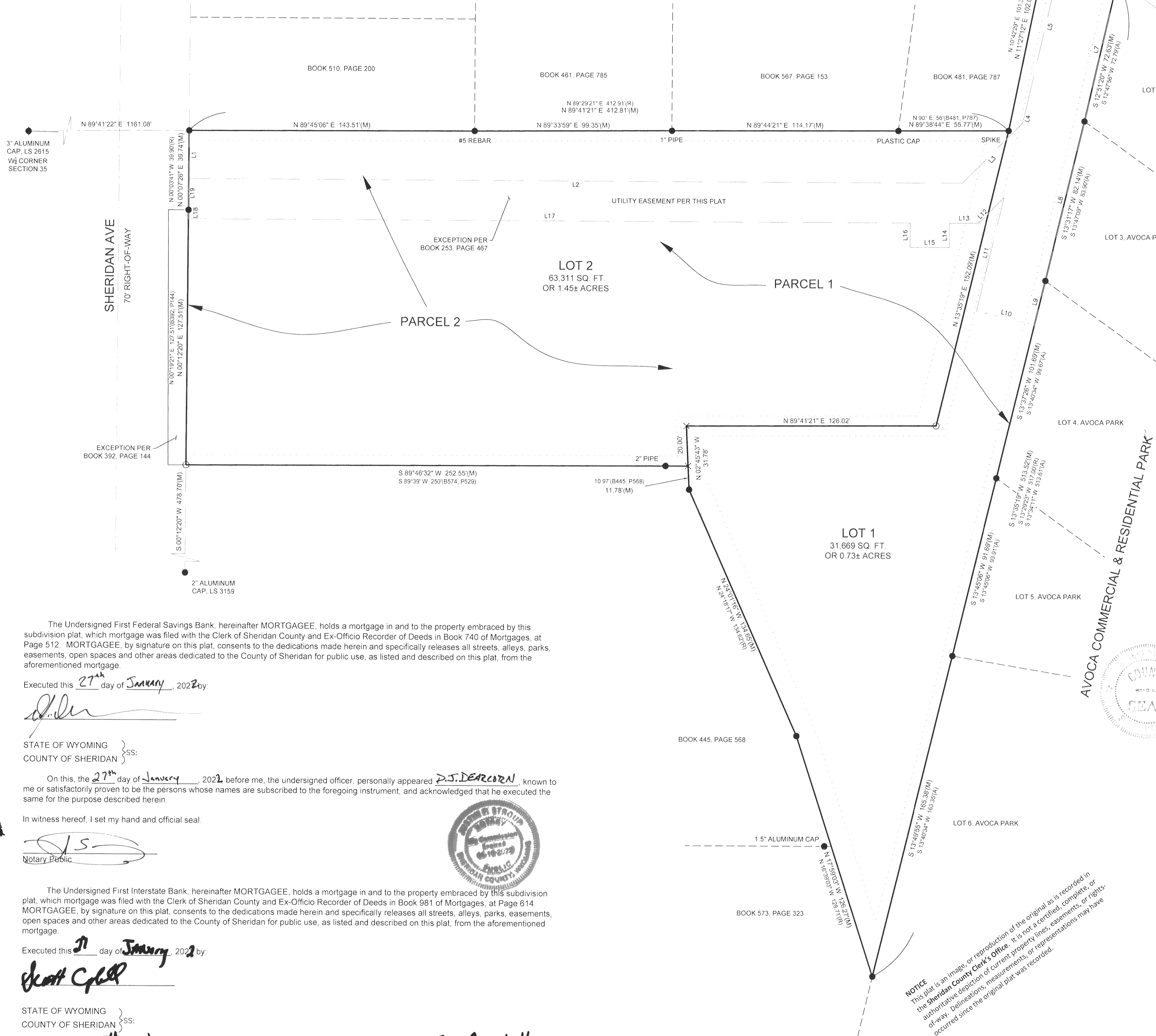
Director of Public Works

CITY OF SHERIDAN PLANNING COMMISSION CERTIFICATE OF APPROVAL

Reviewed by the City of Sheridan Planning Commission this 11 day of October, 2021.

Attest: Vice-Chairman *Chairman*

LINE	BEARING	DISTANCE
L1	S 00°04'17" W	24.12'
L2	N 89°00'00" E	389.61'
L3	N 45°00'00" E	42.63'
L4	N 13°31'17" E	84.97'
L5	N 12°51'20" E	84.98'
L6	S 54°31'04" E	32.50'
L7	S 12°51'20" W	12.83'
L8	S 13°31'17" W	82.14'
L9	S 13°37'28" W	22.78'
L10	N 78°44'19" W	30.00'
L11	N 13°33'42" E	58.32'
L12	S 45°00'00" W	18.25'
L13	N 30°00'00" W	14.61'
L14	S 00°00'00" W	12.19'
L15	N 30°00'00" W	23.00'
L16	N 00°00'00" W	12.19'
L17	N 30°00'00" W	183.35'
L18	N 00°12'20" E	4.39'
L19	N 00°12'20" E	15.61'



- LEGEND**
- - SET 1.5" ALUM CAP LS10287
 - - FOUND 2" ALUM CAP PER PELS3159 UNLESS NOTED
 - x - CALCULATED CORNER
 - (M) - MEASURED
 - (R) - RECORD (BK 556, PG 95)
 - (A) - RECORD (AVOCA COMMERCIAL AND RESIDENTIAL PARK)
 - - RIGHT-OF-WAY LINE
 - - - - ADJACENT LOT/PROPERTY LINE
 - - - - SUBDIVISION BOUNDARY
 - - - - CENTERLINE
 - - - - SETBACKS

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 1:13 o'clock this 2 day of February, 2022, and is duly recorded in Book C Page 102 as Plat Number Doc # 2022-776138

NOTES

1. BASIS OF BEARINGS IS WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 83, NAVD 88
2. DISTANCES ARE GROUND (PROJECT ADJUSTMENT FACTOR: 1.000240)
3. ALL LOTS TO BE ZONE M-1
4. BUILDING SETBACKS: (M-1, RESIDENTIAL USE)
FRONT YARD: NONE
REAR YARD: 10 Feet
SIDE YARD: 5 Feet

SURVEYOR'S CERTIFICATE

I, Jason D. Levanen, a duly registered Land Surveyor in the State of Wyoming, do hereby certify that this plat of CRAFT MINOR SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision.



NOTICE: This plat is an image or reproduction of the original as recorded in the Sheridan County Clerk's Office. It is not a certified copy, and no warranty, representation, or representation may be made by this plat since the original plat was recorded.

C-102

Prepared for:	Craft Properties, LLC 3 Pine Lane Sheridan, WY 82801
Prepared by:	Arrow Survey Group, Inc. Sheridan, WY 82801 (307)751-7543
DP: 19-154 MC2 Sheridan Aced2001.dwg	Date: 05/12/2021
Rev: 05/12/2021	Sheet 1 of 1