

CERTIFICATE OF OWNER

Know all men by these presents that the undersigned, Broderick Properties, LLC., being the owner, proprietor, or party of interest in the land shown on this plat, does hereby certify:

That the foregoing plat is designated as Broderick Subdivision, being a Replat of Part of Lots 3 and 4, Block 29, of the Sheridan Land Company's Second Amended Addition, and more particularly described as follows:

(PER WARRANTY DEED IN BOOK 566, AT PAGE 600) (87 E. 8th Street)
THE WEST 35 FEET OF THE EAST 70 FEET OF LOT FOUR (4), THE WEST 35 FEET OF THE EAST 70 FEET OF THE SOUTH HALF OF LOT THREE (3), AND THE SOUTH 25 FEET OF THE EAST 70 FEET OF THE NORTH HALF OF SAID LOT THREE (3), IN BLOCK TWENTY-NINE (29), OF SHERIDAN LAND COMPANY'S SECOND AMENDED ADDITION TO THE TOWN, NOW CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

ALSO

(PER WARRANTY DEED IN BOOK 572 AT PAGE 546) (65 & 65 1/2 E. 8th Street)
THE EAST 35 FEET OF THE WEST 70 FEET OF LOT 4; THE EAST 35 FEET OF THE WEST 70 FEET OF THE SOUTH ONE-HALF OF LOT 3; AND THE SOUTH 25 FEET OF THE WEST 70 FEET TO THE NORTH ONE-HALF OF LOT 3, ALL IN BLOCK 29, OF SHERIDAN LAND COMPANY'S SECOND ADDITION TO THE TOWN, NOW CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

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 24 day of September 2018 by:

Duane Charlson

Duane Charlson

STATE OF WYOMING } ss:
COUNTY OF SHERIDAN }

On this, the 24 day of Sept., 2018, before me, the undersigned officer, personally appeared Duane Charlson, known to me or satisfactorily proven to be the person whose name is 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.

Karen Stanton
Notary Public
KAREN STANTON - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires Nov. 15, 2018

The Undersigned First Federal Bank & Trust, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sheridan County and Ex-Officio Recorder of Deeds in Book 974 of Mortgages, at Page 51 (as to 65 & 65 1/2 E. 8th Street) and Book 974 of Mortgages, at Page 42 (as to 87 E. 8th Street). MORTGAGEE, by signature on this plat, consents to the dedications made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the City of Sheridan for public use, as listed and described on this plat, from the aforementioned mortgage.

Executed this 24 day of Sept., 2018 by:

JP, Commercial Lending

STATE OF WYOMING } ss:
COUNTY OF SHERIDAN }

On this, the 24 day of Sept., 2018, before me, the undersigned officer, personally appeared *JP, Commercial Lending*, known to me or satisfactorily proven to be the person whose name is 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.

Karen Stanton
Notary Public
KAREN STANTON - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires Nov. 15, 2018

CERTIFICATE OF RECORDER

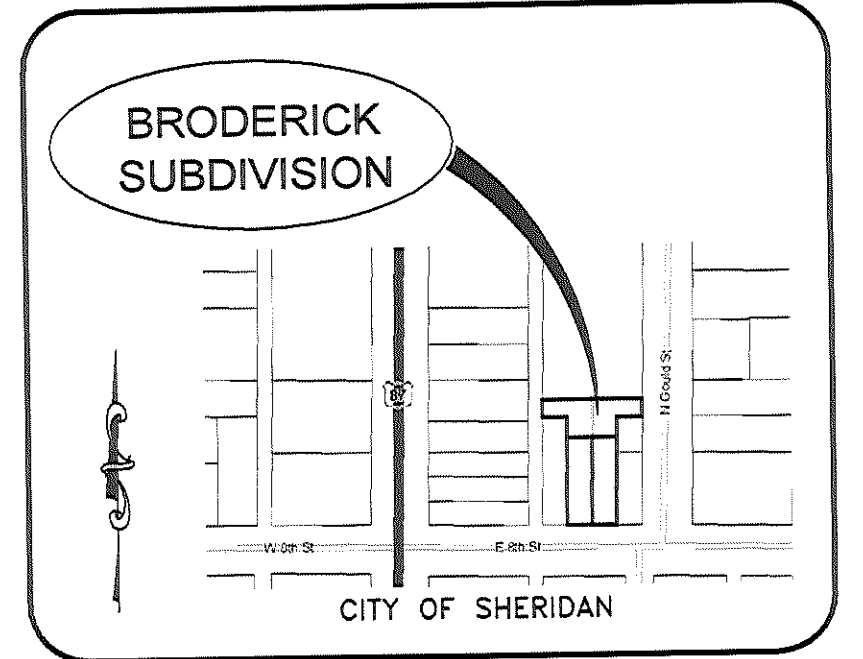
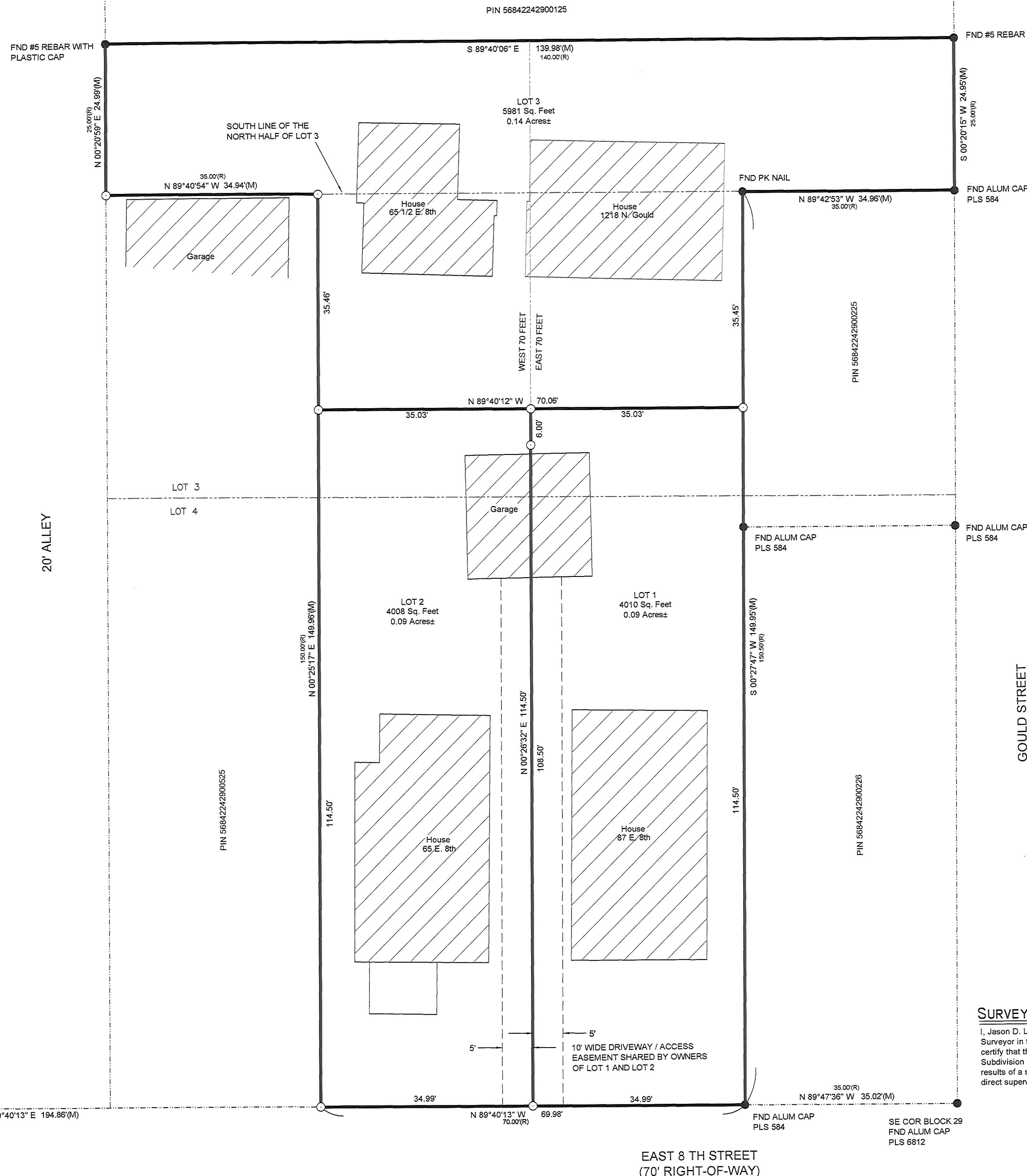
STATE OF WYOMING
COUNTY OF SHERIDAN

This plat was filed for record in the Office of the Clerk and Recorder at 9:03 o'clock this 5 day of December, 2018, and is duly recorded in Book 13 Page 69

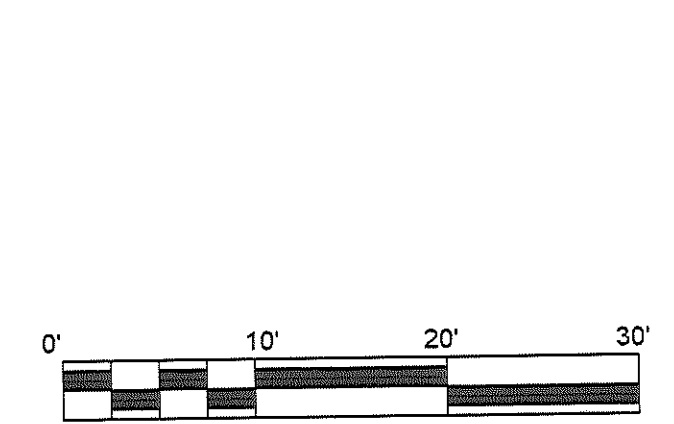
De Schunk Thompson
County Clerk

SW COR BLOCK 29
FND ALUM CAP
PLS 5812

PLAT OF
BRODERICK SUBDIVISION
A REPLAT OF PART OF LOTS 3 AND 4, BLOCK 29 OF THE SHERIDAN LAND COMPANY'S SECOND
AMENDED ADDITION TO THE TOWN, NOW CITY, OF SHERIDAN
BEING PART OF THE SE1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
TOTAL ACREAGE = 0.32 ACRES±



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 10'

BASIS OF BEARINGS IS NAD83, WYOMING STATE PLANE,
EAST CENTRAL ZONE, AS DERIVED FROM GPS
OBSERVATION WITH OPUS SOLUTION

ALL DISTANCES ARE MEASURED UNLESS SPECIFIED

LEGEND:

- - SET 1.5" ALUM CAP PER PLS#10287
- - FOUND MONUMENT AS NOTED
- (M) - MEASURED
- (R) - RECORD

DECLARATION VACATING PREVIOUS PLATTING

This plat is a replat of Part of Lots 3 and 4, Block 29 of the Sheridan Land Company's Second Amended Addition to the Town, now City, of Sheridan, being part of the SE1/4 of Section 22, Township 56 North, Range 84 West of the 6th Principal Meridian, City of Sheridan, Sheridan County, Wyoming, as recorded in Drawer "S", Plat No. 15, of the Records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

CITY OF SHERIDAN CITY COUNCIL CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan this 17 day of Sept., 2018.

Attest: City Clerk
Attest: City Clerk
Mayor
Mayor

CITY OF SHERIDAN PLANNING COMMISSION CERTIFICATE OF APPROVAL

Reviewed by the City of Sheridan Planning Commission this 27 day of August, 2018.

Attest: Vice-Chairman
Attest: Vice-Chairman
Chairman
Chairman

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

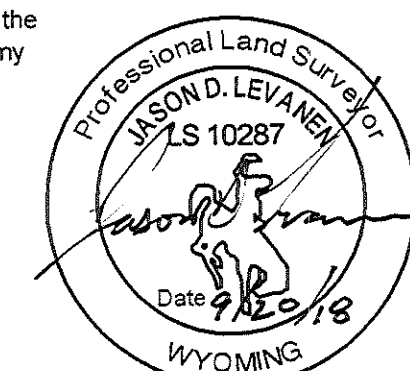
This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, Wyoming, and certified this 24 day of September, 2018, by the Director of Public Works of Sheridan, Wyoming.

Director of Public Works
Director of Public Works

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, measurement or representations may have occurred
since the original plat was recorded.

SURVEYOR'S CERTIFICATE

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



Prepared for:
BRODERICK PROPERTIES, LLC
480 UPPER RD
SHERIDAN, WYOMING 82801

Prepared by:
Arrow
Survey Group, Inc.
Sheridan, WY 82801 (307)751-7543

Date: 9/20/2018