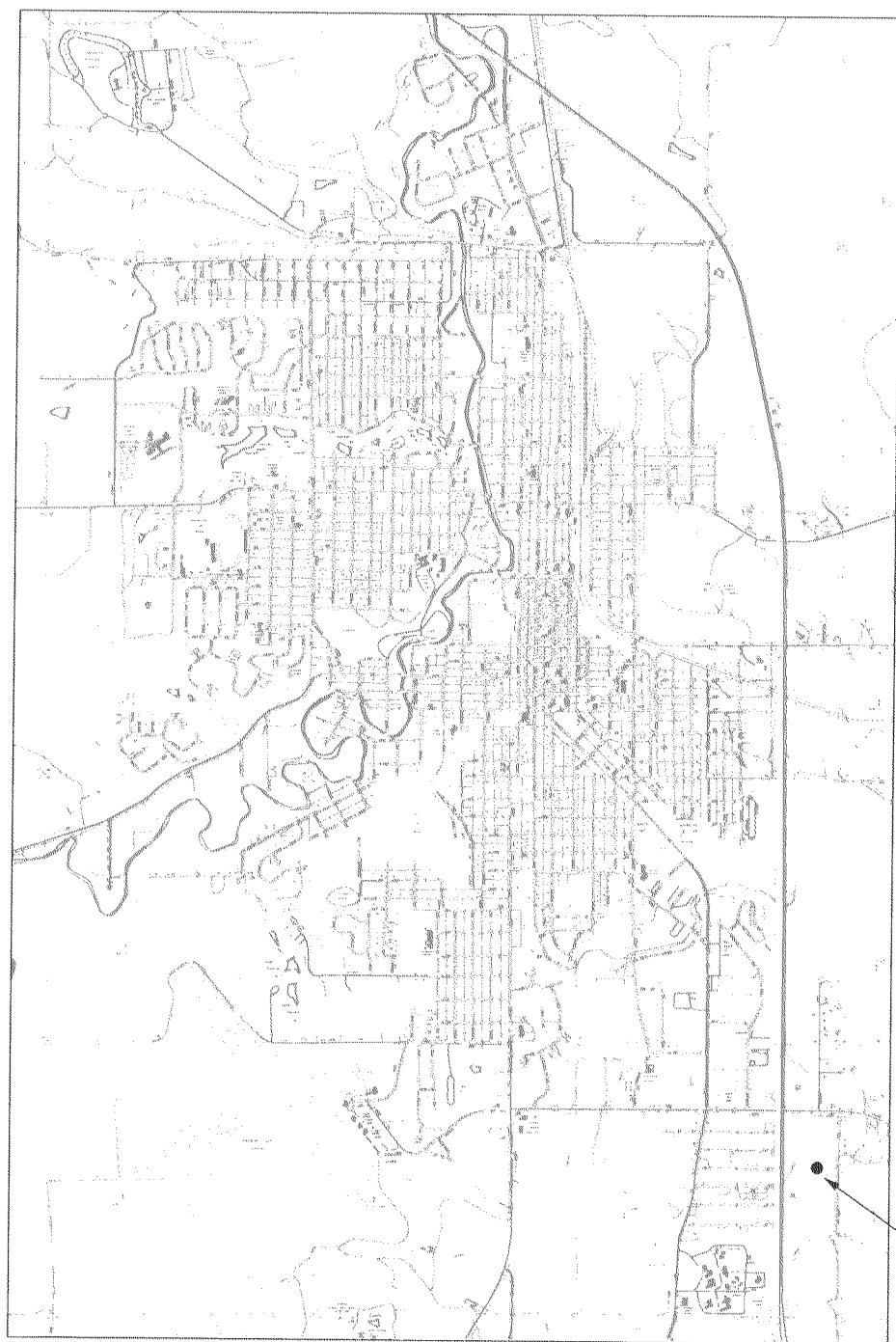
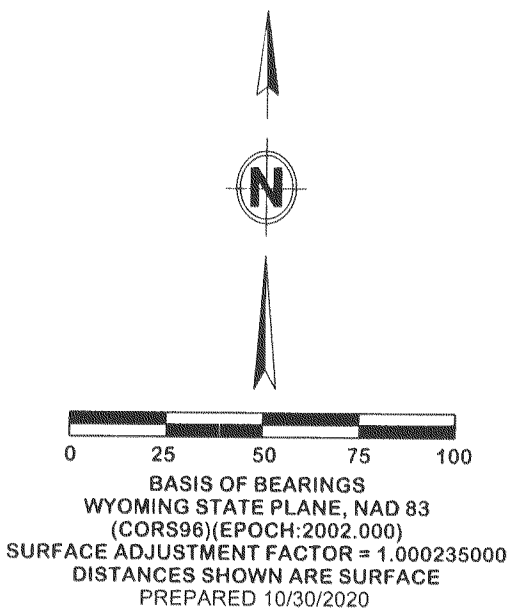


EMIT MINOR #1 SUBDIVISION

A REPLAT OF LOTS 3 AND 4
OF HEARTLAND SUBDIVISION
CITY OF SHERIDAN
LOCATED IN THE SE ¼ NE ¼
SECTION 2, T55N, R84W
AREA = 3.73 ACRES



LOCATION MAP

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE ABOVE OR FOREGOING SUBDIVISION, BEING A REPLAT OF LOTS 3 AND 4 OF THE HEARTLAND SUBDIVISION, LOCATED IN THE SE ¼ NE ¼, SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE 6° PRINCIPAL MERIDIAN, ALL WITHIN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING AS APPEARS ON THIS PLAT, IS 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, CONTAINING 3.73 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS EMIT MINOR #1 SUBDIVISION.

THAT THE UNDERSIGNED OWNERS, PROPRIETORS, OR PARTIES OF INTEREST DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THIS SUBDIVISION, FOR THE PURPOSES AS INDICATED ON THIS PLAT, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

THAT UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

THAT DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS, AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

THAT THE IRRIGATION EASEMENT SHOWN FOR THE BURN CLEUCH IRRIGATION FACILITY, AS DESIGNATED ON THIS PLAT, IS HEREBY DEDICATED TO THE BURN CLEUCH DITCH COMPANY FOR OPERATION AND MAINTENANCE OF ITS FACILITY, AND THAT NO PERMANENT STRUCTURES SHALL BE LOCATED IN THIS EASEMENT.

THAT THE ACCESS AND UTILITY EASEMENT ACROSS LOT 1 FOR THE BENEFIT OF LOT 2 IS HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC, AND FOR ACCESS TO AND FROM LOT 2.

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

EXECUTED THIS 10 DAY OF Nov., 2020:

Casey Osborn
SEVEN PILLARS RESOURCES, LLC
CASEY OSBORN, PRESIDENT

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF Nov., 2020 BY CASEY OSBORN, PRESIDENT, SEVEN PILLARS RESOURCES, LLC.

MY COMMISSION EXPIRES: May 16, 2022

Wendy Graham
NOTARY PUBLIC

WENDY GRAHAM
Notary Public - Wyoming
Sheridan County
My Commission Expires May 16, 2022

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISSION
THIS 11 DAY OF November, 2020.

Wendy Graham CHAIRMAN
John C. Smith ATTEST: VICE CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDED AT 10:08 O'CLOCK AM THIS 17 DAY OF November, 2020 AND IS DULY RECORDED IN DRAWER E, PLAT NO. 26, 2020-163860

Kimberly Hein COUNTY CLERK
David J. Smith DEPUTY COUNTY CLERK

EMIT MINOR #1 SUBDIVISION

A REPLAT OF LOTS 3 AND 4
OF HEARTLAND SUBDIVISION
CITY OF SHERIDAN
LOCATED IN THE SE ¼ NE ¼
SECTION 2, T55N, R84W

CLIENT: CASEY OSBORN
SEVEN PILLARS RESOURCES, LLC
LOCATION: CITY OF SHERIDAN, WYOMING
OCTOBER 30, 2020

ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
1949 Sugarland Drive, Suite 205
Sheridan, WY 82801
307-673-1542
www.EngineeringWyoming.com

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LEGEND

- FOUND RECORD MONUMENT (CORNER RECORDATION FORM ON FILE)
- FOUND AL CAP, PEIS 3159, ACCEPTED THIS SURVEY
- FOUND AL CAP, PEIS 3864, ACCEPTED THIS SURVEY
- FOUND BARE REBAR (BENT), ACCEPTED THIS SURVEY SET 2" DIA AL CAP ATOP #5 REBAR, PEIS 4364
- CHISEL MARK IN CONCRETE, ACCEPTED THIS SURVEY
- SET 2" DIA AL CAP ATOP #5 REBAR, PEIS 4364

EASEMENT FOR OPERATION AND MAINTENANCE OF THE BURN CLEUCH IRRIGATION FACILITY
ACCESS AND UTILITY EASEMENT TO LOT 2

DECLARATION VACATING PREVIOUS PLATTING AND EASEMENTS

THIS PLAT IS THE RE-SUBDIVISION OF LOTS 3 AND 4, HEARTLAND SUBDIVISION, CITY OF SHERIDAN, WYOMING, FILED IN THE OFFICE OF THE SHERIDAN COUNTY CLERK AND RECORDER AS PLAT #49 IN DRAWER H. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED, INCLUDING ANY AND ALL PREVIOUSLY RECORDED EASEMENTS ON/ACROSS THE PROPERTY ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT.

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.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

I, JOSEPH L. FEELEY, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING ACTUAL SURVEYS CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL AND MAY, 2011, AND THE RESULTS OF SAID SURVEYS ARE ACCURATELY SHOWN HEREON.

Joseph L. Feeley
Professional Engineer (Civil) & Land Surveyor
No. 364
10/11/20
Wyoming

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 AND CERTIFIED THIS 12 DAY OF November, 2020, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

John C. Smith
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 16 DAY OF November, 2020.

Kimberly Hein ATTEST: CITY CLERK
David J. Smith MAYOR

