

# FINAL PLAT

## SHERIDAN MOTORS

### LOCATED IN A PART OF THE

#### S1/2SW1/4, Section 10, And The N1/2NW1/4 Section 15

#### Township 56 North, Range 84 West

#### 6 TH. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

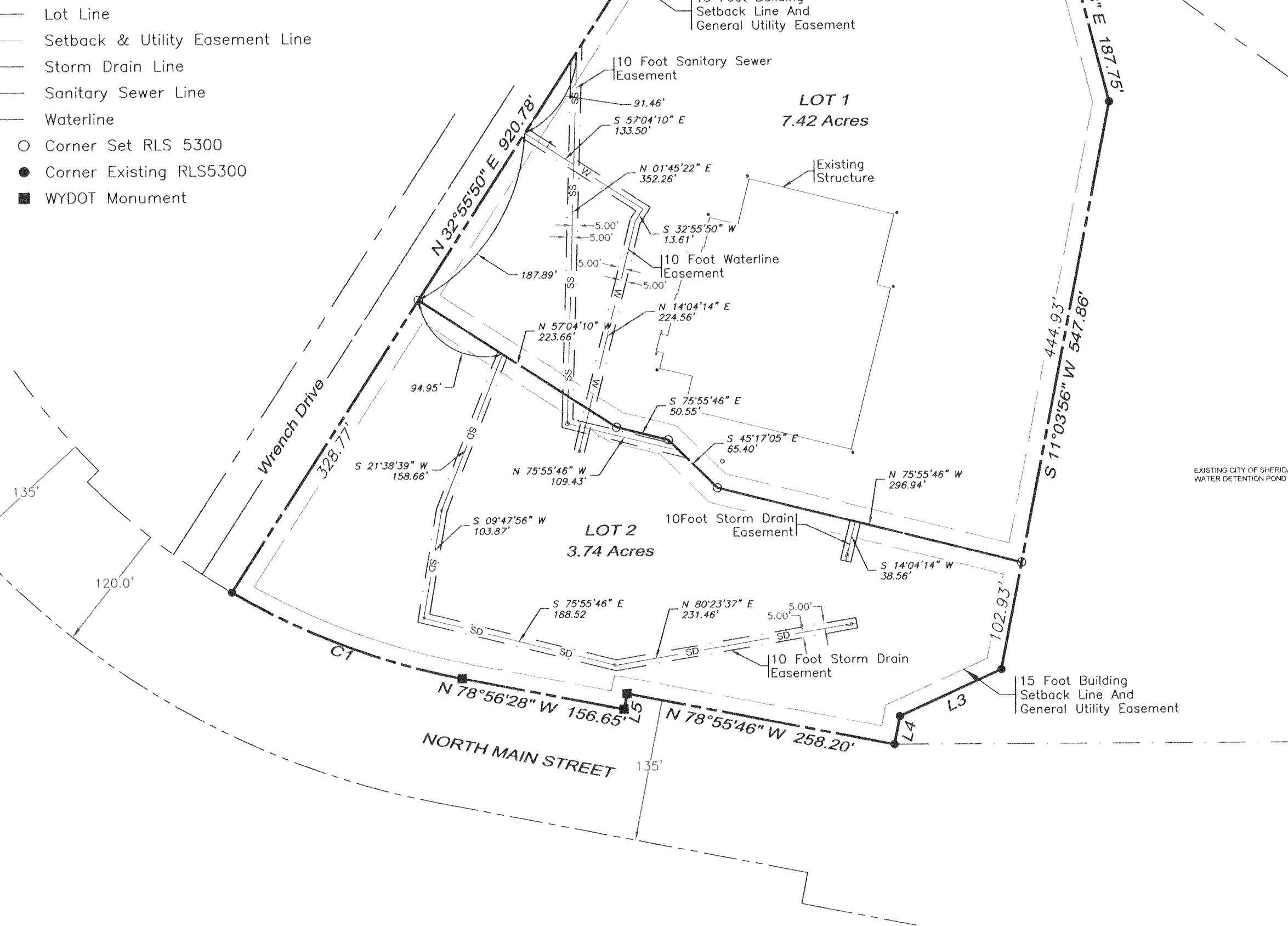
LINE	BEARING	DISTANCE
L1	N 53°44'06" W	90.15'
L2	N 32°55'50" E	65.11'
L3	S 65°27'17" W	106.10'
L4	S 11°03'56" W	27.08'
L5	S 11°04'14" W	15.74'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT	690.00'	234.62'	N 69°11'22" W	233.69'

### LEGEND

These standard symbols will be found in the drawing.

- Lot Line
- Setback & Utility Easement Line
- SD --- Storm Drain Line
- SS --- Sanitary Sewer Line
- W --- Waterline
- Corner Set RLS 5300
- Corner Existing RLS5300
- WYDOT Monument



#### CERTIFICATE OF OWNER

Know by all men by these presents that the undersigned being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify: That the foregoing plat designated as SHERIDAN MOTORS.

A TRACT OF LAND LOCATED IN A PART OF THE S1/2SW1/4, SECTION 10, AND THE N1/2NW1/4 SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As:

Lot 1, The Market Place-REV\_1, Recorded As Plat M 81

**BEGINNING** At The Intersection Of The East Right Of Way Of Wrench Drive And The North Right Of Way Of North Main Street;

Thence With The East Right Of Way Of Wrench Ranch Drive North 32°55'50" East, A Distance Of 920.78 Feet To A Point;

Thence North 53°44'06" West, A Distance Of 90.15 Feet To A Point;

Thence North 32°55'50" East, A Distance Of 65.11 Feet To A Point On The West Right Of Way Of Interstate 90;

Thence With Said West Right Of Way South 53°44'06" East, A Distance Of 403.23 Feet To A Point;

Thence Leaving Said West Right Of Way South 14°29'43" East, A Distance Of 187.75 Feet To A Point

Thence South 11°03'56" West, A Distance Of 547.86 Feet To A Point;

Thence South 65°27'17" West, A Distance Of 106.10 Feet To A Point;

Thence South 11°08'31" West, A Distance Of 27.08 Feet To A Point On The North Right Of North Main Street;

Thence With Said North Right Of Way North 78°55'46" West, A Distance Of 258.20 Feet To A Point;

Thence Continuing With Said North Right Of Way South 11°04'14" West, A Distance Of 15.14 Feet To A Point;

Thence Continuing With Said North Right Of Way North 78°56'28" West, A Distance Of 156.65 Feet To A Point;

Thence Continuing With Said North Right Of Way With A Curve Turning To The Right With An Arc Length Of 234.62 Feet, A Radius Of 690.00 Feet, A Chord Bearing Of North 69°11'22" West, A Chord Length Of 233.69 Feet, To The Point Of **BEGINNING**, Having An Area Of 486327.25 Square Feet, 11.16 Acres more or less.

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 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 THIS 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 SEWER, 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.

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

EXECUTED THIS 5<sup>th</sup> DAY OF OCT 2022 BY,

*W. H. Miller*  
OWNER

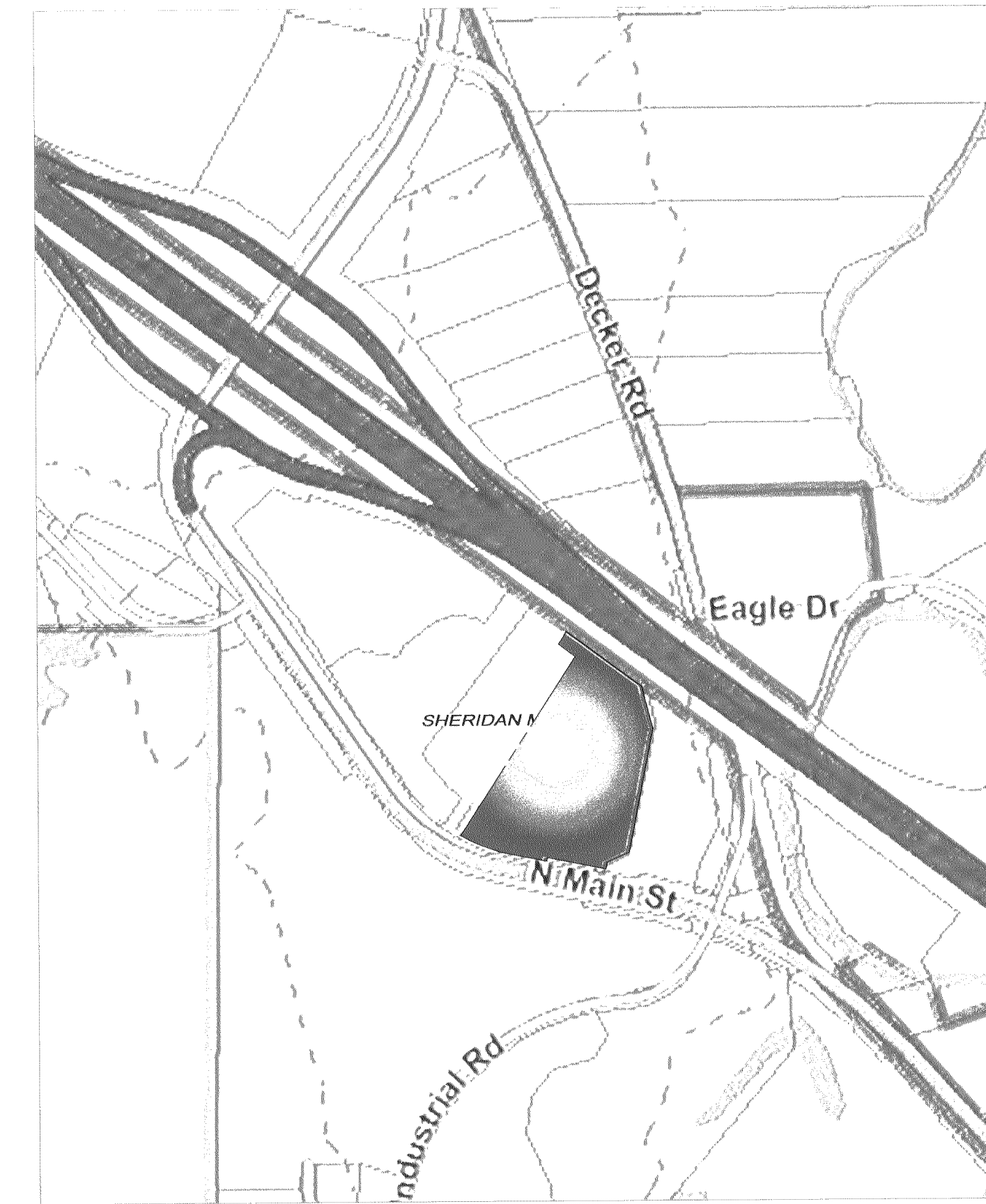
STATE OF WYOMING )  
                                  ) SS.  
SHERIDAN COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5<sup>th</sup> DAY OF October 2022, BY

WITNESS MY HAND AND OFFICIAL SEAL

JOSHUA BARAN  
NOTARY PUBLIC OF WYOMING  
COMMISSION ID: 167068  
MY COMMISSION EXPIRES: 05/18/2028

EXECUTED THIS 5<sup>th</sup> DAY OF OCT 2022 BY,

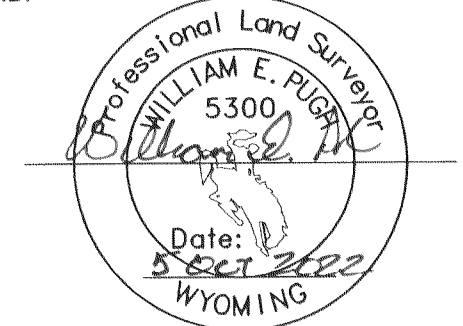


LOCATION MAP NTS

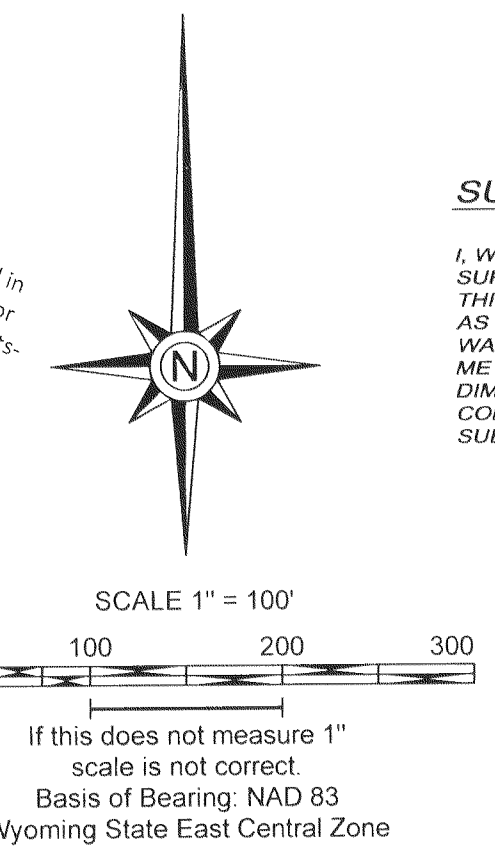
OWNER  
GONE FISHING LLC  
PO BOX 725  
BIG HORN, WYOMING 82833-0725

#### SURVEYOR'S CERTIFICATE:

I, WILLIAM E. PUGH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF SHERIDAN MOTORS, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.



#### MORTGAGEE

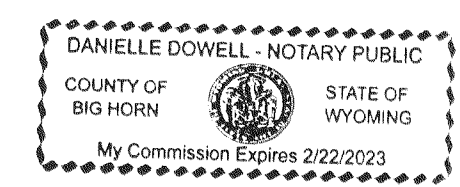
The Undersigned First Bank of Wyoming, a Division of Glacier Bank hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sheridan County and Ex-Officio Recorder of Deeds, Recorded December 30, 2021, Document#: 2021-775282 and Document #: 2022-779269 Recorded June 9, 2022. 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 Feb 2023 BY,  
*Richard Persing*  
First Bank of Wyoming Title

STATE OF WYOMING )  
                                  ) SS.  
SHERIDAN COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24 DAY OF February 2023, BY

*Dorothy McComb*  
WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC



EXECUTED THIS 24 DAY OF February 2023 BY,

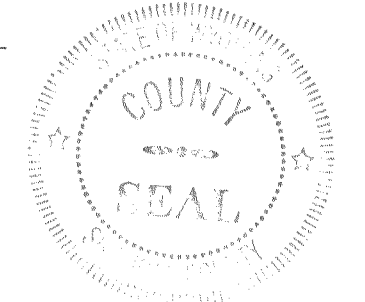
**DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL**  
This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, Wyoming, and certified this 24 day of February, 2023 by the Director of Public Works of Sheridan, Wyoming.  
*Hans Mercer*  
Director of Public Works

**CITY OF SHERIDAN CERTIFICATE OF APPROVAL**  
Approved by the City Council of the City of Sheridan, Wyoming, this 24 day of October, 2023.  
*Paul Brule*  
Attest City Clerk Mayor

**DECLARATION VACATING PREVIOUS PLATTING**  
This plat is the re-subdivision of Lot 1 of THE MARKET PLACE - REV. 1 subdivision, as recorded as Plat M-81 on 14 July, 2022, 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 PLANNING COMMISSION CERTIFICATE OF REVIEW**  
Reviewed by the City of Sheridan Planning Commission this 24 day of Feb 2023.  
*John Sext* Attest Vice-Chairman  
*M. Windom* Chairman

**CERTIFICATE OF RECORDER**  
This plat was filed for record in the Office of the Clerk and Recorder at 1:18 o'clock P.m., this 24 day of February, 2023, and is duly recorded in Book Plat 5 Page No. 173 (5-173) Rec. # 2023-784156  
County Clerk



S-173

Rev.	Date	Description	By	Proj. Engr.	Check	Rev. Request	Client PM: WEP	247968	Drawn: WEP	Checked:	Approval: WEP	Date: 10 AUG, 2022	Sheet: 1 OF 1	Rev: 0

Client: **GONE FISHING LLC**  
PO BOX 725  
BIG HORN, WY 82833-0725

Prepared By: **wood.**  
2615 Aviation Dr. Sheridan, WY 82801  
(307) 675-6400 www.woodplc.com