



LOCATION MAP
NTS

SITE

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.

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE REPLAT OF LOTS 8 & 9 & VACATED ALLEY ADJACENT TO LOTS 8&9, OF BLOCK 44, SHERIDAN LAND COMPANY ADDITION TO THE TOWN NOW THE CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED FIRST CHOICE BUILDERS LLC, BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:
THAT THE FOREGOING PLAT DESIGNATED AS THE REPLAT OF LOTS 8-9, AND THE VACATED ALLEY ADJACENT TO LOTS 8&9, IN BLOCK 44 OF SHERIDAN LAND COMPANY ADDITION TO THE TOWN NOW THE CITY OF SHERIDAN WYOMING, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4), SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 26, THENCE N 35°13'14" E, 1981.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9, AND THE POINT OF BEGINNING OF SUBJECT REPLAT; THENCE N 00°05'20" W, 99.85 FEET ALONG THE EAST LINE OF SHERIDAN AVE RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE N 89°53'07" E, 159.94 FEET ALONG THE NORTH LINE OF SAID LOT 8 AND EXTENDING ACROSS THE 20 FOOT VACATED ALLEY TO THE EAST LINE OF SAID ALLEY; THENCE S 00°08'50" E, 99.95 FEET ALONG SAID EAST LINE OF SAID VACATED ALLEY TO THE POINT OF INTERSECTION OF SAID EAST LINE OF VACATED ALLEY AND THE SOUTH LINE OF SAID LOT 9; THENCE S 89°55'26" W, 160.05 FEET ACROSS SAID VACATED ALLEY AND ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING OF SUBJECT REPLAT CONTAINING AN AREA OF 15983 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD, AND

THAT THIS REPLAT, 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.

EXECUTED THIS 13th DAY OF April, 2023.

DREW HOMOLA
(FIRST CHOICE BUILDERS LLC MEMBER)

STATE OF WYOMING)
COUNTY OF SHERIDAN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 13th DAY OF April, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: SEPT 26, 2028.

NOTARY PUBLIC

BRYAN GREEN
Notary Public - State of Wyoming
Commission ID 167604
My Commission Expires SEPT 26, 2028

THE UNDERSIGNED MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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 DOCUMENT # 2022-781868. 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 FOREMENTIONED MORTGAGE.

FVP Commercial Lending
(FIRST FEDERAL BANK AND TRUST)

STATE OF WYOMING)
COUNTY OF SHERIDAN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DJ Dearborn FOR First Federal Bank and Trust THIS 13th DAY OF April, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 12-13-2023.

NOTARY PUBLIC

JODI C. ILGEN - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires 12-13-2023

3.25" AC PLS 6812
E COR. S.27
N: 1895444.733
E: 1411466.100

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 13th DAY OF April, 2023, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Hans Mercer
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 17th DAY OF April, 2023

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN)

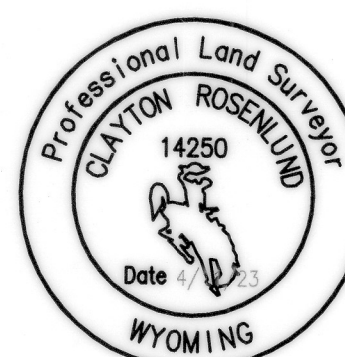
I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:06 O'CLOCK THIS 18 DAY OF April, 2023
AND IS DULY RECORDED AS PLAT BOOK S ON PAGE 174
Number



Eda Schunk Thompson
COUNTY CLERK
2023-785074
STAMP RECEIVING
NUMBER

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENBLUND, 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 the ADMINISTRATIVE REPLAT OF LOTS 8&9 AND THE VACATED ALLEY ADJACENT TO LOTS 8&9 IN BLOCK 44, SHERIDAN LAND COMPANY ADDITION TO THE TOWN NOW THE CITY OF SHERIDAN WYOMING, as laid out, plotted, 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 and easements of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.



REGISTERED LAND SURVEYOR
NO. 14250

LEGEND

- SET 1.5" AC-LS 14250
- FOUND REBAR OR AS NOTED
- CALCULATED CORNER
- AC ALUMINIUM CAP
- P.O.B. POINT OF BEGINNING
- ORIGINAL LOT LINE
- REPLAT BOUNDARY
- ADJOINING LOT LINE



SCALE: 1"=10'

BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND
(US SURVEY FEET)
PAF:1.000235

RECORD OWNER:
FIRST CHOICE BUILDERS LLC
PO BOX 364
SHERIDAN, WYOMING 82801

DATE PREPARED: 4/11/23

S-174



Prepared by Cannon Consulting LLC / (307) 752-0109