

DIRECTOR OF PUBLIC WORKS 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 28 DAY OF FORMAL DAY, 2020, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

GREGORY R. MEINECKE, PELS 10245

PREPARED FOR:

BRENT MILNER
1572 HILLCREST DRIVE
SHERIDAN, WY 82801

PROJ. No.: B17033.01

DATE: FEB. 18, 2020

Brawn By: ZAM

CHECKED BY: GRM

Engineering and Surveying for Wyoming's Future

21 S. Lebban

Www.jhuengineering.

Buffalo, WY 82834

Ph: 307.684.1663 Fax: 307.684.8

CITY COUNCIL APPROVAL

THE FOREGOING ADMINISTRATIVE REPLAT WAS COMPLETED IN ACCORD WITH CITY OF SHERIDAN CODE, APPENDIX B SECTION 306, AND IS CERTIFIED TO BE EFFECTIVE AS OF THE Oth DAY OF WORCH 2020.

ATTEST: CITY CLERK AND MAYOR MAYOR

THIS PLAT IS THE RE-SUBDIVISION OF SHERIDAN EAST BUSINESS PARK MINOR SUBDIVISION AS RECORDED IN BOOK S, PAGE 159, OF THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

BRENTON MILNER, KERMIT MYERS LAND AND CATTLE, LLC. OWNER.

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 11:06 O'CLOCK \underline{A} .M., $\underline{2020}$, $\underline{March\ 11}$, and is duly RECORDED IN BOOK \underline{S} , PAGE NO. $\underline{162}$. OR AS PLAT NO. $\underline{2020}$ - $\underline{156457}$

Eda Schurk Thompson COUNTY CLERK

LEGEND

HIGHWAY MONUMENT
FOUND PRIVATE MONUMENT
SET PRIVATE MONUMENT (LS10245)
EXISTING CURB INLET
EXISTING SANITARY SEWER MANHOLE
EXISTING FIRE HYDRANT
PROPERTY BOUNDARY
PROPOSED PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EXISTING WATER LINE
T EXISTING TELECOM
SA EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING CULVERT

EXISTING CULVERT

EXISTING EASEMENT

EXISTING EASEMENT CENTERLINE

PROPOSED EASEMENT
PROPOSED EASEMENT CENTERLINE

(R) RECORD (BK 567 PG 763-764)

(M) MEASURED

(M) MEASURED (C) CALCULATED

(C) CALCULATED

PARCEL DESCRIPTION:

PARCEL A

A PARCEL OF LAND LOCATED IN THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTH EAST CORNER OF SAID SECTION 26; THENCE S42°33'49"W 907.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE S00°40'27"E 225.94 FEET; THENCE S89°31'17"W 171.78 FEET; THENCE N00°37'36"W 197.38 FEET; THENCE 173.94 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1909.86 FEET AND A CHORD BEARING N80°03'59"E 173.88 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 0.829 ACRES, MORE OR LESS.

PARCEL B

A PARCEL OF LAND LOCATED IN THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTH EAST CORNER OF SAID SECTION 26; THENCE S42°33'49"W 907.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE N74°19'56"E 131.91 FEET; THENCE S00°33'38"E 364.74 FEET; THENCE S89°04'20"W 126.87 FEET; THENCE N00°33'41"W 105.05 FEET; THENCE N00°40'27"W 225.94 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 1.014 ACRES, MORE OR LESS.

PARCEL C

A PARCEL OF LAND LOCATED IN THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTH EAST CORNER OF SAID SECTION 26; THENCE \$18°00'15"W 1,045.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE \$89°04'20"W 159.83 FEET; THENCE N00°33'38"W 364.74 FEET; THENCE N74°19'56"E 74.36 FEET; THENCE N71°31'04"E 93.43 FEET; THENCE \$00°26'08"E 411.66 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 1.424 ACRES, MORE OR LESS.

EASEMENT DESCRIPTION:

A 34' ACCESS EASEMENT BEING 17' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE, OVER AND ACROSS A PARCEL OF LAND LOCATED IN THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTH EAST CORNER OF SAID SECTION 26; THENCE \$38°57'03"W 824.59 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH BOUNDARY OF THE WYOMING STATE HIGHWAY 336 RIGHT OF WAY; THENCE 46.38 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 42.00 FEET AND A CHORD BEARING \$46°59'09"E 44.06 FEET TO THE POINT OF TERMINATION, WHICH LIES \$35°54'42"W 828.88 FROM THE NORTH EAST CORNER OF SECTION 26. THE SIDES OF SAID EASEMENT TO BE TRIMMED OR EXTENDED AT LOT BOUNDARIES OF PARCEL B AS SHOWN ON THIS PLAT. SAID PARCEL OF LAND CONTAINS 0.036 ACRES, MORE OR LESS.

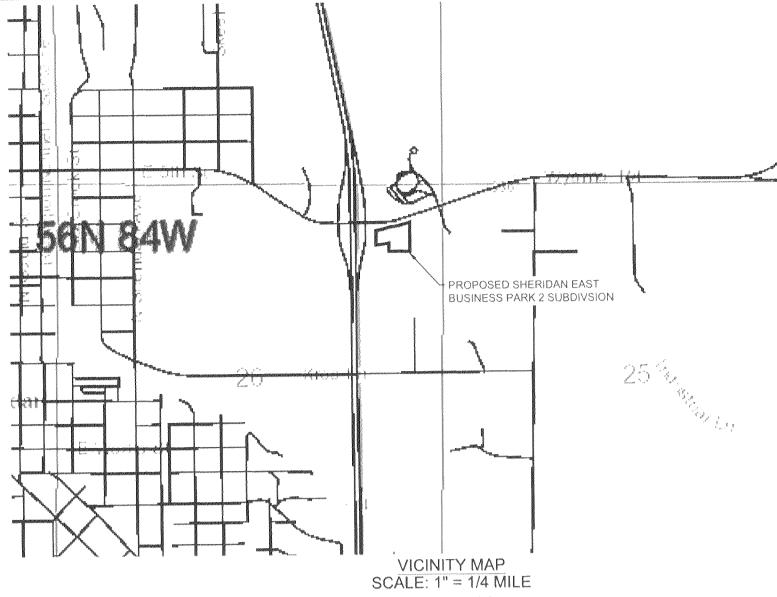
GENERAL NOTES:

WORLD CO VIEW

SEAL.

1. COORDINATES AND DISTANCES ARE IN GRID REFERENCED TO THE WYOMING EAST CENTRAL STATE PLANE COORDINATE SYSTEM NAD 83.

2. FLOOD INSURANCE RATE MAP 56033C0770E, WITH AN EFFECTIVE DATE OF JANUARY 16, 2014 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, CLASSIFIES THIS AREA AS ZONE X - AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN..



CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BRENTON MILNER OF KERMIT MYERS LAND AND CATTLE, LLC., BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING INSTRUMENT RECORDED IN BOOK S, PAGES 159, AT THE OFFICE OF THE CLERK OF SHERIDAN COUNTY DESIGNATED AS SHERIDAN EAST BUSINESS PARK MINOR SUBDIVISION, IS LOCATED IN THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTH EAST CORNER OF SAID SECTION 26; THENCE \$18°00'15"W 1,045.58 FEET (RECORD \$18°51'17.3"W 998.71 FEET) TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTH EAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 414 AT PAGE 168 OF THE SHERIDAN COUNTY RECORDS; THENCE ALONG THE NORTHERLY LINES OF SAID TRACT AND TRACT OF LAND DESCRIBED IN BOOK 373 AT PAGE 158, \$89°04'20"W 286.70 FEET; THENCE ALONG AN EASTERLY LINE OF THAT TRACT DESCRIBED IN BOOK 373 AT PAGE 158, \$80°33'41"W 105.05 FEET; THENCE ALONG A NORTHERLY LINE OF THAT TRACT DESCRIBED IN BOOK 373 AT PAGE 158, \$89°31'17"W 171.78 FEET; THENCE N00°37'36"W 197.38 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF WYOMING STATE HIGHWAY 336 RIGHT OF WAY; THENCE ALONG SAID SOUTHERN BOUNDARY 173.94 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1909.86 FEET AND A CHORD BEARING N80°03'59"E 173.88 FEET; THENCE CONTINUING ALONG SAID SOUTHERN BOUNDARY N74°19'56"E 206.27 FEET; THENCE CONTINUING ALONG SAID SOUTHERN BOUNDARY N71°31'04"E 93.43 FEET TO THE THE NORTH EAST CORNER OF A TRACT AS DESCRIBED IN BOOK 366 AT PAGE 256; THENCE ALONG THE EAST LINE OF SAID TRACT S00°26'08"E 411.66 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 3.267 ACRES, MORE OR LESS.

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 AND PROPRIETOR; 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 OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES 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 SEWERS, 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 20 DAY OF FILMON, 2020 BY

BRENTON MILNER, KERMIT MYERS LAND AND CATTLE, LLC. OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

BY Presto Miles, THIS 30 DAY OF Jebuary, 2000 WITNESS

MY HAND AND OFFICIAL SEAL.

JENNA LAWLER - NOTARY PUBLIC
County of State of Myoning
My Commission Expires 100 And 100

MY COMMISION EXPIRES: MALL 16, 2023

FINAL PLAT OF SHERIDAN EAST BUSINESS PARK 2 BEING A RE-PLAT OF SHERIDAN EAST BUSINESS PARK MINOR SUBDIVISION

PARCELS LOCATED WITHIN THE NE1/4 OF THE NE1/4, SECTION 26, T56N, R84W, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

SHEET 1 OF 1

GOVERNING THE SUBDIVISION OF LAND.

STATE OF WYOMING

COUNTY OF SHERIDAN)