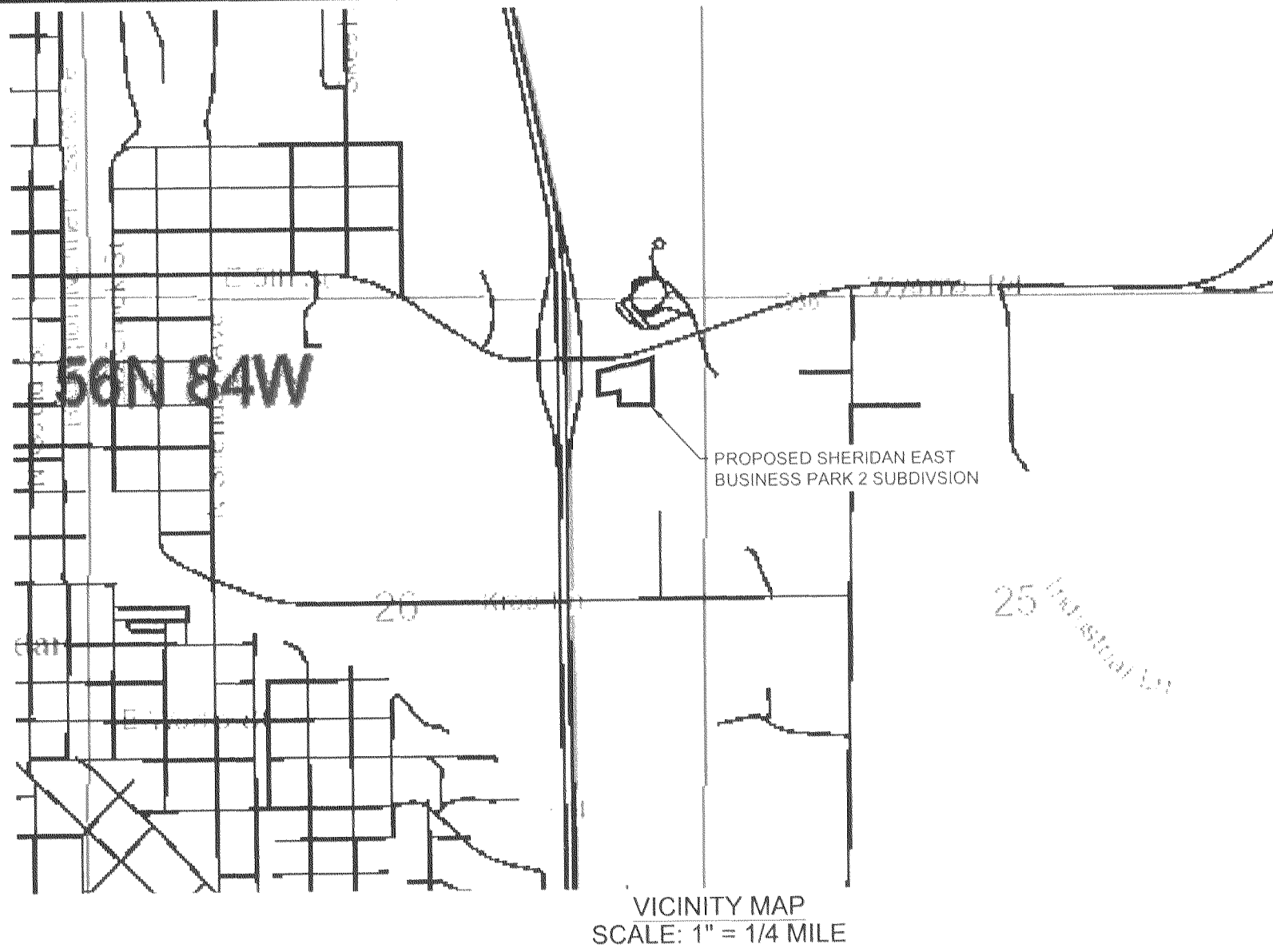


LEGEND

- 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
- EXISTING TELECOM
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING CULVERT
- EXISTING EASEMENT
- EXISTING EASEMENT CENTERLINE
- PROPOSED EASEMENT
- PROPOSED EASEMENT CENTERLINE
- (R) RECORD (BK 567 PG 763-764)
- (M) MEASURED
- (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 S18°00'15"W 1,045.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE S89°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 S00°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 S38°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 S46°59'09"E 44.06 FEET TO THE POINT OF TERMINATION, WHICH LIES S35°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:

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

DECLARATION VACATING PREVIOUS PLATS

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.

EXECUTED THIS 20 DAY OF February, 2020 BY:

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 A.M., 2020, March 11, AND IS DULY RECORDED IN BOOK S, PAGE NO. 162. OR AS PLAT NO. 2020-1564157

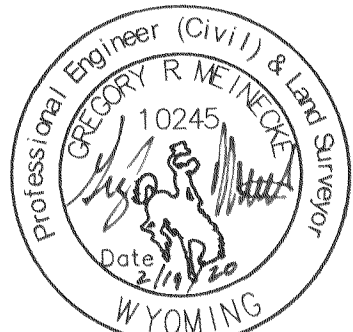
COUNTY CLERK

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, GREGORY R. MEINECKE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS TRUE, CORRECT AND COMPLETE PLAT OF THE SHERIDAN EAST BUSINESS PARK 2 SUBDIVISION, A REPLAT OF SHERIDAN EAST BUSINESS PARK SUBDIVISION, 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.

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)



GREGORY R. MEINECKE, PELS 10245

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 February, 2020, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

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 9th DAY OF March, 2020.

ATTEST: CITY CLERK

MAYOR

PREPARED FOR:	DRAWN BY: ZAM	
BRENT MILNER 1572 HILLCREST DRIVE SHERIDAN, WY 82801	CHECKED BY: GRM	
	PROJ. No.: B17033.01	
	DATE: FEB. 18, 2020	
21 S. Lusk Billings, WY 82804		www.jmcengineering.com Tel: 907-684-1663 Fax: 907-684-4319

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