

DETAIL



BASIS OF BEARING IS WYOMING STATE PLANE NAD 1983 (EAST CENTRAL ZONE).

PROPERTY IS ZONED I1 - INDUSTRIAL

FINAL PLAT of the WLM ENTERPRISES SUBDIVISION

being a
MINOR SUBDIVISION
consisting of
5 LOTS COMPRISING 25.99 ACRES

CERTIFICATE of DEDICATION

The above or foregoing subdivision, being a minor subdivision of a portion of the NE1/4SE1/4 and the NW1/4SE1/4, Section 25, Township 56 North, Range 84 West of the Sixth Principal Meridian in Sheridan County, Wyoming, more particularly described as follows:
Beginning at a point that bears N 27°29'25" W a distance of 2,023.36 feet from the Southeast corner of Section 25, Township 56 North, Range 84 West; thence on a curve to the right having a radius of 2,176.84 feet, a central angle of 28°35'53", an arc length of 1,088.52 feet, with a Chord Bearing of S 60°01'08" W and Chord Length of 1,075.25 feet; thence S 65°48'59" W for a distance of 292.15 feet; thence S 87°03'10" W for a distance of 352.75 feet; thence N 1°12'20" W for a distance of 888.49 feet; thence N 59°15'28" E for a distance of 584.25 feet; thence S 41°15'50" E for a distance of 897.19 feet; thence along a curve to the left having a radius of 316.46 feet, a central angle of 41°58'19", an arc length of 231.82 feet, with a Chord Bearing of S 62°15'10" E and a Chord Length of 226.67 feet; thence S 63°15'19" E for a distance of 249.77 feet; thence through a curve to the left having a radius of 173.24 feet, a central angle of 54°05'36", an arc length of 163.51 feet, with a Chord Bearing of N 69°41'08" E and a Chord Length of 157.60 feet; thence S 35°18'21" E for a distance of 193.68 feet to the point of beginning, as appears on this plat, is with free consent, and in accordance with the desires of the under-signed owners and proprietors, containing 25.99 acres more or less; have by these present laid out, and surveyed as WLM Enterprises Subdivision, and do reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat hereby releasing and waiving all Homestead Rights.

Executed this 27 day of September, 2024, by:

Randy Warnick
RANDY WARNICK, MEMBER, WLM ENTERPRISES, LLC

Mike Morgante
MIKE MORGANTE, MEMBER, WLM ENTERPRISES, LLC

State of Wyoming } ss
County of Sheridan }

The foregoing plat was acknowledged before me this 27 day of September, 2024, by the members of WLM ENTERPRISES, LLC.

Witness my hand and official seal.

My commission expires: 9-14-2027

Bobby J. Baldwin
BOBBY J. BALDWIN, NOTARY PUBLIC

BOBBY J. BALDWIN
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 165980
MY COMMISSION EXPIRES: 09/14/2027

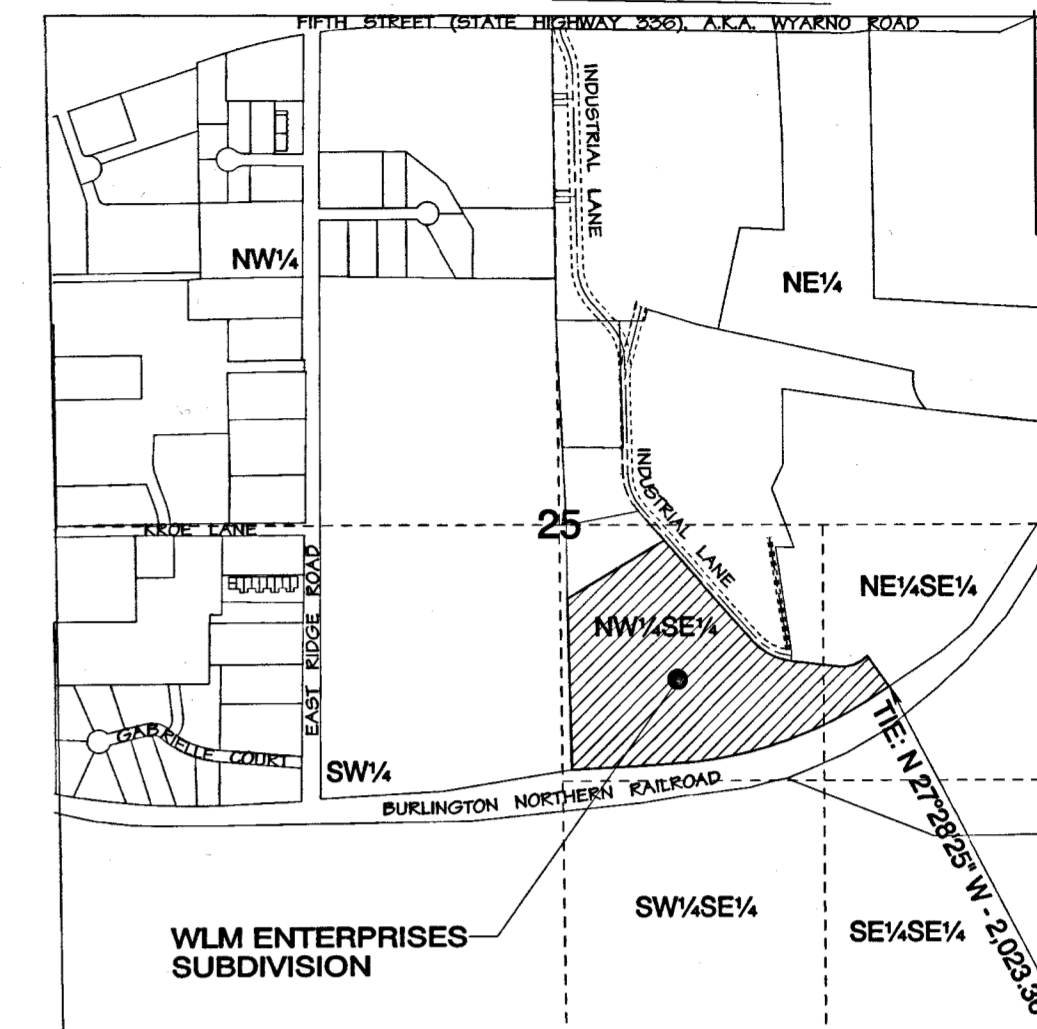
NOTES:

1. NO PROPOSED CENTRALIZED SEWAGE SYSTEM.
2. NO PROPOSED CENTRAL WATER SUPPLY SYSTEM.
3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
4. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
5. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
6. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.

NOTE:
This plat is a true and correct copy of the original as it is recorded in the Sheridan County Clerk's Office. It is not a certified, complete or any other kind of reproduction of the original plat as recorded in the original plat was recorded.

LOCATION

SCALE: 1" = 1000'



TOWNSHIP 56 NORTH, RANGE 84 WEST

SOUTHEAST CORNER
OF SECTION 25
ALUMINUM CAP LS 2615

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FINAL PLAT

WLM ENTERPRISES SUBDIVISION

being a
MINOR SUBDIVISION

situated in the
NE1/4SE1/4 and the NW1/4SE1/4 of SECTION 25,
TOWNSHIP 56 NORTH, RANGE 84 WEST

of the
SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

for

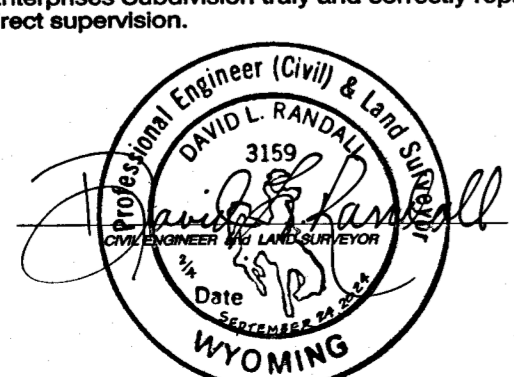
WLM ENTERPRISES LLC,
A WYOMING LIMITED LIABILITY COMPANY
P.O. BOX 4007
SHERIDAN, WYOMING 82801

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, a duly registered Professional Engineer and Land Surveyor in the State of Wyoming, do hereby certify that this plat of WLM Enterprises Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.

Registration No. 3159 PE & LS



CERTIFICATE of RECORDER

State of Wyoming } ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder of Sheridan County, Wyoming, this 27 day of October, 2024, and is duly recorded in Plat Book 3034, Page No. 87 with Receiving Number 2024-794488



Kimberly Hein
COUNTY CLERK

SHERIDAN COUNTY BOARD of COMMISSIONERS CERTIFICATE of APPROVAL

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County, Wyoming, this 27 day of October, 2024.

Kimberly Hein
COUNTY CLERK

ENGINEER/SURVEYOR

DAVID L. RANDALL
RANDALL ENGINEERING SURVEYS
722 MONTE VISTA
SHERIDAN, WYOMING, 82801
(307) 672-6003

OWNER

WLM ENTERPRISES LLC, A WYOMING
LIMITED LIABILITY COMPANY
P.O. BOX 4007
SHERIDAN, WYOMING 82801

W-87