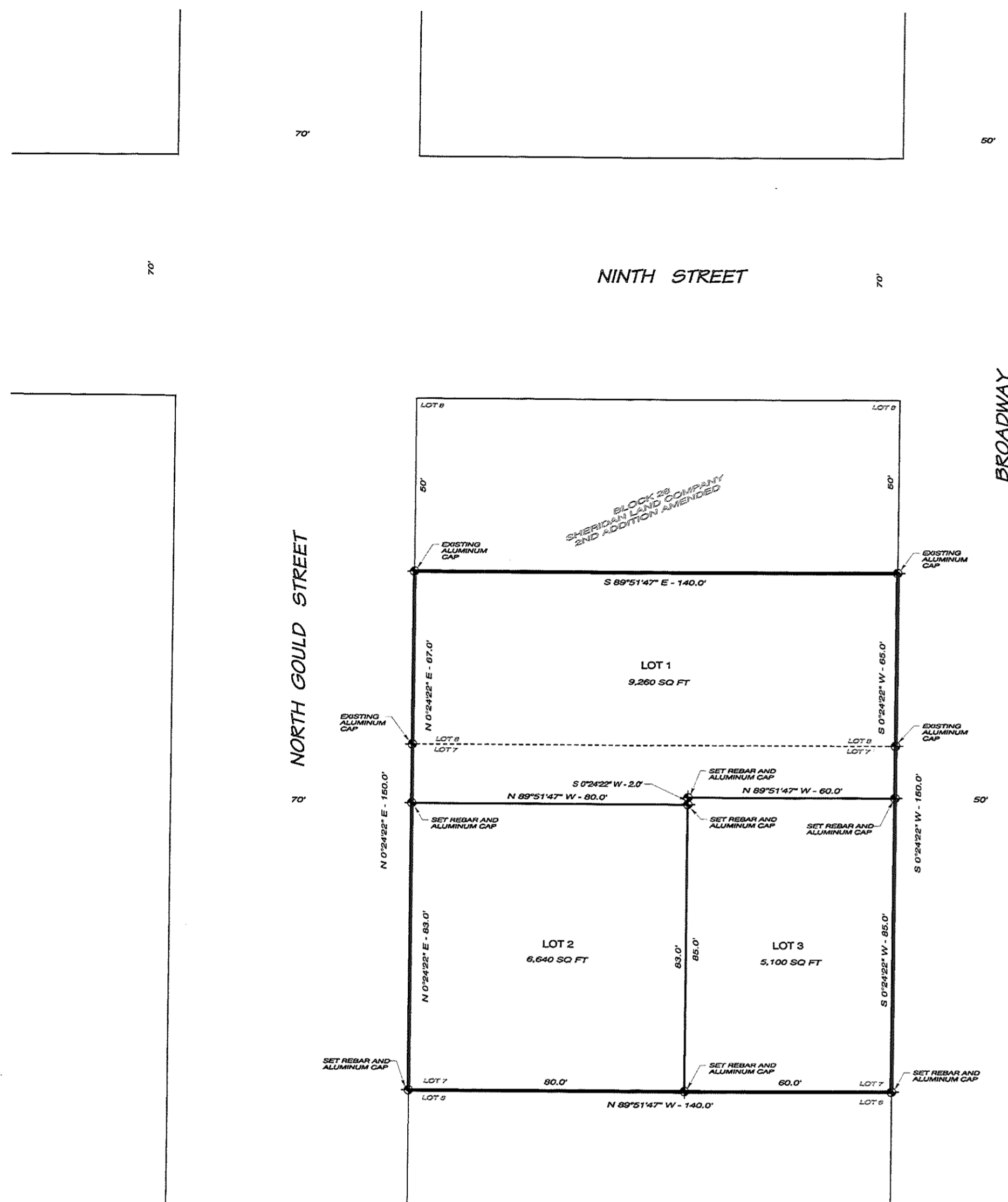


# DETAIL



BASIS OF BEARING IS NAD 1983, WYOMING STATE PLANE (EAST CENTRAL ZONE).  
PROPERTY IS ZONED R - 3.



## DECLARATION VACATING PREVIOUS PLATTING

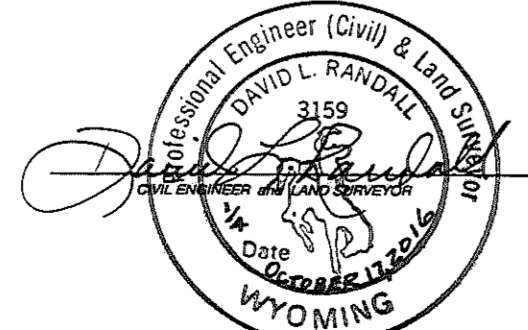
This plat is a Replat of Lot 7 and the South 50 feet of Lot 8, Block 28 of the Amended Plat of Sheridan Land Company's Second Addition to the City of Sheridan, Wyoming, as recorded in Drawer 'S' of Plats, Map No. 15, of the Records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundary of this plat are hereby vacated.

## CERTIFICATE of SURVEYOR

State of Wyoming } ss  
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming do hereby certify that I am a duly registered Professional Engineer and Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of Phoenix Subdivision as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me in May through June of 2016 and that this plat correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with the City of Sheridan regulations governing the subdivision of land.

Registration No. 3159 PE & LS



# PHOENIX SUBDIVISION

## CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, James W. Thompson and First Federal Bank and Trust, formerly First Federal Savings Bank, being the owners of interest in the land shown on this plat, do hereby certify:  
That the foregoing plat designated as Phoenix Subdivision, being a Replat of Lot 7 and the South 50 feet of Lot 8, Block 28 of the Amended Plat of Sheridan Land Company's Second Addition to the City of Sheridan, Sheridan County, Wyoming.  
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 owners and proprietors; and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and  
That the undersigned owners 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 the 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 17 day of October, 2016, by:

State of Wyoming } ss  
County of Sheridan }

The foregoing instrument was acknowledged before me this 17 day of October, 2016, by James W. Thompson.

My commission expires: 8/30/2020

Also executed by:

The undersigned First Federal Bank and Trust, formerly First Federal Savings 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 in Book 847 of Mortgages, at Page 101. MORTGAGEE, by his signature on this plat, consents to the dedications made herein and specifically releases all streets, alley, 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.

First Federal Bank and Trust, formerly First Federal Savings Bank (Mortgagee)  
by James W. Thompson  
State of Wyoming } ss  
County of Sheridan }

On this 17 day of October, 2016, before me personally appeared Bob F. Eberhart to me personally known who, being duly sworn, did say that he is the Vice President of First Federal Bank and Trust, formerly First Federal Savings Bank, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Bob F. Eberhart acknowledged said instrument to be the free act and deed of said corporation.

Given under my notarial seal this 17 day of October, 2016.

My commission expires: 8/30/2020

## PLANNING COMMISSION CERTIFICATE of APPROVAL

Reviewed by the City of Sheridan Planning Commission this 17th day of August, 2016.

Pat M. W. James W. Thompson  
VICE CHAIRMAN CHAIRMAN

## 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 25 day of October, 2016 by the Director of Public Works of Sheridan, Wyoming.

Nicholas K. DeLoe  
DIRECTOR of PUBLIC WORKS

## CITY of SHERIDAN CERTIFICATE of APPROVAL

Approved by the City Council of Sheridan, Wyoming, this 16th day of September, 2016.

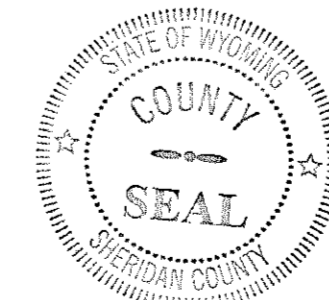
David L. Randall James W. Thompson  
CITY CLERK MAYOR

## CERTIFICATE of RECORDER

State of Wyoming } ss  
County of Sheridan }

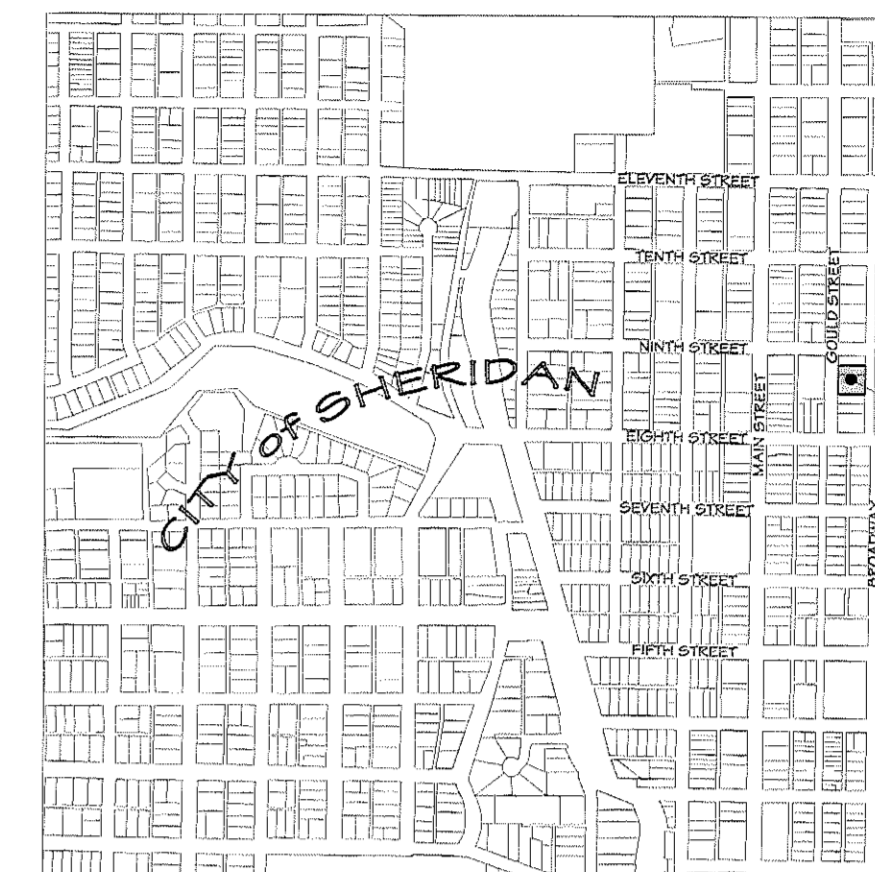
This plat was filed for record in the Office of the Clerk and Recorder at 2:41 O'clock P M., this 28 day of October, 2016, and is duly recorded in Book 3, Page No. 198.

Eda Schunk Thompson  
COUNTY CLERK



## LOCATION

SCALE: 1" = 1000'



SITE

N



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.

## PLAT of the PHOENIX SUBDIVISION

being a REPLAT of  
LOT 7 and the SOUTH 50 feet of LOT 8, BLOCK 28  
of the

AMENDED PLAT of SHERIDAN LAND  
COMPANY'S SECOND ADDITION

to the  
CITY of SHERIDAN  
SHERIDAN COUNTY, WYOMING

addressed as  
1229 NORTH GOULD STREET  
and  
1211 NORTH GOULD STREET  
for

JAMES W. THOMPSON  
1229 NORTH GOULD STREET  
SHERIDAN, WYOMING 82801

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