

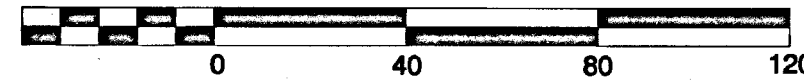
FINAL PLAT  
of the  
RRL&C 3 SUBDIVISION

TRACT CONSISTS OF 3.07 ACRES

BEING A REPLAT OF LOT 5, SHERIDAN COMMERCIAL PARK  
a subdivision of a tract of land located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 1 and NE $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 2,  
Township 55 North, Range 84 West, SE $\frac{1}{4}$ SE $\frac{1}{4}$  and SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 36, Township 56 North,  
Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming.

DETAIL

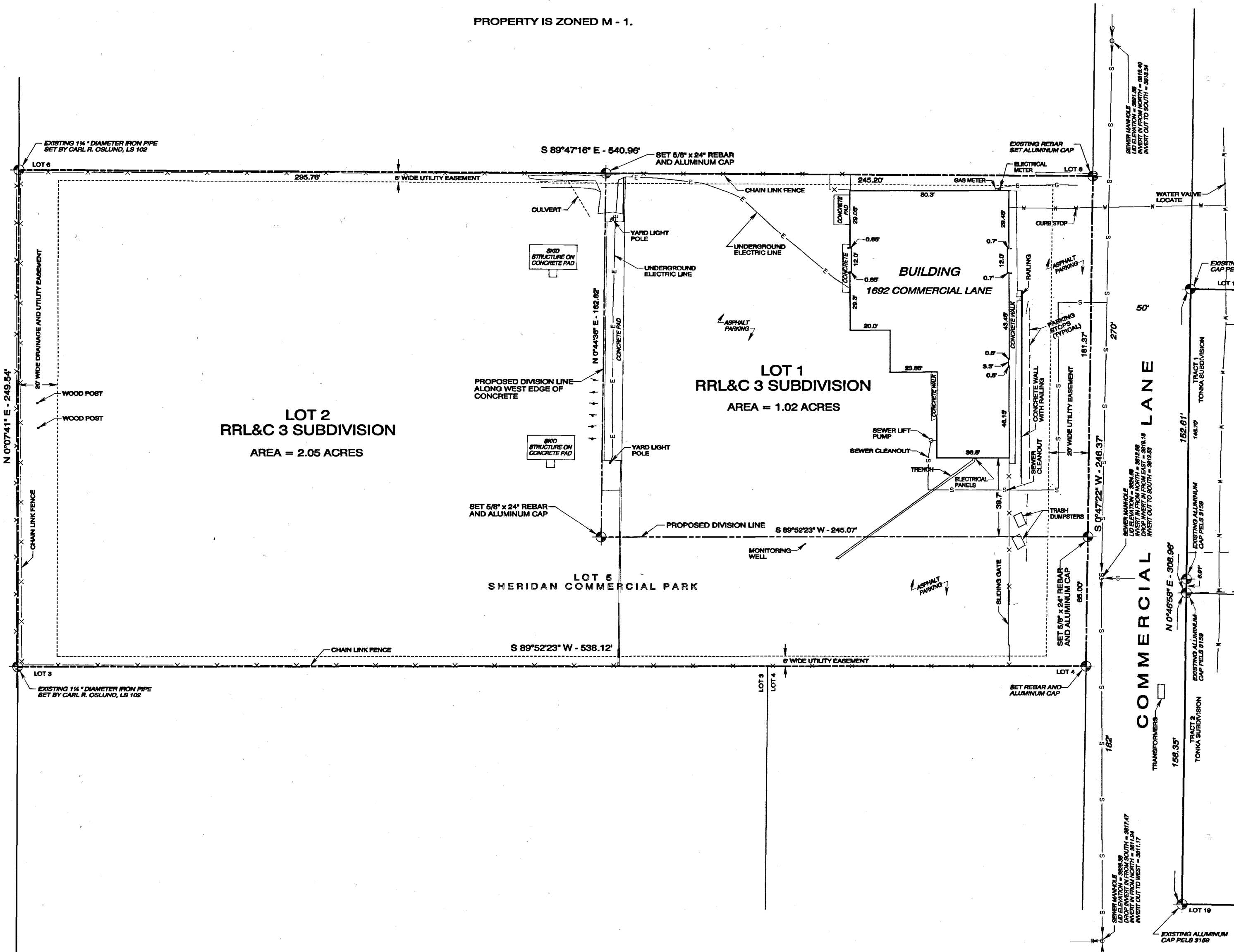
SCALE: 1" = 40'



BASIS OF BEARING IS SOUTHWESTERLY LINE OF LOT 1, SHERIDAN COMMERCIAL PARK,  
THAT BEING S 41°29'00" E, BETWEEN TWO EXISTING HIGHWAY RIGHT OF WAY MONUMENTS.  
(SEE LOCATION MAP), ROTATE PLAT BEARINGS COUNTERCLOCKWISE 0°12'51" FOR STATE  
PLANE BEARINGS.

PROPERTY IS ZONED M - 1.

INTERSTATE HIGHWAY 90  
N 07°41' E - 248.54'



CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, QWEST Corporation, a Colorado Corporation, being the owner of interest in the land shown on this plat, does hereby certify:  
That the foregoing plat designated as RRL&C 3 Subdivision, being a Replat of Lot 5 of Sheridan Commercial Park in 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 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 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 19<sup>th</sup> day of July, 2023, by:

QWEST Corporation, a Colorado Corporation (Owner)

by *[Signature]*

City of Sheridan, Wyoming  
State of Colorado, ss  
County of Lincoln

On this 19<sup>th</sup> day of July, 2023, before me personally appeared KARA D. DODSON  
to me personally known who, being duly sworn, did say that (s)he is the VICE PRESIDENT of QWEST Corporation, a Colorado Corporation, and that (s)he does hereby acknowledge said instrument to be the free act and deed of said QWEST Corporation, a Colorado Corporation.

My commission expires: 5/29/24

MARY KAY ENGEL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 1992405814  
MY COMMISSION EXP.

NOTICE:  
This plat is an image, or reproduction of the original as it 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.

CITY of SHERIDAN  
CERTIFICATE of APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this 5<sup>th</sup> day of July, 2023.

*[Signature]*  
CITY CLERK

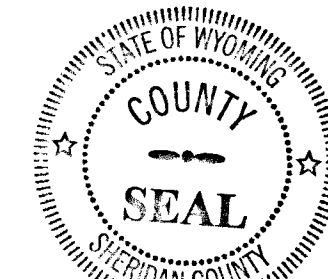
*[Signature]*  
MAYOR

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 4:51 O'Clock P.M., this 17<sup>th</sup> day of August, 2023, and is  
duly recorded in Book 17, Page No. 51.  
Receiving Number 2023-787175.

*[Signature]*  
COUNTY CLERK



DECLARATION VACATING PREVIOUS PLATTING

This plat is a Replat of Lot 5 of Sheridan Commercial Park in the City of Sheridan, Wyoming, as recorded in Drawer "S" of Plats, Map No. 140, of the Records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundary of this plat are hereby vacated.

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 17<sup>th</sup> day of August, 2023 by the Director of Public Works of Sheridan, Wyoming.

*[Signature]*  
DIRECTOR OF PUBLIC WORKS

CERTIFICATE of the  
CITY of SHERIDAN  
PLANNING COMMISSION

Reviewed by the City of Sheridan Planning Commission this 26<sup>th</sup> day of June, 2023.

*[Signature]*  
CHAIRMAN

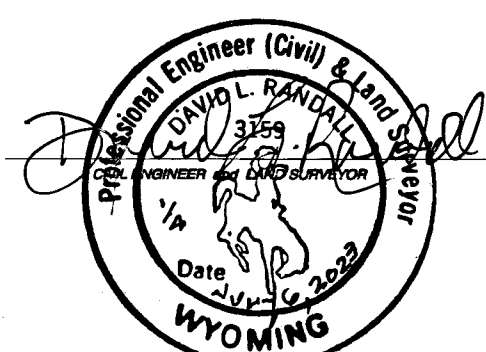
*[Signature]*  
CHIEF

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 RRL&C 3 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 April and May of 2023 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.

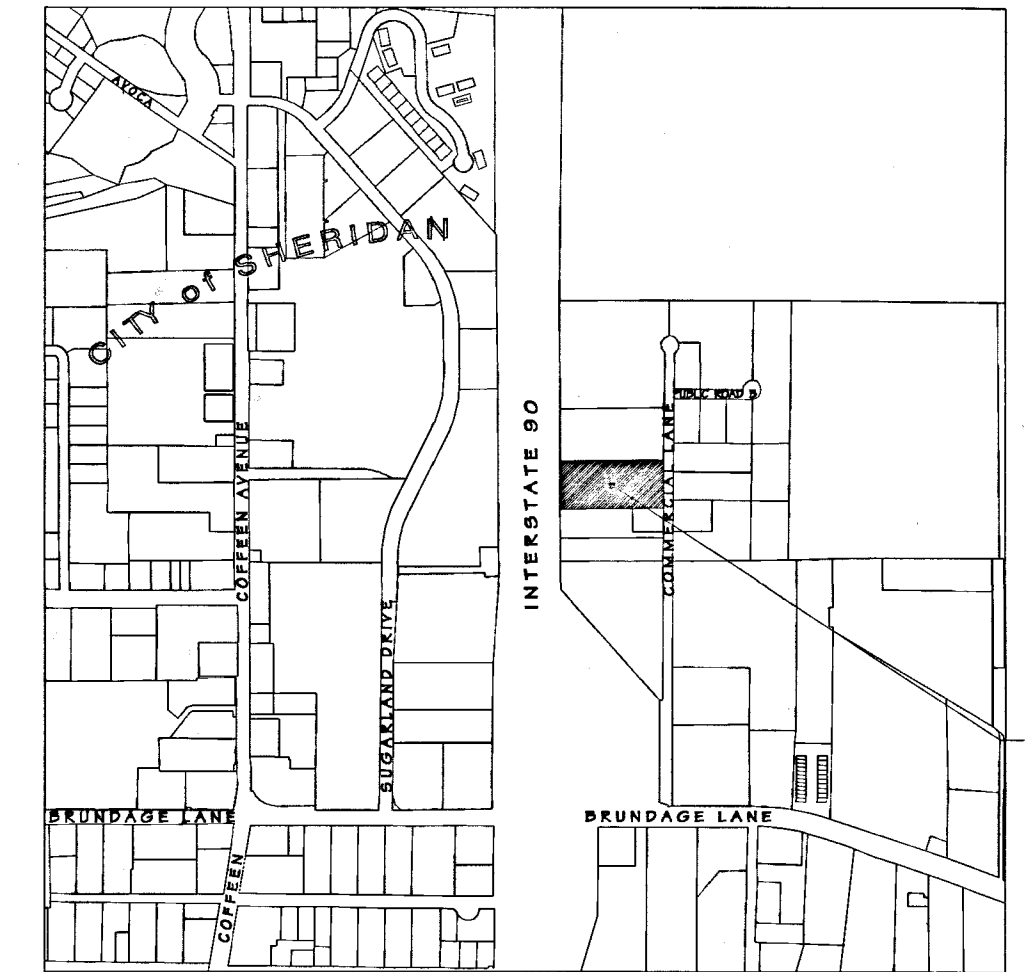
Registration No. 3159 PE & LS



#R-51

LOCATION

SCALE: 1" = 1000'



RRL&C 3 SUBDIVISION

FINAL PLAT  
of the  
RRL&C 3 SUBDIVISION

being a REPLAT of

LOT 5

of

SHERIDAN COMMERCIAL PARK

in the

CITY of SHERIDAN  
SHERIDAN COUNTY, WYOMING

addressed as

1692 COMMERCIAL LANE

for

QWEST CORPORATION, a COLORADO CORPORATION  
C/O KIMBERLY SWEATT, DIRECTOR of REAL  
ESTATE TRANSACTIONS and ANALYSIS

931 14TH STREET, SUITE 103  
DENVER, COLORADO 80202