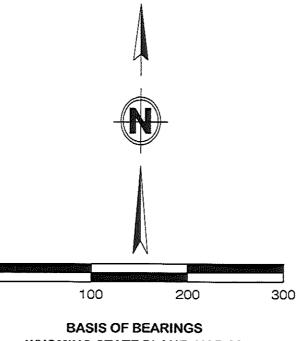
AN ADMINISTRATIVE REPLAT OF A PORTION OF THE **WESTERN ADDITION** CITY OF SHERIDAN LOCATED IN THE NW1/4NW1/4, SECTION 34, T 56 N, R 84 W 123,600 TOTAL SQUARE FEET



WYOMING STATE PLANE, NAD 83 (2011)(EPOCH:2010.000) SURFACE ADJUSTMENT FACTOR = 1.000235000 **DISTANCES SHOWN ARE SURFACE**

LEGEND FOUND PLASTIC CAP, LS 3829, ACCEPTED SET 2" AL CAP ATOP #5 REBAR, PE/LS 4364 2" AL CAP PE/LS 4364 FROM PREVIOUS SURVEY FOUND RECORD MONUMENT LS 5369, ACCEPTED FOUND RECORD MONUMENT LS 2615, ACCEPTED FOUND AL CAP, LS 102, ACCEPTED FOUND AL CAP, PE/LS 3159, ACCEPTED SUBDIVISION BOUNDARY **VACATED STREETS AND ALLEYS PER COUNTY** VACATED ALLEY PER COUNTY COMMISSIONER MINUTES, AUGUST 1894 MEETING, NOT INCLUDED IN THIS REPLAT (R) RECORD (M) MEASURED

DECLARATION VACATING PREVIOUS PLATTING

N01°00'26"E

22.87

THIS PLAT IS A RESUBDIVISION OF A PORTION OF THE WESTERN ADDITION SUBDIVISION, AS RECORDED IN DRAWER W, PLAT NO. 1, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CITY OF SHERIDAN **CERTIFICATE OF APPROVAL**

THE FOREGOING ADMINISTRATIVE REPLAT WAS COMPLETED IN ACCORD WITH THE CITY OF SHERIDAN CODE, APPENDIX B, SECTION 306, AND IS CERTIFIED TO BE EFFECTIVE AS OF THE 17 DAY OF May , 2018.

CITY OF SHERIDAN **DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL**

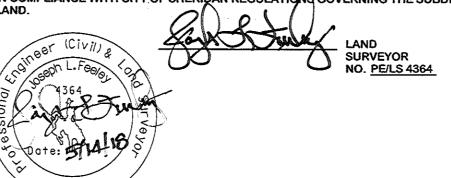
THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 17 DAY OF May , 20 18 BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

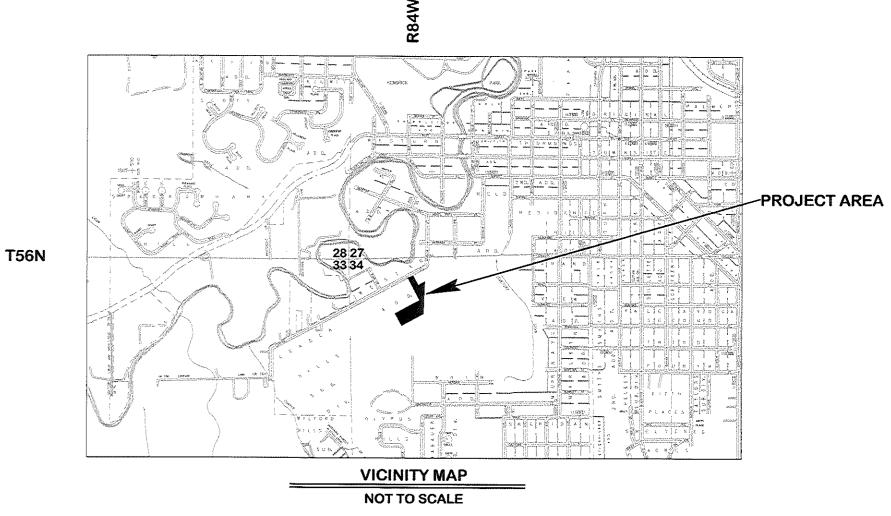
V. Donga DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF SURVEYOR

STATE OF WYOMING COUNTY OF SHERIDAN)

I, JOSEPH L. FEELEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE PATTERSON ESTATES 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





CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED NICHOLAS GARETH PATTERSON AND AMANDA ALLYN PATTERSON, AND FIRST INTERSTATE BANK AS LENDER, BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS PATTERSON ESTATES SUBDIVISION IS A TRACT OF LAND LOCATED IN THE PREVIOUSLY PLATTED WESTERN ADDITION, CITY OF SHERIDAN, INCLUDING LOTS 4 AND 5 OF BLOCK 30, AND LOTS 1,2,3,4,5,6, AND 7 OF BLOCK 36, OF SAID WESTERN ADDITION, AND INCLUDING VACATED PORTIONS OF DEER STREET, ERMINE STREET AND THE ALLEY IN SAID BLOCK 30, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A "CAP LS 3829" AT THE NORTHEASTERLY CORNER OF LOT 4 OF BLOCK 30, WESTERN ADDITION TO THE CITY OF SHERIDAN; THENCE ALONG THE EASTERLY LINE OF SAID LOT 4 \$28°05'32"E A DISTANCE OF 160.11 FT. TO A "CAP PE/LS 4364"; THENCE ALONG THE CENTERLINE OF THE VACATED BLOCK 30 ALLEY N62°27'48"E A DISTANCE OF 111.93 FT. TO A "CAP PE/LS 4364" ON THE WEST RIGHT-OF-WAY (ROW) LINE OF SCHILLER AVENUE; THENCE ALONG SAID WEST ROW LINE, S01°00'26"W A DISTANCE OF 432.96 FT. TO A "CAP PE/LS 4364" ON THE NORTH LINE OF THE VACATED BLOCK 36 ALLEY ALONG THE SOUTH BOUNDARY OF SAID ADDITION; THENCE CONTINUING ALONG SAID NORTH LINE S61°59'58"W A DISTANCE OF 381.75 FT. TO A POINT ON THE WEST BOUNDARY LINE OF LOT 7 OF SAID BLOCK 36, MONUMENTED WITH A "CAP LS 5369"; THENCE ALONG SAID WEST LOT LINE N28"00'02"W A DISTANCE OF 185.11 FT. TO A POINT ON THE CENTERLINE OF SAID VACATED ERMINE STREET MONUMENTED WITH A "CAP PE/LS 4364": THENCE ALONG SAID CENTERLINE N61°59'41"E A DISTANCE OF 239.43 FT. TO A "CAP PE/LS 4364"; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, BOOK 536, PAGE 42, N62°00'49"E A DISTANCE OF 150.27 FT. TO A "CAP PE/LS 4364"; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL N28°01'57"W A DISTANCE OF 355.22 FT. TO A "CAP LS 102" ON THE SOUTHERLY ROW LINE OF LEOPARD STREET; THENCE ALONG SAID SOUTHERLY ROW LINE N62°27'48"E A DISTANCE OF 90.02 FT. TO THE POINT OF BEGINNING.

SAID "CAP LS 3829" IS A PLASTIC CAPPED REBAR STAMPED LS 3829. SAID "CAPS PE/LS 4364" ARE 2 INCH DIA. AL CAPS STAMPED PE/LS 4364 ATOP REBAR. SAID "CAP LS 3569" IS A 3.25 INCH DIA. AL CAP STAMPED LS 5369 ATOP REBAR. SAID "CAP LS 102" IS A 1 INCH DIA. AL CAP STAMPED LS 102 ATOP REBAR.

AND CONTAINS AN AREA OF 123,600 SQUARE FEET (2.84 ACRES), MORE OR LESS, AND

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,

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 H DAY OF	NON , 20 <u>18</u> BY:	
NICHOLAS GARETH PATTERS	SON	
AMANDA ALLYN PATYERSON	w Yatherson	
))ss	TR HOWARD - NOTARY PUBLIC COUNTY OF STATE OF WYOMING

OF ______, 20 5 BY NICHOLAS GARETH PATTERSON AND AMANDA ALLYN PATTERSON.

MY COMMISSION EXPIRES: 1.7.70 71

THE UNDERSIGNED FIRST INTERSTATE 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 956 OF MORTGAGES, AT PAGE 427. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, 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.

EXECUTED THIS LOT DAY OF May, 20 18 BY: Nich Christman NICOLE CHRISTENSEN, VICE PRESIDENT, COMMERCIAL MANAGER FIRST INTERSTATE BANK STATE OF WYOMING **COUNTY OF SHERIDAN**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF Nay , 20 18, BY NICOLE CHRISTENSEN.

NOTARY PUBLIC: Kumbalee Newman MY COMMISSION EXPIRES: 9-12-2020

€300 € € **CERTIFICATE OF RECORDER**

COUNTY OF SHERIDAN) THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9:55 O'CLOCK _____A.m THIS _/8___ DAY OF May , 20 18 AND IS DULY RECORDED IN DRAWER P , PLAT NO. 116.

> PATTERSON ESTATES **SUBDIVISION**

AN ADMINISTRATIVE REPLAT OF A PORTION OF THE **WESTERN ADDITION** CITY OF SHERIDAN LOCATED IN THE NW1/4NW1/4, SECTION 34, T 56 N, R 84 W 123,600 TOTAL SQUARE FEET

> AMANDA PATTERSON 854 LEOPARD ST. SHERIDAN, WYOMING 82801

DATE: MAY, 2018

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