

DETAIL



PROPERTY IS ZONED R - 3.

Q SUBDIVISION

CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, Q Properties, LLC, a Wyoming Limited Liability Company, and First Federal Bank and Trust, being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Q Subdivision, being a Subdivision of Lot A of the Cotton Replat in the City of Sheridan, Sheridan County, Wyoming, 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, 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.

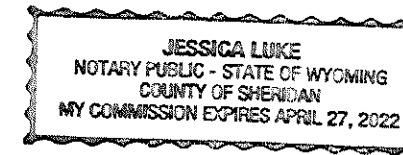
Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms 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 14th day of November, 2018, by:

Q Properties, LLC, a Wyoming limited liability company (Owner)

State of Wyoming } ss
County of Sheridan }



On this 14th day of November, 2018, before me personally appeared Julio Quiatuna of Q Properties, LLC, a Wyoming limited liability company and that he does hereby acknowledge said instrument to be the free act and deed of said Q Properties, LLC, a Wyoming limited liability company.

My commission expires: April 27, 2022

Also executed by:

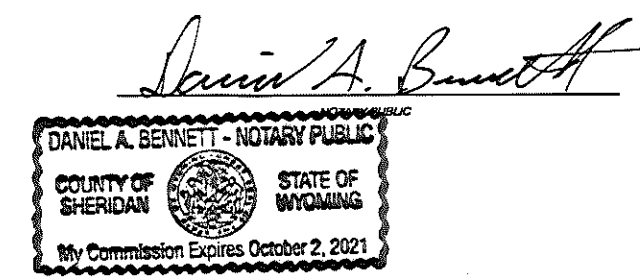
The undersigned First Federal Bank and Trust, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sheridan County and Ex-Officio Recorder of Deeds in Book 988 of Mortgages, at Page 342. MORTGAGEE, by his signature on this plat, consents to the dedications made herein and specifically releases all streets, alley, parks, 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 (Mortgagee)
by [Signature] VP, Commercial Lending
State of Wyoming } ss
County of Sheridan }

On this 23 day of November, 2018, before me personally appeared DJ Deacon to me personally known who, being duly sworn, did say that he is the Senior Vice President of First Federal Bank and Trust, 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 Senior Vice President acknowledged said instrument to be the free act and deed of said corporation.

Given under my notarial seal this 23 day of November, 2018.

My commission expires: 10/02/2021



DIRECTOR of PUBLIC WORKS CERTIFICATE of APPROVAL

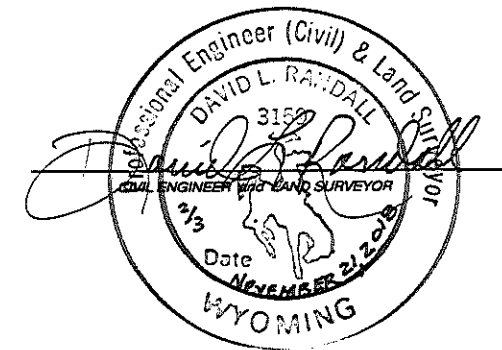
This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, Wyoming and certified this 30 day of November, 2018 by the Director of Public Works of Sheridan, Wyoming.

[Signature]
DIRECTOR of PUBLIC WORKS

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 Q 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 August and September of 2018 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.

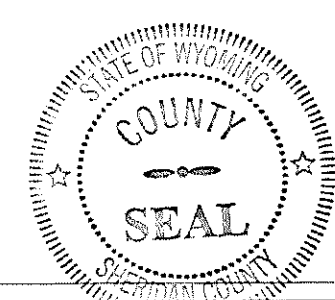


Registration No. 3159 PE & LS

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 2:56 O'Clock P M., this 27 day of December, 2018, and is duly recorded in Book Q Page No. 4.



Ella Schunk Thompson
COUNTY CLERK

Q-4

LOCATION

SCALE: 1" = 1000'



Q SUBDIVISION



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 Q SUBDIVISION

being a SUBDIVISION of
LOT A of the COTTON REPLAT
in the
CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING
addressed as
246 SOUTH SHERIDAN AVENUE
for
Q PROPERTIES, LLC
22 TIMM PLACE
SHERIDAN, WYOMING 82801

CITY of SHERIDAN CERTIFICATE of APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this 14th day of November, 2018.

[Signature]
ANNE CITY CLERK

[Signature]
MAYOR