



SITE

FINAL PLAT

BRUNDAGE SQUARE PHASE II

BEING THE REPLAT OF LOTS 15-21, 30, OUTLOT G, AND A PORTION OF PLAZA LANE, BLOCK 2, WHITNEY PLAZA, LOCATED IN THE NW¼SW¼, SECTION 26, T56N, R84W, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
TOTAL AREA= ±26552 SQFT (±.61 ACRES)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED PRECISION DEVELOPMENT GROUP LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS THE BRUNDAGE SQUARE PHASE II, BEING THE REPLAT OF LOTS 15-21, 30, OUTLOT G BLOCK 2, AND A PORTION OF PLAZA LANE, OF WHITNEY PLAZA SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER (NW¼SW¼), SECTION 26, TOWNSHIP 56N, RANGE 84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE N 14°26'03" E, 2395.78 FEET TO THE SOUTHEAST CORNER OF LOT 25B OF THE REPLAT OF LOTS 23-29 BLOCK 2, WHITNEY PLAZA SUBDIVISION; THENCE N 00°22'39" E, 80.32 FEET ALONG THE EAST LINE OF SAID LOT 25B TO THE SOUTH LINE OF PLAZA LANE; THENCE N 89°37'30" W, 206.88 FEET ALONG SAID SOUTH LINE OF PLAZA LANE; THENCE N 44°42'38" W, 45.34 FEET ALONG THE SOUTHWEST LINE OF SAID PLAZA LANE; THENCE N 01°02'26" E, 41.90 FEET ALONG THE WEST LINE OF SAID PLAZA LANE TO THE SOUTH LINE OF PARK LANE; THENCE S 89°37'35" E, 23.24 FEET ALONG SAID SOUTH LINE OF PARK LANE TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE S 89°38'54" E, 276.10 FEET, ALONG SAID SOUTH LINE OF PARK LANE TO THE WEST LINE OF CUSTER STREET RIGHT-OF-WAY; THENCE S 00°23'16" W, 50.09 FEET ALONG SAID WEST LINE; THENCE S 00°21'07" W, 24.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 30; THENCE S 00°21'07" W, 80.60 FEET, ALONG THE SAID WEST LINE OF CUSTER STREET TO THE NORTH LINE OF BRUNDAGE STREET RIGHT-OF-WAY; THENCE N 89°17'57" W, 60.88 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING AN AREA OF ± 19994.4 SQFT

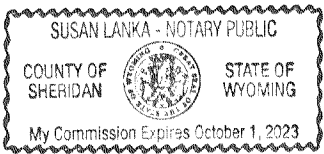
SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD, AND

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 OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS.

EXECUTED THIS 30th DAY OF August, 2022.

Nicholas B. Brown
(PRECISION DEVELOPMENT GROUP LLC)

STATE OF WYOMING } ss
COUNTY OF SHERIDAN }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 30th DAY OF August, 2022.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10-1-2023.
Susan Lark
NOTARY PUBLIC



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 1 DAY OF Sept, 2022, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

David Mercer
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 16th DAY OF Sept, 2022

[Signature]
ATTEST: CITY CLERK

Michael Bridger
MAYOR

CERTIFICATE OF RECORDER

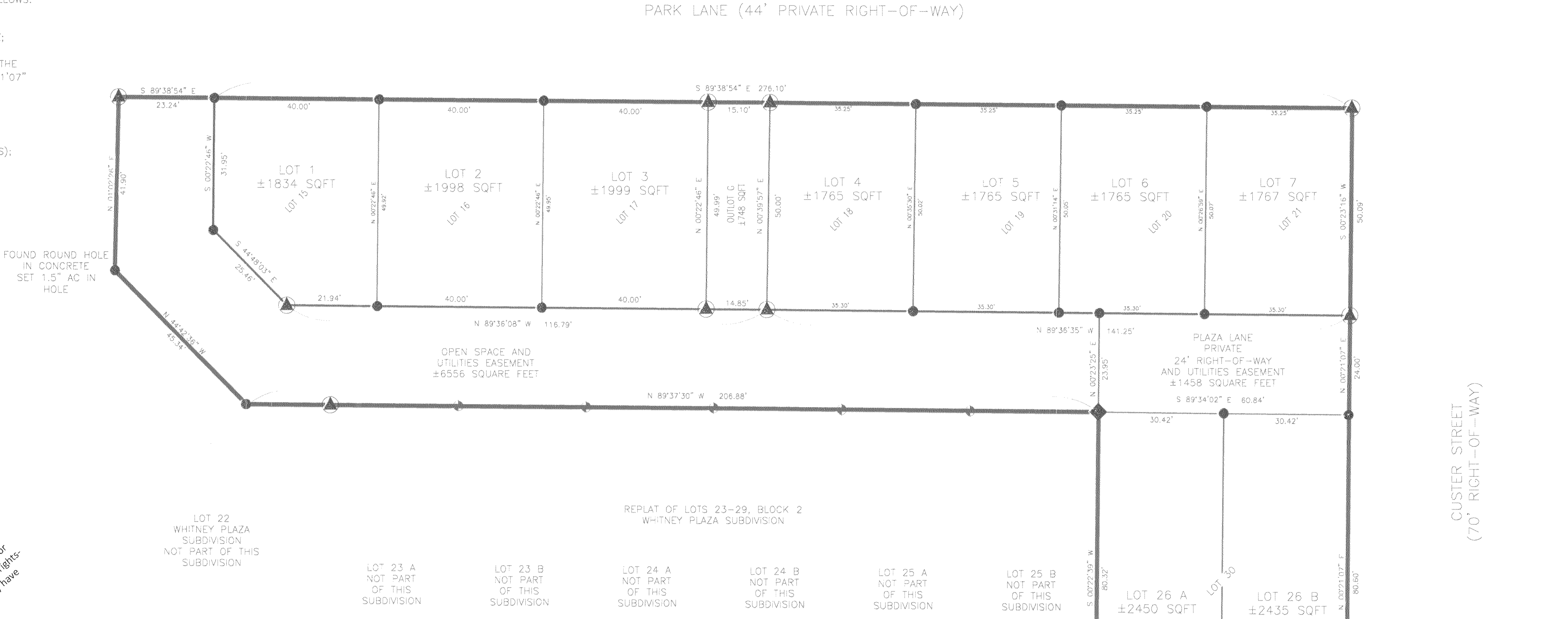
STATE OF WYOMING } ss
COUNTY OF SHERIDAN }
I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 3:10 O'CLOCK THIS 19 DAY OF September, 2022 AND IS DULY RECORDED IN PLAT BOOK 8 PAGE 78 NUMBER 2022-781526

Eda Schunk Thompson
COUNTY CLERK

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE REPLAT OF LOTS 15-21, 30, OUTLOT G, AND A PORTION OF PLAZA LANE, BLOCK 2, WHITNEY PLAZA SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

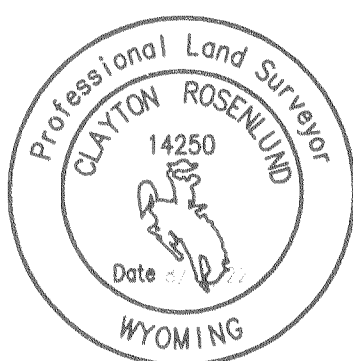
LOT 3 BLOCK 2 NOT PART OF THIS SUBDIVISION
LOT 4 BLOCK 2 NOT PART OF THIS SUBDIVISION
LOT 5 BLOCK 2 NOT PART OF THIS SUBDIVISION
LOT 6 BLOCK 2 NOT PART OF THIS SUBDIVISION
WHITNEY PLAZA SUBDIVISION
LOT 7 BLOCK 2 NOT PART OF THIS SUBDIVISION
LOT 8 BLOCK 2 NOT PART OF THIS SUBDIVISION
LOT 9 BLOCK 2 NOT PART OF THIS SUBDIVISION
OUTLOT M BLOCK 2 NOT PART OF THIS SUBDIVISION
OUTLOT E BLOCK 2 NOT PART OF THIS SUBDIVISION



NOTICE
This plat is a 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 line easements or rights-of-way. Delineations, measurements, or reservations may have occurred since the original plat was recorded.

CERTIFICATE OF SURVEYOR

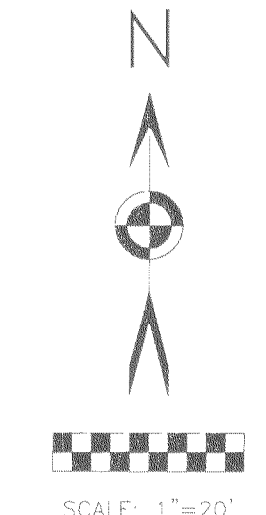
I, CLAYTON ROSENBLUND, do hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of BRUNDAGE SQUARE PHASE II, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots and easements of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.



Clayton Rosenlund
REGISTERED LAND SURVEYOR
NO. 14250

LEGEND

- SET 1 1/2" AC-LS14250
- ▲ FOUND 2" AC-PELS 3864 OR AS NOTED
- ◆ FOUND 3/8" REBAR
- CALCULATED CORNER
- SET 1 1/2" AC-LS14250 PRIOR SURVEY
- AC ALUMINUM CAP
- PC PLASTIC CAP
- IP IRON PIPE
- POB POINT OF BEGINNING
- REPLAT INTERIOR LOT LINE
- REPLAT BOUNDARY



BASIS OF BEARINGS IS US STATE PLANE, NAD 83, WYOMING EAST CENTRAL ZONE. DISTANCES ARE GROUND (US SURVEY FEET). PAF:1.000235

RECORD OWNERS:
PRECISION DEVELOPMENT GROUP LLC
SHERIDAN, WYOMING 82801

DATE PREPARED: 8/2/22

B-78