



KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STEVE R. AND MAURA E. HOLZERLAND, BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

M E WILSON'S MINOR SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4NE1/4), SECTION 22, T56N, R84W, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A TRACT OF LAND WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW $\frac{1}{4}$ NE $\frac{1}{4}$ ), SECTION 22, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 17, SHERIDAN LAND COMPANY 2ND ADDITION, THENCE N 40°20'23" W, 91.82 FEET TO THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 89°30'11" W, 209.26 FEET ALONG THE NORTH RIGHT OF WAY LINE OF ELEVENTH STREET; THENCE N 00°38'30" E, 150.53 FEET ALONG THE EAST LINE OF THORNE-RIDER CITY PARK TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 541 PAGE 543 OF SHERIDAN COUNTY RECORDS; THENCE ALONG SAID TRACT OF LAND S 89°33'16" E, 209.31 FEET TO THE WEST RIGHT OF WAY LINE OF SPAULDING STREET; THENCE S 00°39'33" W, 150.23 FEET TO THE POINT OF BEGINNING OF SUBJECT TRACT, CONTAINING 0.72 ACRES MORE OR LESS.

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, BLOCKS, STREETS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (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, WATERLINES, 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.

EXECUTED THIS 17 DAY OF JUNE, 2019.

STEVE R. HOLZERLAND

STATE OF WYOMING )  
 ) : ss  
COUNTY OF SHERIDAN )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Steve K Holzer (and) THIS  
DAY OF June 17, 2019.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: July 14, 1962

*[Signature]*  
NOTARY PUBLIC

JANELLE HARVEY - NOTARY PUBLIC  
COUNTY OF SHERIDAN STATE OF WYOMING  
MY COMMISSION EXPIRES: July 14, 2022

Maura E Holzerland  
MAURA E. HOLZERLAND

[illegible]

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Maura E. Hazerland THIS  
DAY OF June 17, 2019.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: July 14, 1962

*Janell Harvey*  
NOTARY PUBLIC

JANELLE HARVEY - NOTARY PUBLIC  
COUNTY OF SHERIDAN STATE OF WYOMING  
MY COMMISSION EXPIRES: JULY 14, 2022

CITY OF SHERIDAN PLANNING COMMISSION  
REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 10<sup>th</sup> DAY OF June, 2019.

ATTEST: VICE CHAIRMAN

Michael Giorgi  
CHAIRMAN

CITY COUNCIL OF SHERIDAN

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 20<sup>th</sup> DAY OF June, 2019.

ATTEST: CITY CLERK

*Roger Miller*  
MAYOR

CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

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 21st DAY OF June, 2019.


John Mercer  
DIRECTOR OF PUBLIC WORKS

STATE OF WYOMING )  
 ) : SS  
COUNTY OF SHERIDAN )

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 12:18 O'CLOCK P.M.,  
THIS 2 DAY OF July, 2019 AND IS DULY RECORDED IN PLAT BOOK M ON PAGE \_\_\_\_\_  
(OR AS PLAT NO. \_\_\_\_\_)

Eda Ghunk Thompson  
COUNTY CLERK

2019-750961  
STAMP RECEIVING



Cannon Consulting LLC  
Making  
every shot count

201 E 5TH ST  
SHERIDAN, WYOMING 82801

RECORD OWNER:

STEVE AND MAURA HOLZERLAND  
1506 SPAULDING ST.  
SHERIDAN, WYOMING 82801

CERTIFICATE OF SURVEYOR

I, CLAYTON P. 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 M E WILSON'S MINOR 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 LAND.

CLAYTON P. ROSENLUND  
REGISTERED LAND SURVEYOR  
NO. 14250

Prepared by Cannon Consulting LLC/ (307)752-0109