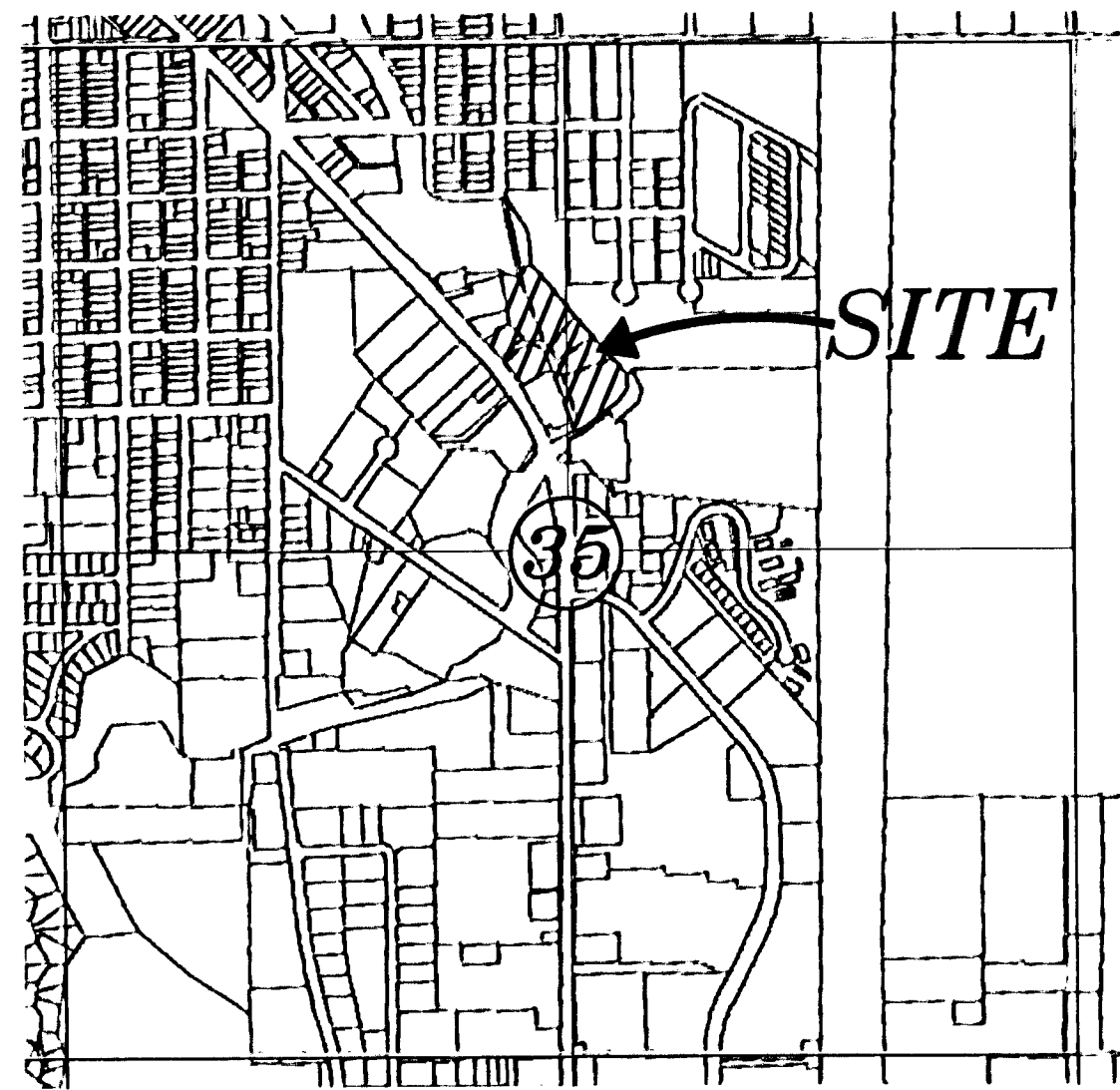


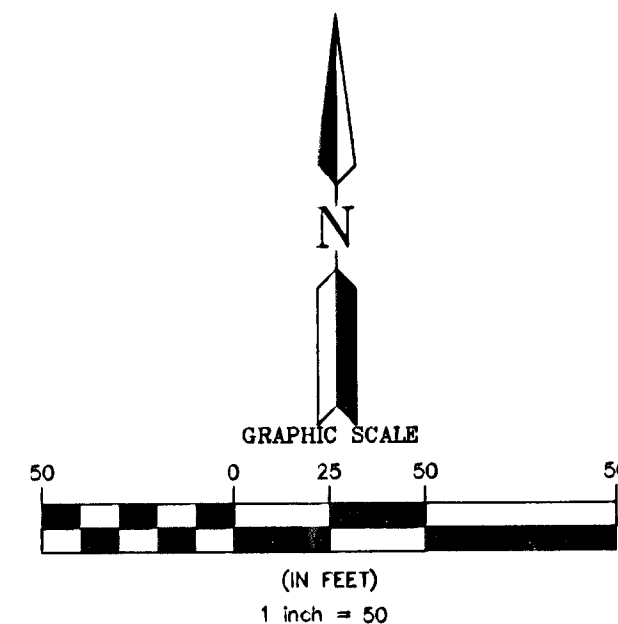
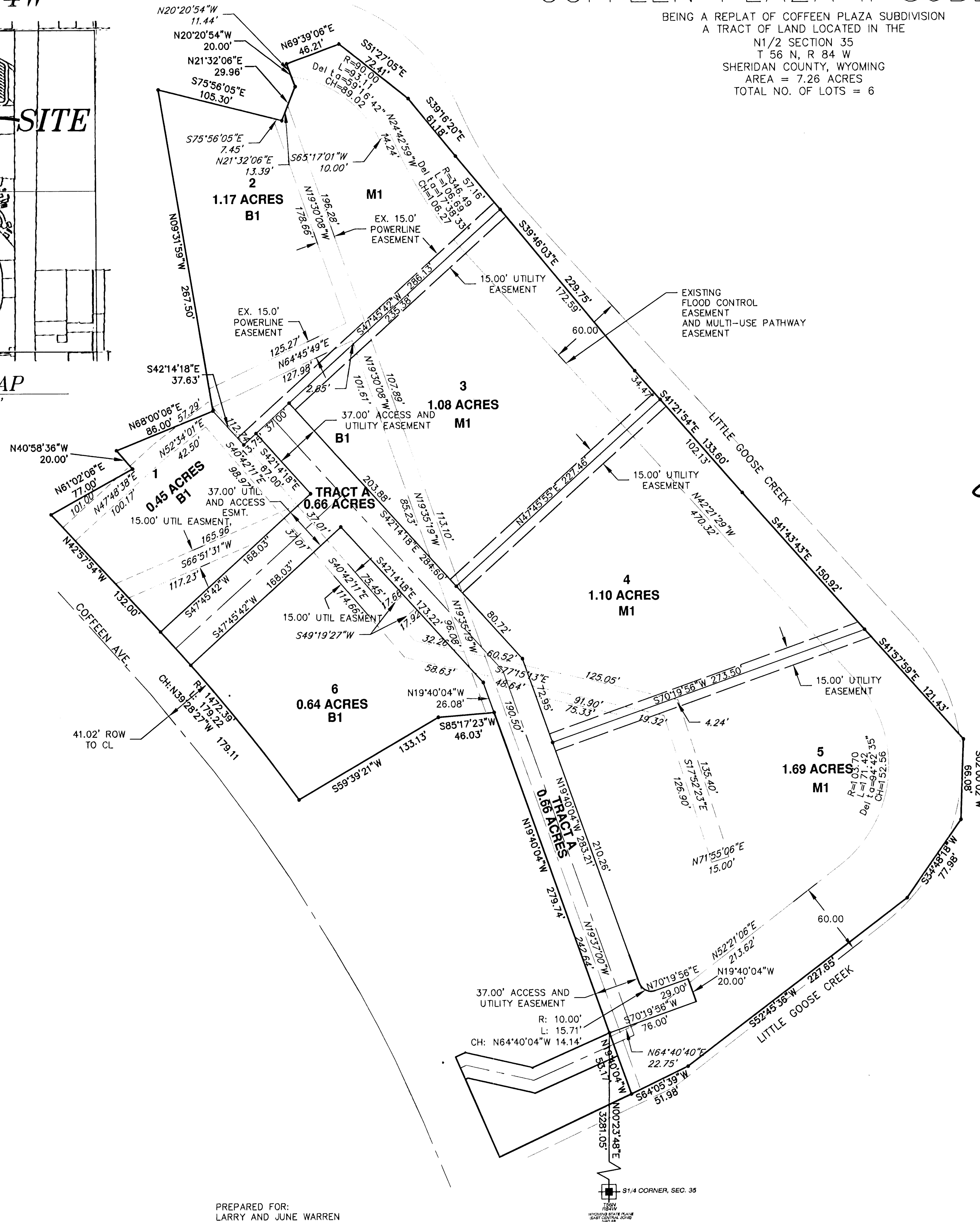
T56N R84W

# COFFEEN PLAZA II SUBDIVISION

FINAL PLAT  
BEING A REPLAT OF COFFEEN PLAZA SUBDIVISION  
A TRACT OF LAND LOCATED IN THE  
N1/2 SECTION 35  
T 56 N, R 84 W  
SHERIDAN COUNTY, WYOMING  
AREA = 7.26 ACRES  
TOTAL NO. OF LOTS = 6



LOCATION MAP  
SCALE: 1" = 1000'



## LEGEND

- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- EASEMENT (UTILITY, IRRIGATION, DRAINAGE)
- EXISTING RIGHT-OF-WAY LINE

PREPARED FOR:  
LARRY AND JUNE WARREN  
102 SCOTT DR.  
SHERIDAN, WY 82801

PREPARED BY:  
MC<sup>2</sup> ENGINEERING  
1101 SUGARVIEW DR. STE. 201  
SHERIDAN, WY 82801

MC<sup>2</sup> ENGINEERING, P.C.

1101 Sugarview Drive, Suite 201  
Sheridan, Wyoming 82801  
Office: 307.673.7350 Fax: 307.673.5156  
mc2eng@msn.com

## 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  
31<sup>st</sup> DAY OF May, 2006, BY THE  
DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

*Adrian D. Jones*  
DIRECTOR OF PUBLIC WORKS

## SHERIDAN PLANNING COMMISSION CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS  
31<sup>st</sup> DAY OF May, 2006.

*M. J. Smith* *Monty H. H. H.*  
ATTEST: VICE-CHAIRMAN CHAIRMAN

## CITY COUNCIL OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS  
26<sup>th</sup> DAY OF June, 2006.

*Carol C. C.* *John C. C.*  
ATTEST: CITY CLERK MAYOR

## CERTIFICATE OF RECORDER

STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }  
I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN  
MY OFFICE AT 3:00 O'CLOCK P.M. ON JUNE 30, 2006,  
AND FILED IN DRAWER C, PLAT NUMBER 61.  
INSTRUMENT No. 545015 FEE 50.00

*Dorothy K. K.* *Dale R. R.*  
COUNTY CLERK DEPUTY COUNTY CLERK

## DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF COFFEEN PLAZA, AS  
RECORDED IN BOOK C OF PLATS, PAGE 47, OF THE RECORDS OF  
THE SHERIDAN COUNTY CLERK. BY THE BOUNDARIES ALL EARLIER  
PLATS OR PORTIONS THEREOF ENCOMPASSED OF THIS PLAT ARE  
HEREBY VACATED.

## CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }  
I, WILLIAM E. PUGH, DO HEREBY CERTIFY THAT I AM A REGISTERED  
LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF  
WYOMING, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT  
AND COMPLETE PLAT OF COFFEEN PLAZA II 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.

WILLIAM E. PUGH  
S.S. 123,2300  
28 JUN 2006  
SHERIDAN, WYOMING

## NOTES:

1. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE  
SYSTEM (EAST CENTRAL ZONE) NAD 83
2. EXISTING ZONING: B1 & M1
3. EXISTING UTILITY EASEMENTS BUFFERING THE PREVIOUSLY  
PLATTED LOT LINES ARE TO BE VACATED WITH THIS PLAT.
4. EXISTING RIGHT-OF-WAY, ALISON DRIVE, IS TO BE VACATED  
BY SEPARATE DOCUMENT.

## CERTIFICATE OF DEDICATION PLAT OF COFFEEN PLAZA II SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING SUBDIVISION, AS IT IS  
DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT  
AND IN ACCORDANCE WITH THE DESIRES SHOWN ON THIS OF THE UNDERSIGNED  
OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS  
PLAT, HEREIN DESIGNATED AS COFFEEN PLAZA II SUBDIVISION, LOCATED IN THE  
NORTH HALF (N1/2) OF SECTION 35, TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

## LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED NORTH 00°23'24" EAST 3281.05 FEET  
FROM THE S 1/4 CORNER OF SECTION 35;  
THENCE NORTH 19°40'04" WEST 279.74 FEET TO A POINT;  
THENCE SOUTH 85°17'23" WEST 46.03 FEET TO A POINT;  
THENCE SOUTH 59°39'21" WEST 133.13 FEET TO A POINT, SAID POINT BEING  
LOCATED ON THE NORTHEAST RIGHT-OF-WAY OF COFFEEN AVENUE;  
THENCE ALONG SAID RIGHT-OF-WAY WITH THE ARC OF A CURVE WITH A RADIUS OF  
1,472.39 FEET, AN ARC LENGTH OF 179.22 FEET, A CHORD OF NORTH 39°28'27"  
WEST 179.11 FEET; THENCE NORTH 42°57'54" WEST 132.00 FEET TO A POINT,  
THENCE LEAVING SAID RIGHT-OF-WAY NORTH 61°02'06" EAST 77.00 FEET TO A  
POINT;  
THENCE NORTH 40°58'36" WEST 20.00 FEET TO A POINT;  
THENCE NORTH 68°00'06" EAST 86.00 FEET TO A POINT;  
THENCE NORTH 09°31'59" WEST 267.50 FEET TO A POINT;  
THENCE SOUTH 75°58'05" EAST 105.30 FEET TO A POINT;  
THENCE NORTH 21°32'08" EAST 29.96 FEET TO A POINT;  
THENCE NORTH 20°20'54" WEST 20.00 FEET TO A POINT, SAID POINT BEING  
LOCATED IN THE CENTER OF LITTLE GOOSE CREEK;  
THENCE ALONG THE CENTER OF SAID CREEK AS IT MEANDERS NORTH 69°39'06"  
EAST 46.21 FEET TO A POINT;  
THENCE SOUTH 51°27'05" EAST 72.41 FEET TO A POINT;  
THENCE SOUTH 39°16'20" EAST 61.18 FEET TO A POINT;  
THENCE SOUTH 39°46'03" EAST 229.75 FEET TO A POINT;  
THENCE SOUTH 41°21'54" EAST 133.60 FEET TO A POINT;  
THENCE SOUTH 41°43'43" EAST 150.92 FEET TO A POINT;  
THENCE SOUTH 41°57'59" EAST 121.43 FEET TO A POINT;  
THENCE SOUTH 02°00'02" WEST 66.08 FEET TO A POINT;  
THENCE SOUTH 34°48'18" WEST 77.98 FEET TO A POINT;  
THENCE SOUTH 52°45'36" WEST 227.65 FEET TO A POINT;  
THENCE SOUTH 64°05'39" WEST 51.98 FEET TO A POINT,  
THENCE LEAVING THE CENTER OF SAID LITTLE GOOSE CREEK NORTH 19°40'04" WEST  
53.17 FEET TO THE POINT OF BEGINNING CONTAINING 7.26 ACRES MORE OR LESS

THAT THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES OF INTEREST DO HEREBY  
DEDICATE FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES ALL  
STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY  
LINES OF THE SUBDIVISION, FOR PURPOSES AS INDICATED ON THIS PLAT, AND NOT  
ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, AND

THAT UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED  
FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR THE  
PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING  
SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE  
TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR  
HEREAFTER GENERALLY UTILIZED BY THE PUBLIC, AND

THAT DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED  
FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES, TO ACCOMMODATE  
THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL  
STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE  
STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 7<sup>th</sup> DAY OF JUNE, 2006.

BY: *Larry Warren* BY: *June Warren*  
LARRY WARREN, TRUSTEE JUNE WARREN, TRUSTEE  
AS LARRY WARREN AND JUNE WARREN, EACH AS TRUSTEES UNDER THE LARRY  
WARREN REVOCABLE LIVING TRUST DATED JUNE 20, 2004 AND UNDER THE JUNE  
WARREN REVOCABLE LIVING TRUST DATED JUNE 20, 2004.

COUNTY OF SHERIDAN } ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
7<sup>th</sup> DAY OF JUNE, 2006, BY LARRY AND  
JUNE WARREN, EACH AS TRUSTEES OF THE ABOVE DESCRIBED TRUSTS.

MY COMMISSION EXPIRES: *Gregory M. K.*  
EXECUTED THIS 18<sup>th</sup> DAY OF May, 2006.

BY: *Edward Pugh* BY: *Sharon Pugh*  
EDWARD PUGHE, OWNER SHARON PUGHE, OWNER

STATE OF WYOMING } ss  
COUNTY OF SHERIDAN }  
NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
DAY OF , 2006, BY EDWARD AND  
SHARON PUGHE.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC