LOCATION MAP

APPROVALS

APPROVED BY THE CITY ENGINEER OF SHERIDAN, WYOMING THIS 30 DAY OF 1996 EDITH JOHNSON-LAMERES

APPROVED BY THE MAYOR AND CITY CLERK IN THE CITY OF SHERIDAN, WYOMING THIS 30 DAY OF TARMY, 1996

CERTIFICATE OF RECORD

STATE OF WYOMING COUNTY OF SHERIDAN)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 100 O'CLOCK M. ON THE 7 DAY OF 66 TO AND RECORDED IN DRAWER PLAT # 17 . Voiel thaley

CERTIFICATE OF APPROVAL THE SHERIDAN PLANNING COMMISSION HEREWITH RECOMMENDS

THE APPROVAL OF THE FOREGOING PLAT THIS___ THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED MAYOR AND CITY CLERK IN AND FOR THE CITY OF

SHERIDAN, COUNTY OF SHERIDAN, STATE OF WYOMING, ON THIS SECRETARY

CERTIFICATE OF SURVEY I William E. Pugh a registered land surveyor in the state of Wyoming do hereby certify that this plat was prepared from notes taken during a survey performed by me or under my supervision during November 1995.

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"UNLESS SIGNED SEALED AND DATED THIS IS A PRELIMINARY PLAT.

William E Pugh Vyoming RLS 5300

CERTIFICATE OF DEDICATION

THE ABOVE ONE SUBDIVISION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, LOCATED IN SECTION 35, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, AS APPEARS ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS CONTAINING 6.79 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED THE FOLLOWING DESCRIBED TRACT.

BEGINNING at a point which is located North 00'23'48" East 3,281.05 feet from the S1/4 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 to a point; 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 2000 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 75'56'05" East 105.30 feet to a point; Thence North 21°32'06" 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;

Creek;
Thence along the center of said creek as it meanders South 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 92°00'02" West 66.08 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 254.71 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 BEGINING, and do hereby dedicate and convey to and for public use forever hereinafter the street as laid out and designated on this plat and also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as laid out and designated on this plat hereby releasing and waiving all homestead

Executed this 20th STATE OF WYOMING COUNTY OF WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 TH DAY OF DEC. 1995,

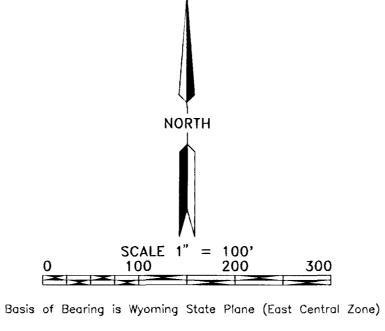
OFFICIAL SEAL. MY COMMISSION EXPIRES AUGUST 31, 1998

Dausher Liveen

NOTE:

 DENOTES FOUND CORNER O 5/8" REBAR & CAP R.L.S. 5300 TO BE SET AT COMPLETION OF CONSTRUCTION

----- EASEMENT LINE



Coffeen Plaza Subdivision 6.79 acres $\pm/-$ Number of lots = 7 Present Zoning B1 Lots 1 and 7, M1 Lots 2, 3, 4, 5, and 6

CERTIFICATE OF DEDICATION (CONTINUED)

RADIUS DELTA

C1 134.00° 29'03'51"

C2 134.00' 40'44'23"

C4 134.00' 25'57'34"

C5 1472.39' 05'46'19"

C6 100.00' 112'34'01"

C3 134.00' 16'48'12"

LINE TABLE BEARING

L1 N40'58'36"W

L2 N21'32'06"E L3 N20'20'54"W

L4 N69'39'06" E

L5 N19"40'04"W

L6 N66'21'20"E

L7 N19'40'04"W

L8 S85'17'23"W L9 S85'17'23"W

L10 N19'40'04"W

LENGTH CH.BEARING 67.97' S62'17'51"W

95.28' N82'48'02"W

39.30' N54'01'44"W

60.71' N32'38'51"W

148.33' N38'52'37"W

196.47' \$75'57'05" E

20.00*

24.93"

37.09° 33.11°

49.14'

46.03'

20.06

DISTANCE TANGENT 87.25' 34.73' 93.29' 49.75'

39.16' 19.79'

60,19' 30.89'

LKR CORPORATION, a Wyoming Corporation

STATE OF WYOMING County of Sheridan

On this 6th day of February, 1996, before me personally appeared A. Louise Knievel, to me personally known, who, being by me duly sworn, did say that she is the vice president of LKR Corporation, and that the seal affixed to said instrumment 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 A. Loiuse Knievel acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and official seal.

My Commission Expires: 4-80-91



| 15 Foot Utility Easement | 7.5 Feet left, right and parallel | to lot line (Typical)

.654 ACRES

Corner

Section 35

1.301 ACRES

MAIN WYOMI 672-1 237 NORTH SHERIDAN, 'PH. (307)

UBDIVISIO FINAL PI COFFEE

PROJECT NO. 95071-FP

> SHEET NO. ONE

COFFEEN PLAZA SUBDIVISION

TO THE CITY OF SHERUDAN

SHIERUDAN COUNTY, WYOMING

Located in Section 35, Township 56 North, Range 84 West,

6th P.M., Sheridan County, Wyoming

Average lot size = 0.89