

ADMINISTRATIVE REPLAT  
OF  
LOTS 6A and 7A  
OF  
AVOCA COMMERCIAL & RESIDENTIAL PARK

PREPARED FOR:

SHERIDAN FUNERAL AND  
CREMATION SERVICES, INC.  
1423 O'DELL COURT  
SHERIDAN, WY 82801-4466

O'DELL CONSTRUCTION, INC.  
1448 O'DELL COURT  
SHERIDAN, WY 82801

VICINITY SKETCH  
NOT TO SCALE



CITY OF SHERIDAN  
CERTIFICATE OF APPROVAL

The foregoing, Administrative Replat was completed in accord with City of Sheridan Code, Appendix B Section 306, and is certified to be effective as of the

19<sup>th</sup> day of April, 2021.

Mayor

Attest: City Clerk

DIRECTOR OF PUBLIC WORKS  
CERTIFICATE OF APPROVAL

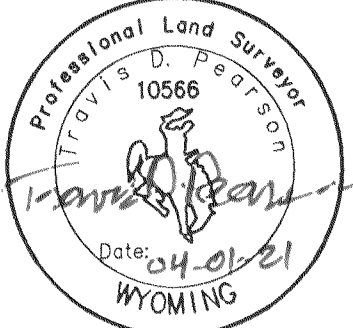
This plat has been prepared in accordance with the requirements & procedures outlined in the Subdivision Regulations of the City Council of Sheridan, Wyoming, and certified this 12<sup>th</sup> day of April, 2021, by the Director of Public Works of Sheridan, Wyoming.

Director of Public Works

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF JOHNSON }SS

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby attest that this Plat of LOTS 6A and 7A of Avoca Commercial and Residential Park is based on the results of a field survey conducted under my direct supervision, by Fred Janssen in February of 2021, and the Final Plat of Avoca Commercial & Residential Park filed with the Office of The Clerk of Sheridan County, Wyoming, as instrument number 577733 (A-29), and represents the conditions as found on the ground.



CERTIFICATE OF OWNERSHIP

Know all men by these presents that the undersigned, Sheridan Funeral and Cremation Services, Inc., and O'Dell Construction, Inc., being the owners, proprietors, or parties of interest in the land shown on this plat do hereby certify:

That the forgoing plat designated as Lots 6A and 7A of Avoca Commercial & Residential Park being a replat of Lots 6 and 7 of Avoca Commercial & Residential Park in the City of Sheridan, Wyoming, as appears on this plat is 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 subdivided 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.

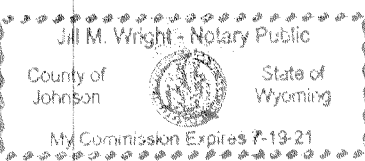
All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 2<sup>nd</sup> day of April, 2021 by:

David S. Harness, president Sheridan Funeral and Cremation Services, Inc.

STATE OF WYOMING }  
COUNTY OF JOHNSON }

The forgoing instrument was acknowledged before me by David S. Harness on this 2<sup>nd</sup> day of April, 2021. Witness my hand and official seal:



Notary Public

My Commission Expires: 7-19-2021

Shawn O'Dell, owner O'Dell Construction, Inc.

STATE OF WYOMING }  
COUNTY OF JOHNSON }

The forgoing instrument was acknowledged before me by Shawn O'Dell on this 12<sup>th</sup> day of April, 2021. Witness my hand and official seal:



Notary Public

My Commission Expires: Jan. 17 2023

DECLARATION OF PARTIAL VACATION

This plat is the re-plat of Lots 6 and 7 of Avoca Commercial and Residential Park, filed as Instrument No. 577733 (A-29), of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

STATE OF WYOMING }  
CITY OF SHERIDAN }

I hereby certify that the above plat was filed for record in my office at 8:39 o'clock on the 20<sup>th</sup> day of April, 2021 and filed as PLAT A-45 Instrument No. 2081-7683332 Fee \$75.00

Eda Schunk Thompson  
County Clerk

Deputy County Clerk



LEGEND

- - FOUND ALUMINUM CAPPED REBAR, STAMPED "LS 5300"
- ◇ - FOUND ALUMINUM CAPPED REBAR, STAMPED "PELS 3159"
- - ALUMINUM CAPPED REBAR (PER AVOCA COMMERCIAL & RESIDENTIAL PARK FINAL PLAT)
- ⊗ - SET ALUMINUM CAPPED REBAR, STAMPED "LS 10566"
- - PROPERTY PERIMETER
- - NEW PROPERTY LINE COMMON TO LOTS 6A AND 7A
- - - - - EXISTING 7.5' UTILITY EASEMENT (PER AVOCA COMMERCIAL & RESIDENTIAL PARK FINAL PLAT)
- - - - - COMMON PROPERTY LINES TO LOTS 6 AND 7 (TO BE ABANDONED)
- - - - - ADJACENT PROPERTY LINES

Parcel, containing 0.01 Ac., to be detached from Lot 6 and attached to Lot 7, creating Lots 6A and 7A

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.