FINAL PLAT

## OLD DEPOT SUBDIVISION

SUBDIVISION of LOT 1, BLOCK 1

WEST GLACIER PARK ADDITION

CITY OF SHERIDAN SHERIDAN COUNTY, WYOMING

situated in the SE'/SE'/ Of SECTION 22, TOWNSHIP 56 NORTH, RANGE 84 WEST SIXTH PRINCIPAL MERIDIAN SHERIDAN COUNTY, WYOMING

## CERTIFICATE of OWNER

Know all men by these presents that the undersigned Jacquelyn A. Frank, Trustee of the Jacquelyn A. Frank Trust under Agreement dated the 11th day of August, 2005 being the owner, proprietor or party of interest in the land shown on this plat,

That the foregoing plat designated as the OLD DEPOT SUBDIVISION, (being a Replat of Lot 1, Block 1, West Glacier Park Addition in the City of Sheridan, Sheridan County, Wyoming), is situated in the SE1/4SE1/4 of Section 22, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, contains 2.33 acres, more or less, 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 and proprietor; and that this is a correct plat of the area as it is divided 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 perpetual public use, all streets, alleys, easements and other public lands within the boundary lines of this plat, as indicated, and not already otherwise dedicated to the City of Sheridan and its licensees for perpetual pubic 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. Executed this 6th day of Oct. , 2008, by:

State of Wyoming \capsis Scounty of Sheridan \capsis s

DETAIL

EIGHTH STREET

SEVENTH STREET

SET 2" ALUMINUM CAP ON A 5/8" X 24" REBAR

PARCEL 1

PARCEL N

SET 2" ALUMINUM CAP ON A 5/8" X 24" REBAR

SIXTH STREET &

MON ALLEY

SET 2" ALUMINUM CAP ON A 5/8" X 24" REBAR

(IN PLACE OF EXISTING)

N 88°51'56" W 1 100.03'

LOT 4

AREA = 17,450 SQ. FT.

N 89°35'35" W - 100.00

LOT 3 AREA = 21,175 SQ. FT.

N 89°35'35" W

LOT 2

AREA = 25,885 SQ. FT.

N 89°35'35" W - 100.00°

AREA = 36,958 SQ. FT.

™S 89°44'30" E - 100.00°

FIFTH STREET

EXISTING BRASS CAP MONUMENT(REHABILITATED)

"T" RAIL IN CENTER OF MAIN TRACK

SECTION CORNER (DESTROYED)

EXISTING BRASS CAP MONUMENT

SET 2" ALUMINUM CAP ON A 5/8" X 24" REBAR

SET 2" ALUMINUM CAP ON A 5/8" X 24" REBAR

SET 2" ALUMINUM CAP ON A 5/8" X 24" REBAR

7.5' UTILITY EASMENT

EXISTING BRASS CAP MONUMENT

N 89°24'48" W L

27 28 50.0

T 56 N A 84 W

CENTERLINE OF SEWER AND EMERGENCY VEHICLE EASEMENT

7.8 UTILITY EASAMENT

The foregoing instrument was acknowledged before me this  $\_$  2008, by Jacquelyn A. Frank, Trustee of the Jacquelyn A. Frank Trust under Agreement dated the 11th day of August, 2005.

WITNESS my hand and official seal.

NOTARY PUBLIC ROBERT D. HAUGEN - NOTARY PUBLIC

SHERIDAN WOMING My Commission Expires July 26, 2012

BASIS OF BEARINGS IS WEST GLACIER PARK ADDITION PLAT. (ROTATE 0°16'35" COUNTERCLOCKWISE TO ACHIEVE WYOMING STATE PLANE, EAST CENTRAL ZONE BEARING)

DECLARATION VACATING PREVIOUS PLATTING

This plat is the resubdivision of Lot 1, Block 1, West Glacier Park Addition, as recorded in Book W of Plats, Page 34, of the records of the Sheridan County Clerk. All earlier plats or portions thereof, encompassed by the boundaries of

CERTIFICATE of SURVEYOR

I David L Bandall do beceny certify that I am a Professional Engineer and Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is



Moral Well

COUNT

\*\*\*\*\*\*



State of Wyoming \}ss County of Sheridan}

a true, correct and complete plat of the OLD DEPOT SUBDIVISION, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property performed by me and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with the City of Sheridan regulations governing the subdivision of land.

Registration No. 3159 PE & LS

CITY of SHERIDAN

PLANNING COMMISSION

Reviewed by the City of Sheridan Planning Commission this \_\_\_\_

Wayne Blank

State of Wyoming Sounty of Sheridan Ss

CERTIFICATE of REVIEW

CERTIFICATE of RECORDER

I hereby certify that this Plat was filed for record in the Office of the Clerk and Recorder at 3:00 0'Clock P M., this 13 day of 0CTOBER, 2008, and is duly recorded in Drawer Number 0, Instrument Number 16.







FINAL PLAT

## OLD DEPOT SUBDIVISION

LOCATION SCALE: 1" - 3000'

SITE LOCATION

SUBDIVISION of LOT 1, BLOCK 1

WEST GLACIER PARK ADDITION

CITY of SHERIDAN SHERIDAN COUNTY, WYOMING

situated in the SE'4SE'4 of SECTION 22, TOWNSHIP 56 NORTH, PANGE 64 WEST

> SIXTH PRINCIPAL MERIDIAN SHERIDAN COUNTY, WYOMING

JACQUELYN A. FRANK TRUST UNDER AGREEMENT DATED the 11TH DAY of AUGUST, 2005





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 7th day of Crobs. , 2008 by the Director of Public Works of Sheridan, Wyoming.

CITY of SHERIDAN

CERTIFICATE of APPROVAL

Approved by the City Council of Sheridan, Wyoming, this 🔃 🔼

Attest: 🗸 CITY CLERK BRASS CAP WITNESS CORNER

