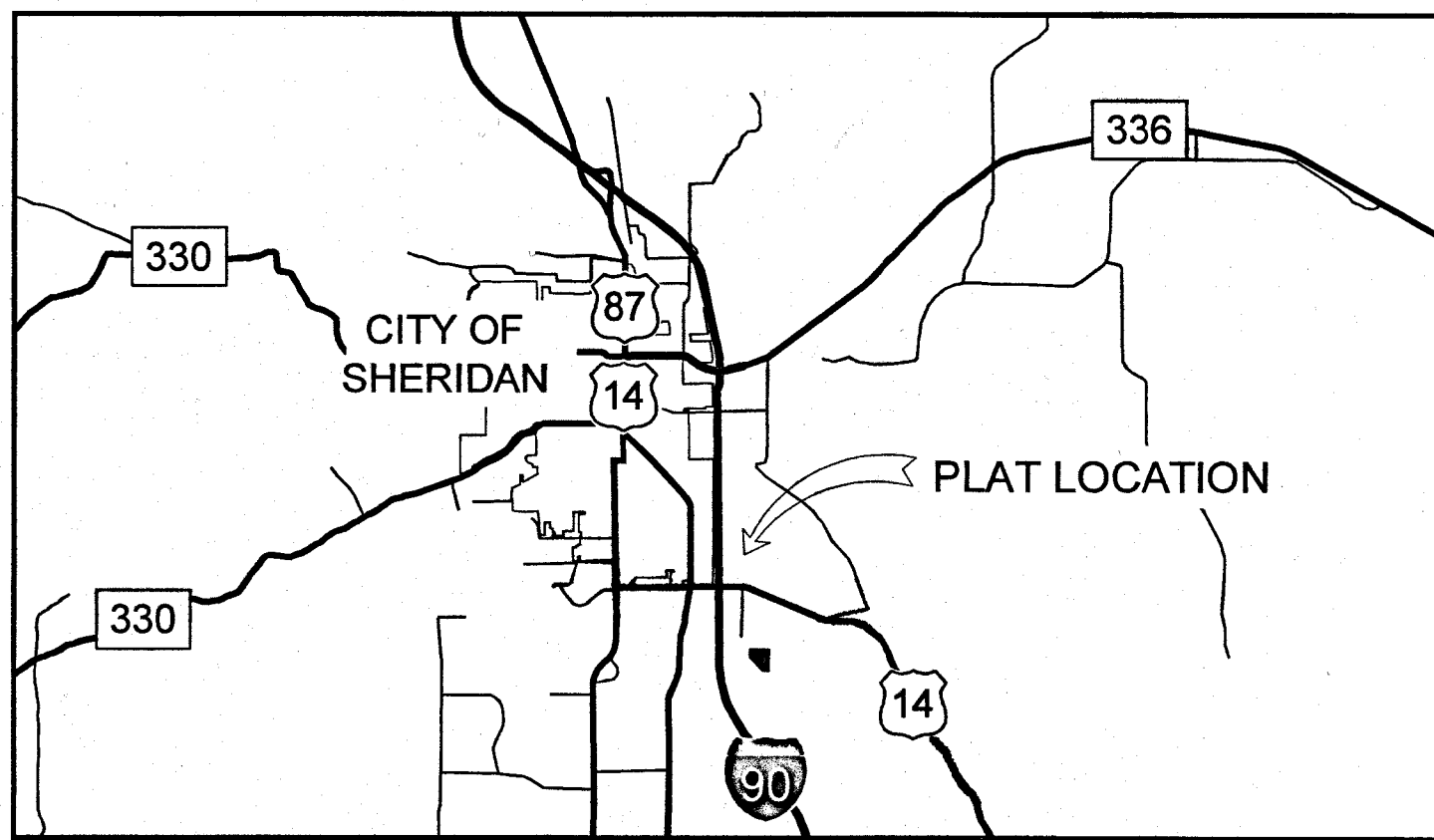


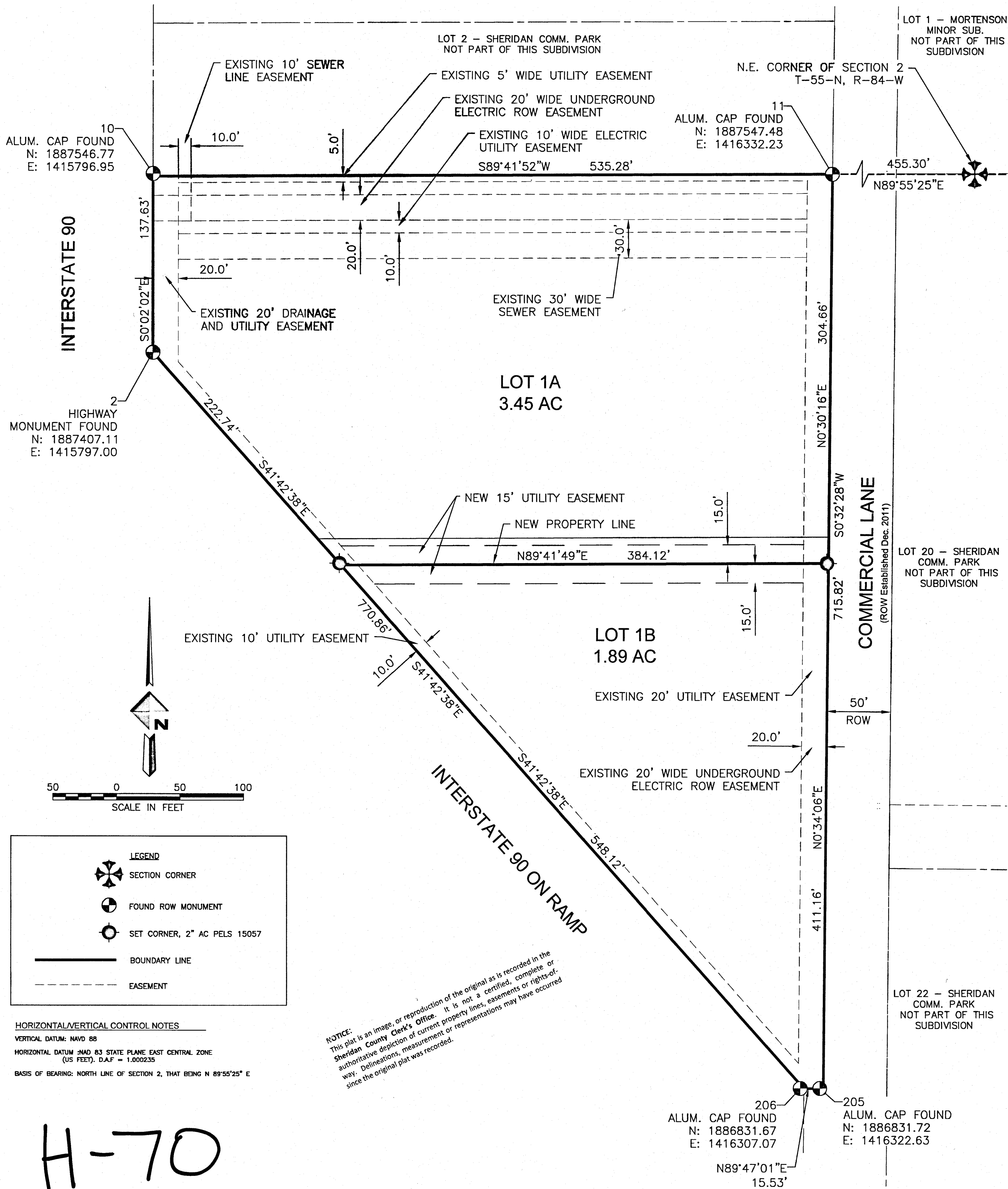
CORRECTED FINAL PLAT OF THE HIE SUBDIVISION  
A REPLAT OF LOT 1 OF  
SHERIDAN COMMERCIAL PARK SUBDIVISION

SHERIDAN COUNTY, WYOMING

A PART OF THE NE 1/4, NE 1/4 OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH  
PRINCIPLE MERIDIAN, COUNTY OF SHERIDAN, SHERIDAN COUNTY, STATE OF WYOMING



VICINITY MAP



CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, Mumtaz Kahn, BEING THE OWNER OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY: THAT THE FOREGOING PLAT DESIGNATED AS THE HIE SUBDIVISION, BEING A REPLAT OF LOT 1 OF SHERIDAN COMMERCIAL PARK IN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THE 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 IN THE AREA, AND THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES 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 26th DAY OF JUNE, 2024, BY:

PRIME REAL ESTATE HOLDINGS, LLC (OWNER)

BY Mumtaz Kahn, Manager

STATE OF WYOMING

CITY OF SHERIDAN

ON THIS 26th DAY OF JUNE, 2024, BEFORE ME PERSONALLY APPEARED

MUMTAZ KHAH TO ME PERSONALLY KNOWN WHO, BEING

DULY SWORN, DID SAY THAT (S)HE IS THE MANAGER OF PRIME REAL ESTATE HOLDINGS, LLC AND THAT (S)HE DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID

NOTARY PUBLIC Drew Honola  
MY COMMISSION EXPIRES: 08/25/2029

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A REPLAT OF LOT 1 SHERIDAN COMMERCIAL PARK SUBDIVISION IN THE CITY OF SHERIDAN, WYOMING, AS RECORDED IN DRAWER "2" OF PLATS, MAP 140, OF THE RECORDS OF SHERIDAN COUNTY CLERK. ALL PLATS OR PORTIONS THEREOF ENCOMPASSED BY BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

LEGAL DESCRIPTION

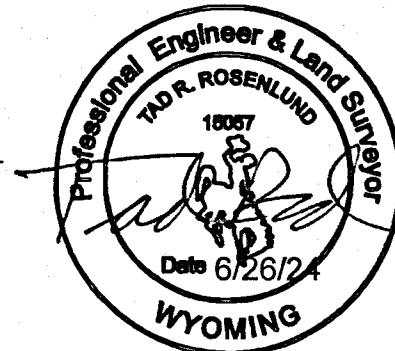
LOT 1 SHERIDAN COMMERCIAL PARK SUBDIVISION, LOCATED IN THE NE1/4NE1/4 OF SECTION 2, TOWNSHIP 55N, RANGE 84W, 6TH P.M.; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2,  
THENCE S 89°55'25"W, 455.30 FEET, TO THE NORTHEAST CORNER OF SUBJECT PARCEL AND THE TRUE POINT OF BEGINNING;  
THENCE S 89°55'29"W, 535.28 FEET, TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 90;  
THENCE, ALONG SAID RIGHT-OF-WAY, S 0°11'36"W, 137.63 FEET;  
THENCE S 41°29'00"E, 770.86 FEET;  
THENCE LEAVING SAID RIGHT-OF-WAY, N 89°47'01"E, 15.53 FEET;  
THENCE N 0°32'28"E, 715.82 FEET, TO THE POINT OF BEGINNING.  
CONTAINING 5.335 ACRES, MORE OR LESS, AND SUBJECT TO ANY PRIOR RECORDED EASEMENTS, DEEDS, OR ENCUMBRANCES.

SURVEYOR CERTIFICATE

I, TAD R. ROSENBLUND, OF SHERIDAN, WY, HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED DURING THE MONTH OF SEPTEMBER, 2023, BY ME, FOR WHOSE WORK I STAND PERSONALLY RESPONSIBLE AND THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS PLAT AND IS SET OUT ON THE GROUND AS SHOWN HEREON.

Tad Rosenlund 6/26/24  
TAD R. ROSENBLUND  
Wyoming L.S. No. 15057



APPROVAL OF MORTGAGEE

MORTGAGEE: FIRST INTERSTATE BANK

BY: [Signature] TITLE: Commercial Branch Manager

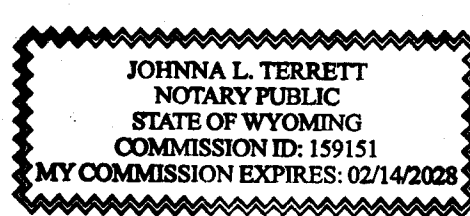
STATE OF WYOMING )

COUNTY OF SHERIDAN )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF JUNE, 2024.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 01/14/2028

[Signature] NOTARY PUBLIC



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, WYOMING AND CERTIFIED THIS 27th DAY OF JUNE, 2024 BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

[Signature]  
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF THE CITY OF SHERIDAN PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 13th DAY OF MAY, 2024.

[Signature]  
ATTEST: VICE CHAIRMAN

[Signature]  
CHAIRMAN

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 26th DAY OF MAY, 2024.

[Signature]  
ATTEST: CLERK

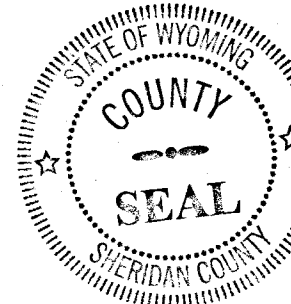
[Signature]  
MAYOR

CERTIFICATE OF RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 12:52 O'CLOCK P.M., AND IS DULY ON 7/5/24 2024-792991

RECORDED IN BOOK NUMBER H PAGE NUMBER 70

Ela Shunk Thompson  
COUNTY CLERK



LIST OF CORRECTIONS

This plat corrects errors on the original Final Plat of the HIE Subdivision as recorded in Document # 2024-792639 on 6/18/2024. The dimensions of the interior lot lines were incorrectly labeled and are corrected herein.

REV	DATE	DESCRIPTION
1	6/26/24	CORRECTED PLAT

1833 S. Sheridan Ave  
Sheridan, Wyoming 82801  
307-672-9006

**DOWL**

**SHERIDAN COMMERCIAL PARK  
SUBDIVISION REPLAT**

PORTION OF THE NE1/4 NE1/4 OF SECTION 2  
T55N, R84W, OF THE 6TH P.M.  
SHERIDAN COUNTY, WYOMING

PROJECT 28.28001.01  
DATE 06/26/24

© DOWL 2024

SHEET  
1  
OF 1