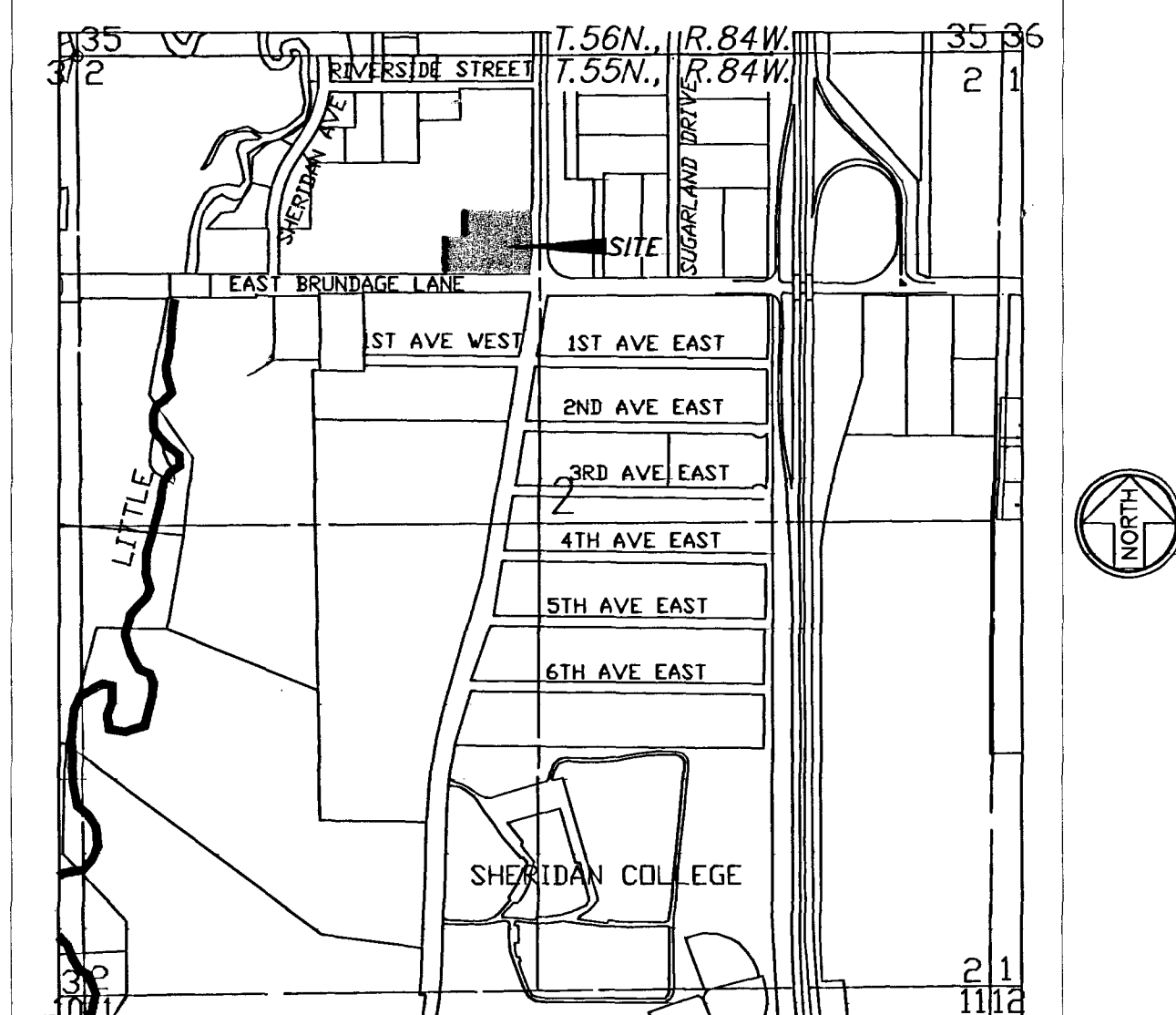


FINAL PLAT
BRUNDAGE CORNER SUBDIVISION
A REPLAT OF A PART OF
T AND C SUBDIVISION
A PART OF LOT 3, SECTION 2, T55N, R84W, 6TH P.M.
SHERIDAN, WYOMING



LOCATION MAP

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN LOT 3, SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point which is located South 71°04'49" West 2826.92 feet from the Northeast corner of said Section 2, said Beginning point being also being located on the West right-of-way of Coffeen Avenue aka US Highway 87;

Thence with said right-of-way South 00°22'28" East 151.74 feet;

Thence continuing with said right-of-way North 89°35'16" East 2.86 feet;

Thence continuing with said right-of-way South 00°17'43" East 87.86 feet;

Thence continuing with said right-of-way South 07°45'45" West 133.22 feet to a point, said point being the intersection of said Coffeen Avenue and the North right-of-way of Brundage Lane;

Thence with the North right-of-way of said Brundage Lane North 89°59'45" West 502.56 feet;

Thence leaving said right-of-way North 00°09'50" East 219.99 feet;

Thence South 89°57'24" East 110.75 feet;

Thence North 00°20'06" West 151.75 feet;

Thence South 89°58'58" East 405.75 feet to the point of BEGINNING containing 4.01 acres..

DECLARATION VACATING
PREVIOUS PLATTING

This plat is the re-subdivision of a part of T AND C Subdivision to the City of Sheridan, Wyoming, as recorded in Book T of Plats, Page 19, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

CERTIFICATE OF PUBLIC
PLANNING COMMISSION

Reviewed by the City of Sheridan Planning Commission this 11th day of May, 2008.
Wayne Blank, Mayor
Marty M. Weller, Vice-Chairman

CERTIFICATE OF CITY COUNCIL

Approved by the City Council of the City of Sheridan Wyoming, this 11th day of May, 2008.
Marty M. Weller, Mayor
Marty M. Weller, City Clerk

CERTIFICATE OF PUBLIC WORKS

This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, and certify this 11th day of May, 2008, by the Director of Public Works of Sheridan, Wyoming.
Doreen A. Rawlings, Director of Public Works

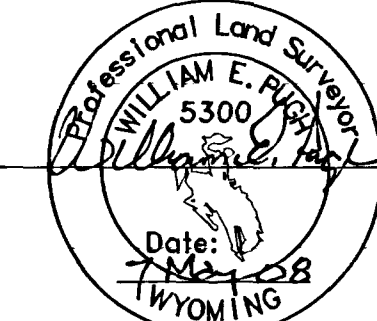
CERTIFICATE OF RECORDER

STATE OF WYOMING } ss.
COUNTY OF SHERIDAN }
I hereby certify that the above plat was filed for record in my office at 1:22 o'clock on the 14th day of May, 2008, and files as Instrument No. 608942 (B-56) Fee \$60.00
Doreen A. Rawlings, County Clerk



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 June 2007.



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

CERTIFICATE OF OWNER

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 that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, 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 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.

TRACT A and B are dedicated to the State of Wyoming for additional Right-Of-Way.

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

Executed this 11th day of May, 2008, by
T and C LLC
Kip Ho In, its Manager

STATE OF WYOMING } ss.
SHERIDAN COUNTY }
The foregoing instrument was acknowledged before me this 11th day of May, 2008, by
Kip Ho In, Witness my hand and official seal.
Wendi Brown, Notary Public

Wendi Brown, Notary Public
STATE OF WYOMING } ss.
SHERIDAN COUNTY }

Wendi Brown, Notary Public
STATE OF WYOMING } ss.
SHERIDAN COUNTY }

The Undersigned First Interstate Bank, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sheridan County and Ex-Officio Recorder of Deeds in Book 644 of Mortgages, at Page 148. MORTGAGEE, by signature on this plat, consents to the dedications made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the City of Sheridan for public use, as listed and described on this plat, from the aforementioned mortgage.

First Interstate Bank Mortgage
STATE OF WYOMING } ss.
SHERIDAN COUNTY }

STATE OF WYOMING } ss.
SHERIDAN COUNTY }

The foregoing instrument was acknowledged before me this 11th day of May, 2008, by
Kip Ho In, Witness my hand and official seal.
Janette E. Richards, Notary Public

Janette E. Richards, Notary Public
STATE OF WYOMING } ss.
SHERIDAN COUNTY }

EASEMENT LINE/CURVE TABLES

LINE	BEARING	DISTANCE
L1	N 44°51'09" E	9.49'
L2	N 42°57'18" W	7.84'
L3	S 45°00'00" W	5.86'
L4	N 45°00'00" E	19.80'
L5	S 45°00'00" E	19.65'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C1	45°11'15"	10.00'	7.89'	N 22°15'32" E
C2	47°02'42"	10.00'	8.21'	N 66°28'39" E

OWNER
T And C LLC
700 North Main Street
SHERIDAN, WYOMING 82801

NOTES:

- Utility Easements
Unless otherwise noted, Utility Easements are reserved as follows:
10 Foot Side line, 5 Foot left, right and parallel to all side lines,
10 Foot Parallel to all Front (Road) lines,
10 Foot Parallel to all Rear lines
Lots 1, 2 and 3 subject to a reciprocal parking agreement.

FIRM Map 560044 0005 D
Zone X

LEGEND

These standard symbols will be found in the drawing.

- Boundary
- Lot Line
- Right of Way
- Easement Line
- Existing Monument
- Rebar With Alum Cap
- RLS 5300

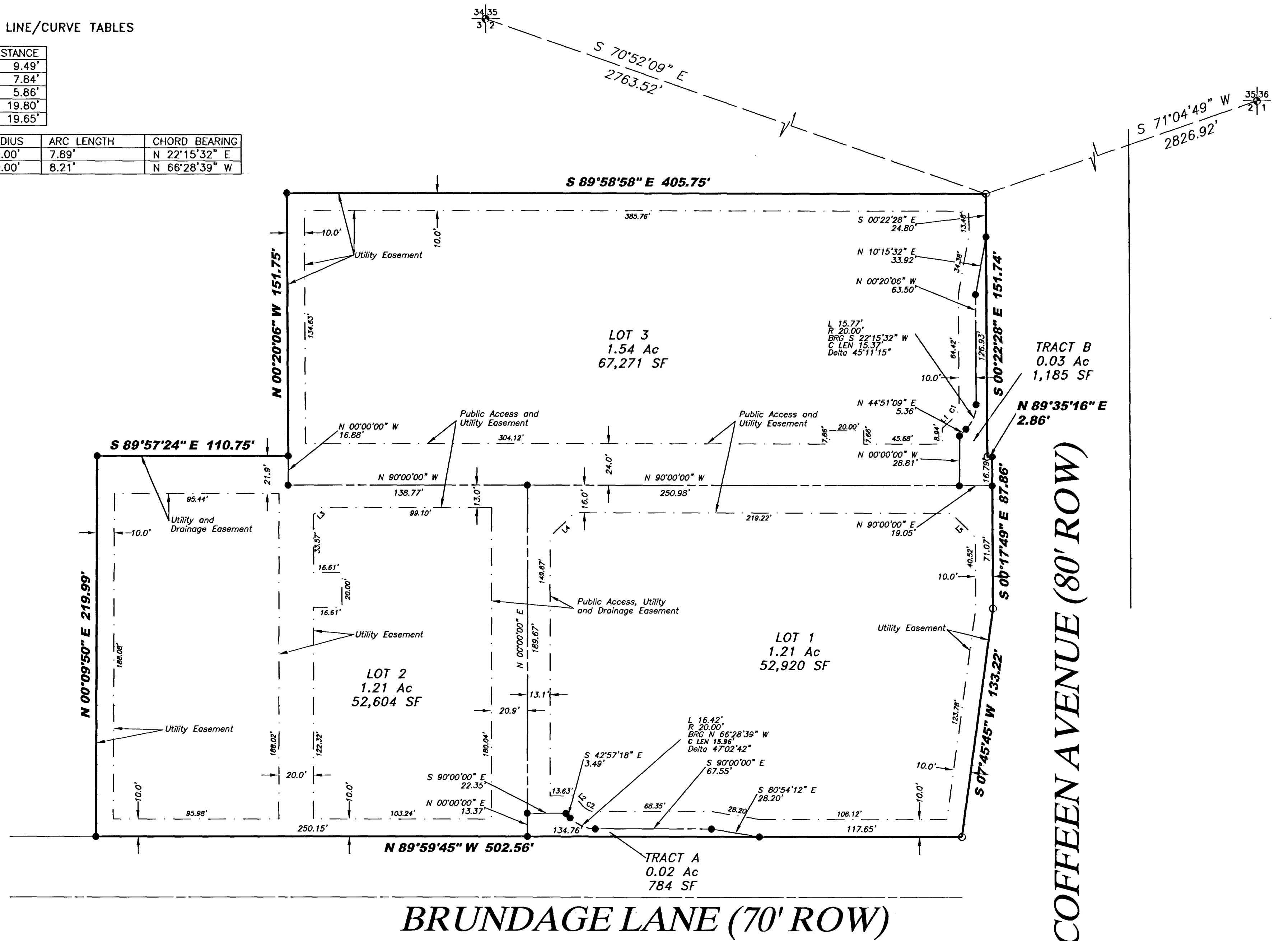
The Undersigned The Bank of Sheridan, a branch of Buffalo Federal Savings Bank, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sheridan County and Ex-Officio Recorder of Deeds in Book 622 of Mortgages, at Page 699. MORTGAGEE, by signature on this plat, consents to the dedications made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the City of Sheridan for public use, as listed and described on this plat, from the aforementioned mortgage.

The Bank of Sheridan Mortgage
STATE OF WYOMING } ss.
SHERIDAN COUNTY }

STATE OF WYOMING } ss.
SHERIDAN COUNTY }

The foregoing instrument was acknowledged before me this 11th day of May, 2008, by
Kip Ho In, Witness my hand and official seal.
Joan Reeves, Notary Public

Joan Reeves, Notary Public
STATE OF WYOMING } ss.
SHERIDAN COUNTY }



BRUNDAGE CORNER SUBDIVISION
FINAL PLAT
T and C, LLC
SHERIDAN, WYOMING

OWNER
T And C LLC
700 North Main Street
SHERIDAN, WYOMING 82801

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. - Sheridan, WY 82801 - (307) 672-1111

DATE: 30 JULY 07
DRAWN BY: WEP
PROJECT NO. 07019 Final Plat

SCALE: 1" = 40'
SHEET NO. ONE

REV.	DESCRIPTION	BY	DATE
1	DRC Comments	WEP	31 July 07
2			
3			
4			
5			
6			
7			
8			
9			
10			

WYOMING 5300 1-40-26 PM, LL

B-56