

### LOCATION MAP

SCALE: 1" = 2000'

SUGARLAND DRIVE

BRUNDAGE LANE aka US HIGHWAY 14

## FINAL PLAT DMK SUBDIVISION

TRACT 2 (EXCEPT THE EAST 60 FEET THEREOF) AND ALL OF TRACTS 3 AND 4 OF BRUNDAGE PLACE,  
PART OF THE SW 1/4 OF THE NE 1/4, SECTION 2, T55N, R84W, 6TH P.M.,  
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

### DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-subdivision of Tract 2 (EXCEPT the East 60 feet thereof) and all of Tracts 3 and 4 of Brundage Place, as recorded in Book 2 of Plats, Page 22, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

Know all men by these presents that the undersigned, being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as DMK Subdivision, is located in part of the Southwest 1/4 of the Northeast 1/4, Section 2 Township 55 North, Range 84 West, 6th Principal Meridian, City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:

Tract 2 (EXCEPT the East 60 feet thereof) and all of Tracts 3 and 4 of Brundage Place, as recorded in Book 2 of Plats, Page 22, of the records of the Sheridan County Clerk, located in the Northeast 1/4 of Section 2, T55N, R84W, 6th P.M., City of Sheridan, Sheridan County, Wyoming. Also described as Commencing at the East 1/4 Corner of said Section 2; thence N58°27'38"W 1767.21 feet to the POINT OF BEGINNING of this descriptions; thence N89°26'03"W 363.04 feet along the North ROW line of First Avenue East; thence N00°34'10"E 355.88 feet along the West line of Tract 4, Brundage Place; thence N89°53'18"E 361.50 feet along the South line of Brundage Lane; thence S00°19'15"W 360.16 feet along the West line of the East 60 feet of Tract 2, Brundage Place to the point of beginning

and contains an area of 2.98 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(s) and proprietor(s); 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 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.

That 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.

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

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 886 of Mortgages, at Page 180. 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.

Executed this 19<sup>th</sup> day of September, 2014,

by: Donald M. Kettler  
DMK Development - Sheridan, LLC, Member  
Donald M. Kettler  
MANAGER

MICHIGAN  
STATE OF WYOMING )  
Ottawa ) ss.  
SHERIDAN COUNTY )

The foregoing Instrument was acknowledged before me on this 19<sup>th</sup> day of September, 2014, by

Donald M. Kettler  
Witness my hand and official seal.

Ann M. Roth  
Notary Public

by: Karen Johnson  
First Interstate Bank, Mortgagee  
Karen Johnson

STATE OF WYOMING )  
Campbell ) ss.  
SHERIDAN COUNTY )

The foregoing Instrument was acknowledged before me on this 11<sup>th</sup> day of September, 2014, by

Karen Johnson  
Witness my hand and official seal.

Gloria A. Wallace  
Notary Public

ANN M. ROTH  
Notary Public, State of Michigan  
County of Ottawa  
My Commission Expires June 13, 2021  
Acting in the County of Sheridan

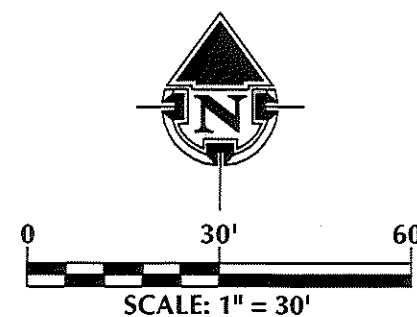
GLORIA A. WALLACE  
NOTARY PUBLIC  
COUNTY OF CAMPBELL  
STATE OF WYOMING  
My Commission Expires December 18, 2016

### NOTES:

- THIS SUBDIVISION IS ZONED M-1 WITH THE FOLLOWING SETBACK REQUIREMENTS:
  - MINIMUM FRONT YARD SETBACK = NO FRONT YARD IS REQUIRED FOR ANY BUILDING.
  - MINIMUM SIDE YARD SETBACK = NO SIDE YARD IS REQUIRED FOR ANY BUILDING OTHER THAN A DWELLING, IN WHICH CASE SIDE YARDS OF NOT LESS THAN FIVE (5) FEET SHALL BE PROVIDED.
  - MINIMUM REAR YARD SETBACK = NO REAR YARD IS REQUIRED FOR ANY BUILDING OTHER THAN A DWELLING, IN WHICH CASE A REAR YARD OF NOT LESS THAN TEN (10) FEET SHALL BE PROVIDED.
- THIS PROPERTY IS SUBJECT TO THE SHERIDAN ENTRYWAY CORRIDOR DISTRICT. PLEASE SEE THE SHERIDAN ENTRYWAY DESIGN STANDARDS FOR DESIGN RESTRICTIONS.
- BASIS OF BEARING DERIVED FROM NAD83 (CORS96) (EPOCH: 2002)

### LEGEND:

- FOUND CORNER
- SET CORNER - ALUMINUM CAP L.S. # 12376
- ⊕ FOUND SECTION CORNER
- ▲ SET "X" IN CONCRETE
- EASEMENT LINE
- SUBDIVISION BOUNDARY LINE
- - - - - EXISTING PROPERTY LINE



STATE OF WYOMING )  
SHERIDAN COUNTY ) ss.

I, Benjamin J. Reenders, do hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of DMK Subdivision, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

Benjamin J. Reenders  
BENJAMIN J. REENDERS  
PROFESSIONAL LAND SURVEYOR  
WYOMING REGISTRATION NUMBER 12376  
Date: 9/10/14  
WYOMING

### 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, and certified this 23<sup>rd</sup> day of September, 2014, by the Director of Public Works of Sheridan, Wyoming.

Benjamin J. Reenders  
Director of Public Works

### CITY COUNCIL OF THE CITY OF SHERIDAN CERTIFICATE OF APPROVAL

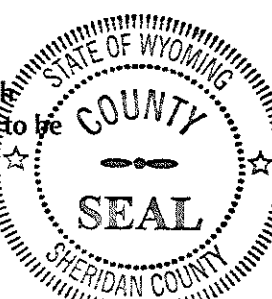
The foregoing Administrative Replat was completed in accord with the City of Sheridan Code, Appendix B Section 306, and is certified to be effective as of the day of 24<sup>th</sup> day of Oct, 2014.

Attest: City Clerk Mayor  
Scott P. Kelly Mike Smith

### CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 2:50 o'clock P.M., on Oct 9, 2014, and is duly recorded in Book 2, Page No. 23. (or as Plat No. )

Kimberly Hain  
County Clerk  
Chris Depew



CONSULTING, LLC  
2155 North Main Street  
Sheridan, Wyoming 82801  
Phone 307-674-0809  
Fax 307-674-0182

D-23