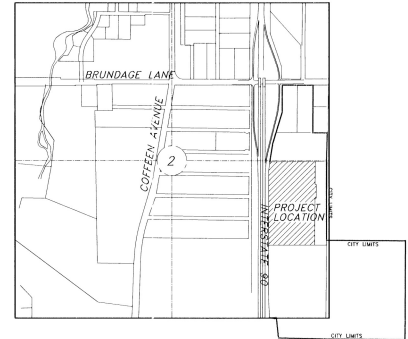
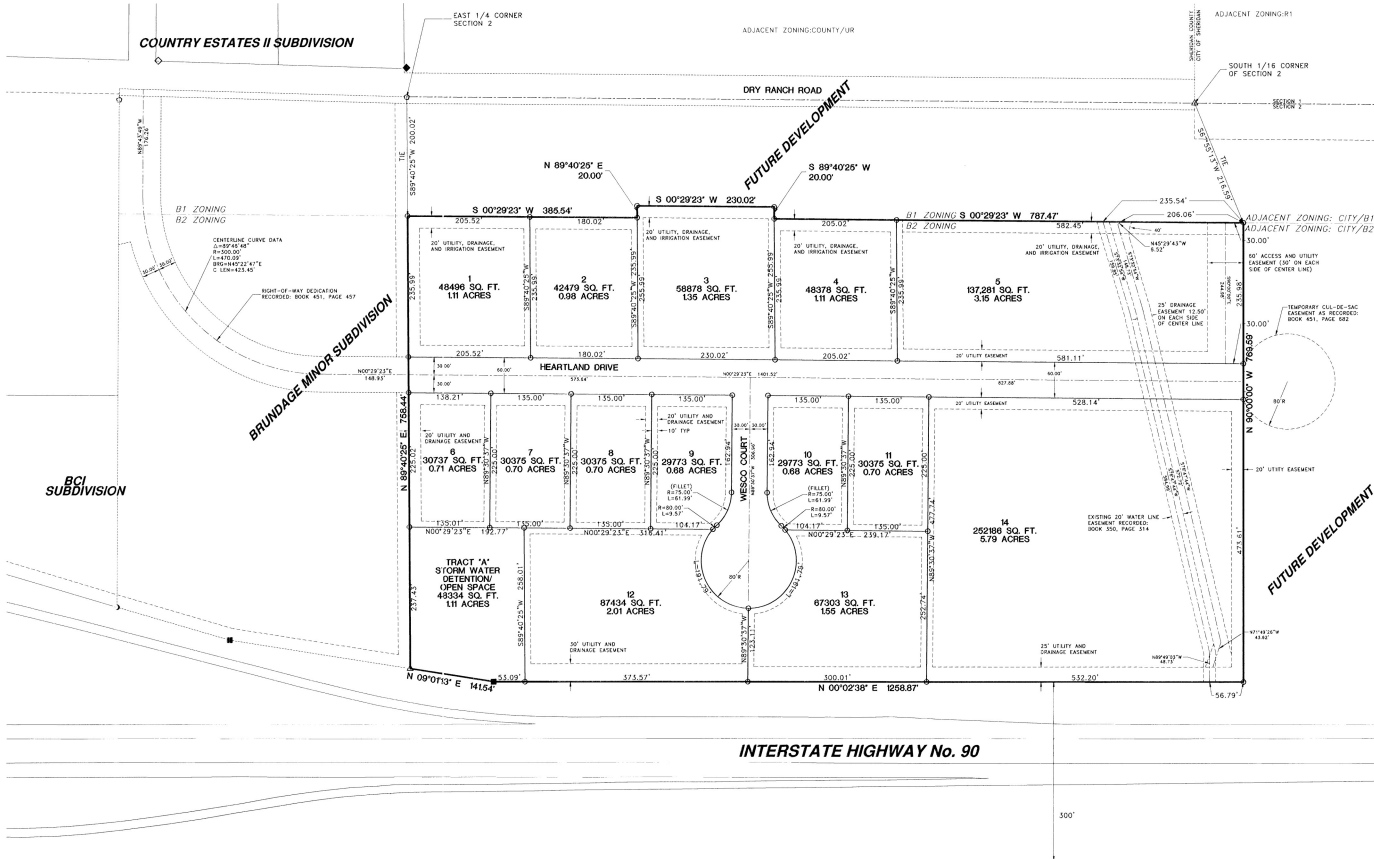


FINAL PLAT OF WESCO SUBDIVISION PHASE 1

BEING A SUBDIVISION OF
A TRACT OF LAND LOCATED IN THE
E1/2 SE1/4 SECTION 2
T 55 N, R 84 W
SHERIDAN COUNTY, WYOMING
AREA = 24.99 ACRES
TOTAL NO. OF LOTS = 14



LOCATION MAP
SCALE: 1" = 1000'



CERTIFICATE OF DEDICATION
WESCO SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING 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 OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, HEREBY DESIGNATED AS WESCO SUBDIVISION, LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE1/4) OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 889'40"25"W, 200.02 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 2; SAID POINT LYING ON THE SOUTH LINE OF TRACT 3 OF BRUNDAGE MINOR SUBDIVISION, THENCE 500'29'23"W, 385.54 FEET; THENCE N89°40'25"E, 20.00 FEET; THENCE S00°29'23"W, 230.02 FEET; THENCE S89°40'25"W, 20.00 FEET; THENCE S00°29'23"W, 787.47 FEET; THENCE N00°29'23"W, 789.59 FEET TO THE EAST LINE OF INTERSTATE HIGHWAY NO. 90; THENCE ALONG SAID EAST LINE N00°29'23"E, 159.87 FEET; THENCE CONTINUING ALONG SAID EAST LINE N00°11'15"E, 141.54 FEET TO THE SOUTH LINE OF TRACT 3 OF BRUNDAGE MINOR SUBDIVISION; THENCE LEAVING SAID EAST LINE AND CONTINUING ALONG SAID SOUTH LINE N89°40'25"E, 758.44 FEET TO THE POINT OF BEGINNING, CONTAINING 24.99 ACRES, MORE OR LESS;

THAT THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES OF INTEREST DO HEREBY DEDICATE FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE SUBDIVISION, FOR PURPOSES AS INDICATED ON THIS PLAT, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, AND THAT UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, RENEWING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREFTER GENERALLY UTILIZED BY THE PUBLIC, AND

THAT DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 24th DAY OF May, 2004.

BY: June Warren
JUNE WARREN, AUTHORIZED AGENT

STATE OF WYOMING }
COUNTY OF SHERIDAN }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF May, 2004, BY JUNE WARREN
THE AUTHORIZED AGENT FOR WESCO LLC.
MY COMMISSION EXPIRES: 11/12/2006
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

I, WILLIAM A. MENTOCK, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF WESCO 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 THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

WILLIAM A. MENTOCK
WYO P.E. & L.S. No. 3864

DIRECTOR OF PUBLIC WORKS
CITY COUNCIL OF SHERIDAN

CERTIFICATE OF APPROVAL
DATA ON THIS PLAT APPROVED THIS 24th DAY OF May, 2004.
BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

CERTIFICATE OF APPROVAL
APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 24th DAY OF May, 2004.
ATTEST: CITY CLERK

WYOMING
SHERIDAN COUNTY
SEAL

- LEGEND**
- SET REBAR AND 2" ALUMINUM CAP - PE/L.S. 3864
 - FOUND 2" IRON PIPE
 - ◆ FOUND REBAR & CAP L.S. 102
 - ◆ FOUND BRASS CAP L.S. 102
 - ALUMINUM CAP L.S. 2615
 - BRASS CAP L.S. 2615
 - FOUND RIGHT OF WAY MONUMENT
- NOTES:
1. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM (EAST CENTRAL ZONE) NAD 83
 2. EXISTING ZONING: B1 & B2

PREPARED FOR:
WESCO
BOX 9122
SHERIDAN, WYOMING 82801

PREPARED BY:
MENTOCK ENGINEERING
1030 NORTH MAIN ST.
No. 2 TAYLOR PLACE
SHERIDAN, WYOMING 82801

April 14, 2004 00120WESCO-PP-P1.dwg

- SECTION LINE
- 1/4 SECTION LINE
- SUBDIVISION BOUNDARY LINE
- EASEMENT (UTILITY, IRRIGATION, DRAINAGE)
- EXISTING RIGHT-OF-WAY LINE

MENTOCK ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS

1030 NORTH MAIN STREET
No. 2 TAYLOR PLACE
SHERIDAN, WYOMING 82801

PHONE: (307) 674-4324 FAX: (307) 672-9492