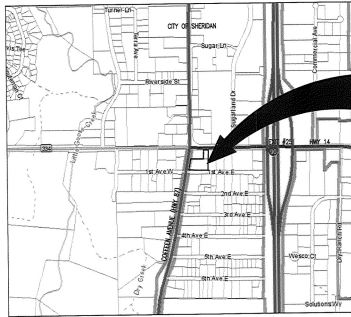


FINAL PLAT OF FREYCO SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF TRACTS 8 AND 9 OF BRUNDAGE PLACE,
LOCATED IN THE SE/4NW/4 AND THE SW/4NE/4, SECTION 2, T56N, R84W, 6TH P.M.,
SHERIDAN COUNTY, WYOMING



LOCATION MAP
SCALE: 1"=1000'

SITE

LEGEND

- SET 1.5' AC-LS 1420
- FOUND EXISTING MONUMENT AS NOTED
- CALCULATED CORNER
- ALUMINUM CIP
- PLASTIC CIP
- PROPERTY BOUNDARY / LOT LINES
- LOT LINES TO BE WATERS
- ADJOINING SUBDIVISION LOT LINE
- CENTERLINE ROAD ROW

GAS PIPELINE EASEMENT
(SUSANNE, DWANNE, (DANIELA, (NANETTE) OF SECTION 2,
TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN,
RECORDED ON 9/26/1935 BOOK 30 PAGE 346
ASSIGNED TO MONTANA-SAKOTA UTILITIES COMPANY
8/21/1935 BOOK 38 PAGE 599
EXISTING GAS PIPELINE LOCATED OUTSIDE OF FREYCO SUBDIVISION,
MONTANA SAKOTA UTILITIES COMPANY TO VACATE EXISTING PIPELINE
EASEMENT THROUGH FREYCO SUBDIVISION. GAS PIPELINE EASEMENT
THROUGH FREYCO SUBDIVISION REPLACED WITH 15' UTILITY
EASEMENT ALONG WEST EDGE OF FREYCO SUBDIVISION.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED FREYCO LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:
THAT THE FOREGOING PLAT DESIGNATED AS FREYCO SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4NW/4) AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4NE/4),
SECTION 2, TOWNSHIP 55N, RANGE 84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, AND BEING THE EAST 60.00 FEET OF TRACT 8 AND THE SOUTH 193.70 FEET OF TRACTS 8 AND 9 OF BRUNDAGE PLACE AS RECORDED IN SHERIDAN
COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 8 OF BRUNDAGE PLACE, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SUBJECT PARCEL, THENCE N89°32'25" E, 334.48 FEET TO THE SOUTHWEST CORNER OF
SAID TRACT 8; THENCE N07°31'07" E, 193.91 FEET ALONG THE WEST LINE OF SAID TRACT 8 TO A POINT; THENCE LEAVING SAID WEST LINE S89°32'25" E, 222.02 FEET TO A POINT; THENCE N07°31'07" E, 158.05 FEET TO A POINT ON
THE NORTH LINE OF SAID TRACT 8; THENCE S 89°32'25" E, 81.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8; THENCE S07°31'07" E, 352.04 FEET TO THE POINT OF BEGINNING OF SUBJECT TRACT CONTAINING AN AREA
OF 1.72 ACRES, MORE OR LESS

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD, 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 OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (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 ALSEADY OTHERWISE DEDICATED FOR PUBLIC USE.

EXECUTED THIS 22 DAY OF January, 2019.

Toby Frey
TOBY FREY (MEMBER)

STATE OF WYOMING } ss
COUNTY OF SHERIDAN } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 22 DAY OF JANUARY, 2019.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 11/27/20
NOTARY PUBLIC

Luanne Frey
LUANNE FREY (MEMBER)

STATE OF WYOMING } ss
COUNTY OF SHERIDAN } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 22 DAY OF JANUARY, 2019.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 11/27/20
NOTARY PUBLIC

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 22 DAY OF JANUARY, 2019, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

[Signature]
DIRECTOR OF PUBLIC WORKS

THE FOREGOING ADMINISTRATIVE REPLAT WAS COMPLETED IN ACCORD WITH CITY OF SHERIDAN CODE, APPENDIX B SECTION 306, AND IS
CERTIFIED TO BE EFFECTIVE AS OF THE 22 DAY OF JANUARY, 2019.

[Signature] *[Signature]*
WATERS ATTEST: CITY CLERK

CERTIFICATE OF RECORDER

STATE OF WYOMING } ss
COUNTY OF SHERIDAN } ss
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 8:46 O'CLOCK THIS
DAY OF February, 2019, ON PAGE 88
AND IS ONLY RECORDED ON PLAT BOOK F ON PAGE 88

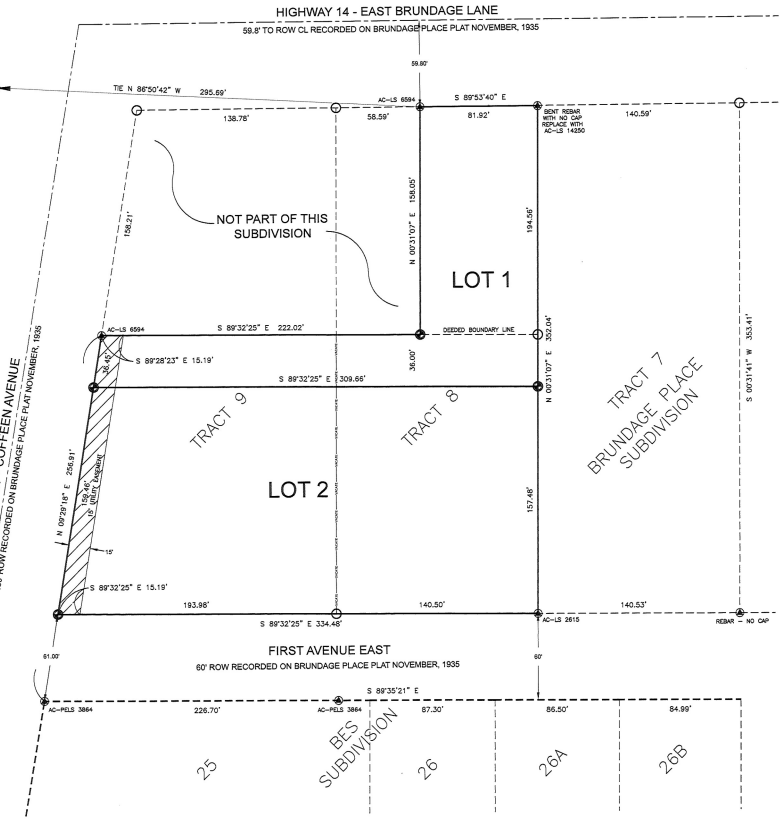
[Signature] *[Signature]*
COUNTY CLERK STAFF RECEIVING NUMBER

NOTICE
This plat is an image, or reproduction of the original as it is recorded in the
Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of conveyance property lines, easements or rights-of-way.
No representation, measurement or representation may have occurred
since the original plat was recorded.

CERTIFICATE OF SURVEYOR

I, CLAYTON P. ROSENBLUD DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM
AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.

CLAYTON P. ROSENBLUD
REGISTERED LAND SURVEYOR
NO. 14220



DECLARATION VACATING PREVIOUS PLATTING
THIS PLAT IS THE RE-SUBDIVISION OF THE SOUTH 193.70' OF TRACTS 8 AND 9 AND
THE EAST 60.00' OF TRACT 8, BRUNDAGE PLACE, AS RECORDED IN THE RECORDS OF
SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY
THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.



BASES OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PLOT 0.000235

RECORD OWNER:
FREYCO LLC
1401 LEWIS ST
SHERIDAN, WYOMING 82801

DATE PREPARED: 01/21/19



F-28

Prepared by Cannon Consulting LLC / (307) 752-0109