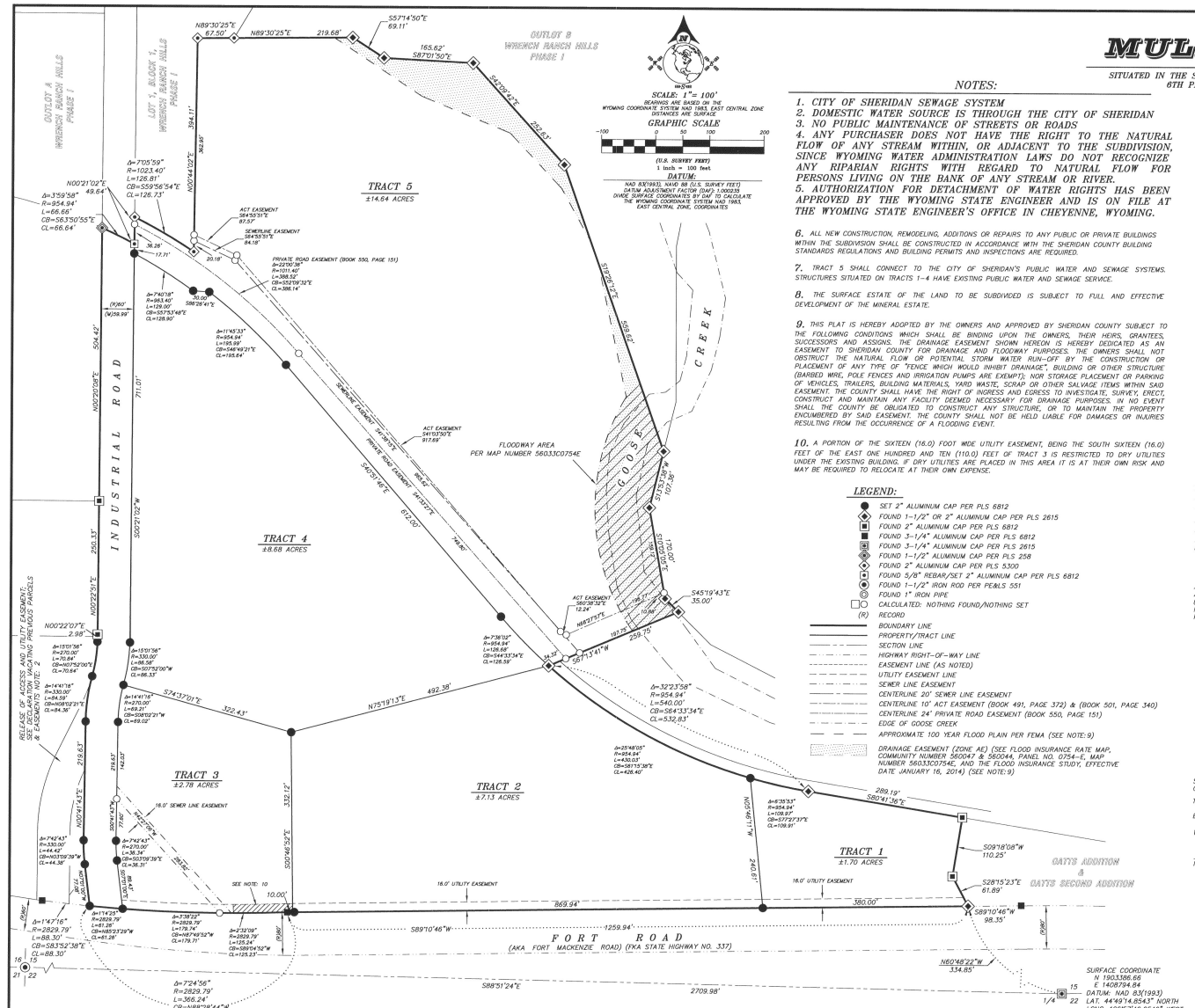
FINAL PLAT
MULLINAX MINOR

SITUATED IN THE SW1/4 OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

AREA OF 5 TRACTS ±34.93 ACRES
AREA OF INDUSTRIAL ROAD ±1.71 ACRES
TOTAL = ±36.64 ACRES

ZONED: I-2 INDUSTRIAL



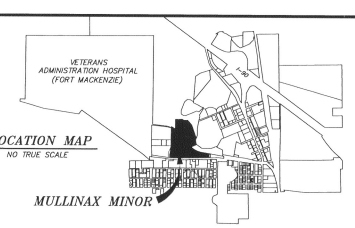
NOTES:

1. CITY OF SHERIDAN SEWAGE SYSTEM
2. DOMESTIC WATER SOURCE IS THROUGH THE CITY OF SHERIDAN
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS
4. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
5. AUTHORIZATION FOR DETACHMENT OF WATER RIGHTS HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEER'S OFFICE IN CHEYENNE, WYOMING.
6. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
7. TRACT 5 SHALL CONNECT TO THE CITY OF SHERIDAN'S PUBLIC WATER AND SEWAGE SYSTEMS. STRUCTURES SITUATED ON TRACTS 1-4 HAVE EXISTING PUBLIC WATER AND SEWAGE SERVICE.
8. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
9. THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY SHERIDAN COUNTY SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED AS AN EASEMENT TO SHERIDAN COUNTY FOR DRAINAGE AND FLOODWAY PURPOSES. THE OWNERS SHALL NOT OBSTRUCT THE NATURAL FLOW OR POTENTIAL STORM WATER RUN-OFF BY THE CONSTRUCTION OR PLACEMENT OF ANY TYPE OF "FENCE WHICH WOULD INHIBIT DRAINAGE", BUILDING OR OTHER STRUCTURE (BARBED WIRE, POLE FENCES AND IRRIGATION PUMPS ARE EXEMPT); NOR STORAGE PLACEMENT OR PARKING OF VEHICLES, TRAILERS, BUILDING MATERIALS, YARD WASTE, SCRAP OR OTHER SALVAGE ITEMS WITHIN SAID EASEMENT. THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. IN NO EVENT SHALL THE COUNTY BE OBLIGATED TO CONSTRUCT ANY STRUCTURE, OR TO MAINTAIN THE PROPERTY ENCUMBERED BY SAID EASEMENT. THE COUNTY SHALL NOT BE HELD LIABLE FOR DAMAGES OR INJURIES RESULTING FROM THE OCCURRENCE OF A FLOODING EVENT.
10. A PORTION OF THE SIXTEEN (16.0) FOOT WIDE UTILITY EASEMENT, BEING THE SOUTH SIXTEEN (16.0) FEET OF THE EAST ONE HUNDRED AND TEN (110.0) FEET OF TRACT 3 IS RESTRICTED TO DRY UTILITIES UNDER THE EXISTING BUILDING. IF DRY UTILITIES ARE PLACED IN THIS AREA IT IS AT THEIR OWN RISK AND MAY BE REQUIRED TO RELOCATE AT THEIR OWN EXPENSE.

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 1-1/2" ALUMINUM CAP PER PLS 258
- FOUND 2" ALUMINUM CAP PER PLS 5300
- FOUND 5/8" REBAR/SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" IRON ROD PER PEALS 551
- FOUND 1" IRON PIPE
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/TRACT LINE
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- EASEMENT LINE (AS NOTED)
- UTILITY EASEMENT LINE
- SEWER LINE EASEMENT
- CENTERLINE 20' SEWER LINE EASEMENT
- CENTERLINE 10' ACT EASEMENT (BOOK 491, PAGE 372) & (BOOK 501, PAGE 340)
- CENTERLINE 24' PRIVATE ROAD EASEMENT (BOOK 550, PAGE 151)
- EDGE OF GOOSE CREEK
- APPROXIMATE 100 YEAR FLOOD PLAIN PER FEMA (SEE NOTE:9)
- DRAINAGE EASEMENT (ZONE AE) (SEE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 560047 & 560044, PANEL NO. 0754-E, MAP NUMBER 56033C0754E, AND THE FLOOD INSURANCE STUDY, EFFECTIVE DATE JANUARY 16, 2014) (SEE NOTE:9)

LOCATION MAP
NO TRUE SCALE



CERTIFICATE OF DEDICATION

A TRACT OF LAND SITUATED IN THE SW¼ OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE N60°48'22"W, 334.85 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE INTERSECTION OF THE WESTERLY LINE OF OATTS SECOND ADDITION AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 337 (AKA FORT MACKENZIE ROAD); THENCE S89°10'46"W, 1259.94 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 337 (AKA FORT MACKENZIE ROAD) TO A POINT; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 337 (AKA FORT MACKENZIE ROAD) THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0°24'56", A RADIUS OF 2829.79 FEET, AN ARC LENGTH OF 368.24 FEET, A CHORD BEARING OF N88°28'44"W, AND A CHORD LENGTH OF 365.99 FEET TO A POINT; THENCE N07°01'00"W, 17.08 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0°42'43", A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 44.42 FEET, A CHORD BEARING OF N03°09'39"W, AND A CHORD LENGTH OF 44.38 FEET TO A POINT; THENCE N00°41'43"E, 219.63 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°41'16", A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 84.59 FEET, A CHORD BEARING OF N08°02'21"E, AND A CHORD LENGTH OF 84.36 FEET TO A POINT, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL ROAD; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF INDUSTRIAL ROAD THROUGH A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°01'56", A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 70.84 FEET, A CHORD BEARING OF N07°52'00"E, AND A CHORD LENGTH OF 70.64 FEET TO A POINT; THENCE N00°22'07"E, 2.98 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF INDUSTRIAL ROAD TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 380 OF DEEDS, PAGE 51; THENCE N00°22'51"E, 250.33 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF INDUSTRIAL ROAD TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 380 OF DEEDS, PAGE 51 AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 580 OF DEEDS, PAGE 702; THENCE N00°20'08"E, 504.42 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF INDUSTRIAL ROAD TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 580 OF DEEDS, PAGE 702 AND THE SOUTHEAST CORNER OF OUTLOT A, WRENCH RANCH HILLS ~ PHASE 1; THENCE, ALONG THE SOUTH LINE OF SAID WRENCH RANCH HILLS ~ PHASE 1 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°59'58", A RADIUS OF 954.94 FEET, AN ARC LENGTH OF 66.66 FEET, A CHORD BEARING OF S63°50'55"E, AND A CHORD LENGTH OF 66.64 FEET TO A POINT, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL ROAD; THENCE N00°21'02"E, 49.64 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF INDUSTRIAL ROAD TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, WRENCH RANCH HILLS ~ PHASE 1; THENCE, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, WRENCH RANCH HILLS ~ PHASE 1 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0°05'59", A RADIUS OF 1023.40 FEET, AN ARC LENGTH OF 126.81 FEET, A CHORD BEARING OF S59°56'54"E, AND A CHORD LENGTH OF 126.73 FEET TO A POINT; THENCE N00°44'02"E, 394.11 FEET ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, WRENCH RANCH HILLS ~ PHASE 1 TO A POINT; THENCE N89°30'25"E, 67.50 FEET ALONG SAID EAST LINE OF LOT 1, BLOCK 1, WRENCH RANCH HILLS ~ PHASE 1 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF OUTLOT B, WRENCH RANCH HILLS ~ PHASE 1; THENCE, CONTINUE N89°30'25"E, 219.68 FEET ALONG THE SOUTH LINE OF SAID OUTLOT B, WRENCH RANCH HILLS ~ PHASE 1 TO A POINT; THENCE S57°14'50"E, 69.11 FEET ALONG SAID SOUTH LINE OF OUTLOT B, WRENCH RANCH HILLS ~ PHASE 1 TO A POINT; THENCE S87°01'50"E, 165.62 FEET ALONG SAID SOUTH LINE OF OUTLOT B, WRENCH RANCH HILLS ~ PHASE 1 TO A POINT; THENCE S42°09'42"E, 252.63 FEET ALONG SAID SOUTH LINE OF OUTLOT B, WRENCH RANCH HILLS ~ PHASE 1 TO A POINT; THENCE S19°26'12"E, 559.62 FEET ALONG SAID SOUTH LINE OF OUTLOT B, WRENCH RANCH HILLS ~ PHASE 1 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID OUTLOT B, WRENCH RANCH HILLS ~ PHASE 1; THENCE S13°53'36"W, 107.36 FEET TO A POINT; THENCE S10°05'05"E, 170.00 FEET TO A POINT; THENCE S45°19'43"E, 35.00 FEET TO A POINT; THENCE S67°13'41"W, 259.75 FEET TO A POINT, SAID POINT LYING ON THE CENTERLINE OF THE FORT MACKENZIE RAILROAD SPUR; THENCE, ALONG SAID CENTERLINE OF FORT MACKENZIE RAILROAD SPUR THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°23'58", A RADIUS OF 954.94 FEET, AN ARC LENGTH OF 540.00 FEET, A CHORD BEARING OF S84°33'34"E, AND A CHORD LENGTH OF 532.83 FEET TO A POINT; THENCE S80°41'36"E, 289.19 FEET ALONG SAID CENTERLINE OF FORT MACKENZIE RAILROAD SPUR TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID OATTS SECOND ADDITION; THENCE S09°18'08"W, 110.25 FEET ALONG THE WESTERLY LINE OF SAID OATTS SECOND ADDITION TO A POINT; THENCE S28°15'23"E, 61.89 FEET ALONG SAID WESTERLY LINE OF OATTS SECOND ADDITION TO THE POINT OF BEGINNING OF SAID TRACT.

CERTIFICATE OF OWNER(S)

MULLINAX MINOR, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS CONTAINING 36.64 ACRES OF LAND MORE OR LESS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO TRACTS, ROADS AND EASEMENTS. THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO PUBLIC USE SAID INDUSTRIAL ROAD. EASEMENTS AS SHOWN ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 29 DAY OF November, 2019

BY: _____
MULLINAX, INC.
NATHAN MULLINAX - PRESIDENT

BY: _____
NELS A. NELSON, JR. FAMILY TRUST
ELLEN L. NELSON, CO-TRUSTEE

BY: _____
NELS A. NELSON, JR. FAMILY TRUST
BRAD A. NELSON, CO-TRUSTEE

STATE OF WYOMING
COUNTY OF SHERIDAN :SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY NATHAN MULLINAX

BEFORE ME THIS 29 DAY OF November, 2019

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 FEB 2020

NOTARY PUBLIC

DAVID E. HORNEY NOTARY PUBLIC COUNTY OF SHERIDAN STATE OF WYOMING MY COMMISSION EXPIRES FEBRUARY 18, 2020

STATE OF WYOMING
COUNTY OF SHERIDAN :SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ELLEN L. NELSON, CO-TRUSTEE

BEFORE ME THIS 29 DAY OF November, 2019

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 FEB 2020

NOTARY PUBLIC

DAVID E. HORNEY NOTARY PUBLIC COUNTY OF SHERIDAN STATE OF WYOMING MY COMMISSION EXPIRES FEBRUARY 18, 2020

STATE OF WYOMING
COUNTY OF SHERIDAN :SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY BRAD A. NELSON, CO-TRUSTEE

BEFORE ME THIS 29 DAY OF November, 2019

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 18 FEB 2020

NOTARY PUBLIC

DAVID E. HORNEY NOTARY PUBLIC COUNTY OF SHERIDAN STATE OF WYOMING MY COMMISSION EXPIRES FEBRUARY 18, 2020

CITY OF SHERIDAN CERTIFICATES 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 4 DAY OF December, 2019, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 2nd DAY OF October, 2019.

ATTEST: CITY CLERK

MAYOR

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :SS
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, DO HEREBY STATE 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 MULLINAX MINOR, 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 DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL TRACTS AND EASEMENTS OF SAID SUBDIVISION.

Professional Land Surveyor THOMAS D. TUCKER 6812 WYOMING

Date: Nov 20, 2019

"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

CERTIFICATES OF ACTION
SHERIDAN COUNTY PLANNING & ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS 3rd DAY OF October, 2019.

ATTEST: CLERK

CHAIRMAN

CERTIFICATE OF APPROVAL
BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 5th DAY OF November, 2019.

ATTEST: Eda Schenk Thompson
COUNTY CLERK

CHAIRMAN

DECLARATION VACATING PREVIOUS PARCELS & EASEMENTS

1) ALL EARLIER PARCELS, EASEMENTS AND PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED UNLESS NOTED OTHERWISE.
2) RELEASE OF ACCESS AND UTILITY EASEMENT RECORDED AT THE COUNTY CLERK'S OFFICE, SHERIDAN COUNTY COURTHOUSE IN BOOK 584, PAGE 408.

CERTIFICATE OF RECORDER

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 11:53 O'CLOCK, THIS 9 DAY OF December, 2019, AND RECORDED IN PLAT BOOK M1 ON PAGE 78.

Eda Schenk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER: 2019-764530

NOTICE
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, conveyance or authoritative depiction of current property lines, easements or right-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.

FINAL PLAT
MULLINAX MINOR

SITUATED IN THE SW1/4 OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: MULLINAX, INC.
ATTN: NATHAN MULLINAX, PRESIDENT
615 FORT RD.
P.O. BOX 2044
SHERIDAN, WYOMING 82801

JN: 2018-075
DN: 2018-075-SUB
TAB: PLAT
PF: 12018-075
REVIEWED BY: NWS
NOVEMBER 20, 2019

M-78