

CERTIFICATE OF OWNER

Know by 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
COMMON CENTS NUMBER TWO

A TRACT OF LAND LOCATED IN THE SW1/4, SECTION 10 AND THE NW1/4, SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH P.M., SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING At A Point Which Is Located South 79°40'13" East, A Distance Of 402.70 Feet From The Northwest Corner Of Said Section 15, Also Being On The Northeast Right Of Way Of North Main Street;
Thence With Said Right Of Way North 34°26'49" West, A Distance Of 96.69 Feet To A Point;
Thence Continuing With Said Right Of Way North 88°44'23" East, A Distance Of 11.95 Feet To A Point;
Thence Continuing With Said Right Of Way North 34°26'49" West, A Distance Of 514.47 Feet To A Point;
Thence With The Right Of Way Of Interstate 90 North 47°55'00" East, A Distance Of 228.95 Feet To A Point;
Thence Continuing With Said Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 149.57 Feet, A Radius Of 1109.96 Feet, A Chord Bearing Of South 68°31'36" East, A Chord Length Of 149.45 Feet;
Thence Continuing With Said Right Of Way North 17°36'48" East, A Distance Of 25.00 Feet To A Point;
Thence Continuing With Said Right Of Way South 72°23'12" East, A Distance Of 317.23 Feet To A Point;
Thence Continuing With Said Right Of Way With A Curve Turning To The Right With An Arc Length Of 417.01 Feet, A Radius Of 2415.00 Feet, A Chord Bearing Of South 67°26'23" East, A Chord Length Of 416.49 Feet;
Thence Continuing With Said Right Of Way South 53°43'44" East, A Distance Of 189.36 Feet To A Point;
Thence Leaving Said Right Way South 35°25'16" West, A Distance Of 200.33 Feet To A Point;
Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 222.18 Feet, A Radius Of 180.00 Feet, A Chord Bearing Of North 89°05'08" West, A Chord Length Of 208.34 Feet;
Thence South 55°33'11" West, A Distance Of 101.75 Feet To A Point;
Thence With A Curve Turning To The Left With An Arc Length Of 109.95 Feet, A Radius Of 180.00 Feet, A Chord Bearing Of South 38°03'13" West, A Chord Length Of 108.25 Feet;
Thence North 77°06'01" West, A Distance Of 183.01 Feet To A Point;
Thence South 55°33'11" West, A Distance Of 137.76 Feet To A Point On The Northeast Right Of Way Of North Main Street;
Thence With Said Right Of Way North 34°26'49" West, A Distance Of 97.95 Feet To The Point Of BEGINNING, Having An Area Of 10.62 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 owner(s) of the land shown and described on this plat do hereby dedicate to the City of Sheridan and its licensees for public use the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of this 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 public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewer, 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.

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

Executed this 23rd day of February 2018 by,

STATE OF SOUTH DAKOTA)
PENNINGTON COUNTY) ss.

The Foregoing Instrument Was Acknowledged Before Me On This 23rd Day Of February 2018, By

Gilbert D. Manly
Witness My Hand And Official Seal
Julie Bennett
Notary Public
My Commission Expires: 12/10/2021

Executed this 27th day of Feb, 2018 by,

James L. Jellis V.P.
Owner.

STATE OF WYOMING)
SHERIDAN COUNTY) ss.

The Foregoing Instrument Was Acknowledged Before Me On This 27th Day Of February 2018, By

James L. Jellis
Witness My Hand And Official Seal
Lois Eyckner
Notary Public
My Commission Expires: 12/10/2021

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 5th day of March 2018, by the Director of Public Works of Sheridan, Wyoming.
Director of Public Works

CITY OF SHERIDAN
PLANNING COMMISSION
CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this 22nd day of January 2018.
Attest: Vice-Chairman
Chairman

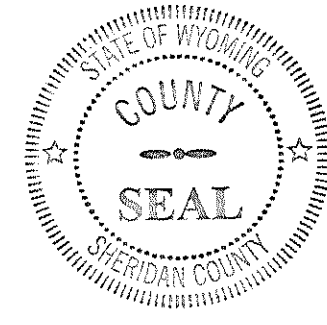
CITY OF SHERIDAN
CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this 20th day of February 2018.
Attest: City Clerk
Mayor

CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 11:02 o'clock A.M., This 15 day of March 2018. And is duly recorded in Book C, Page No. 95.

Kimberly Hain Chief Deputy
County Clerk

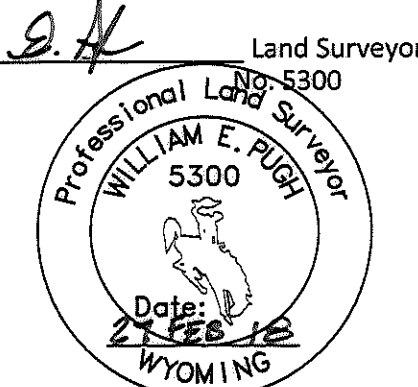


DECLARATION VACATING PREVIOUS PLATTING

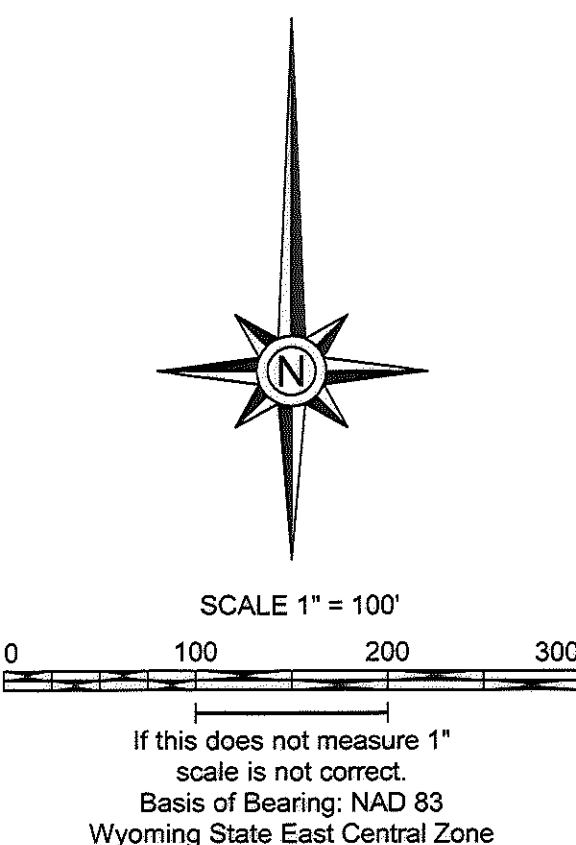
This plat is the re-subdivision of LOT 1, COMMON CENTS SUBDIVISION as recorded in Book C of Plats, Page No. 93, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

CERTIFICATE OF SURVEY

I, William E. Pugh, 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 COMMON CENTS NUMBER TWO 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.



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



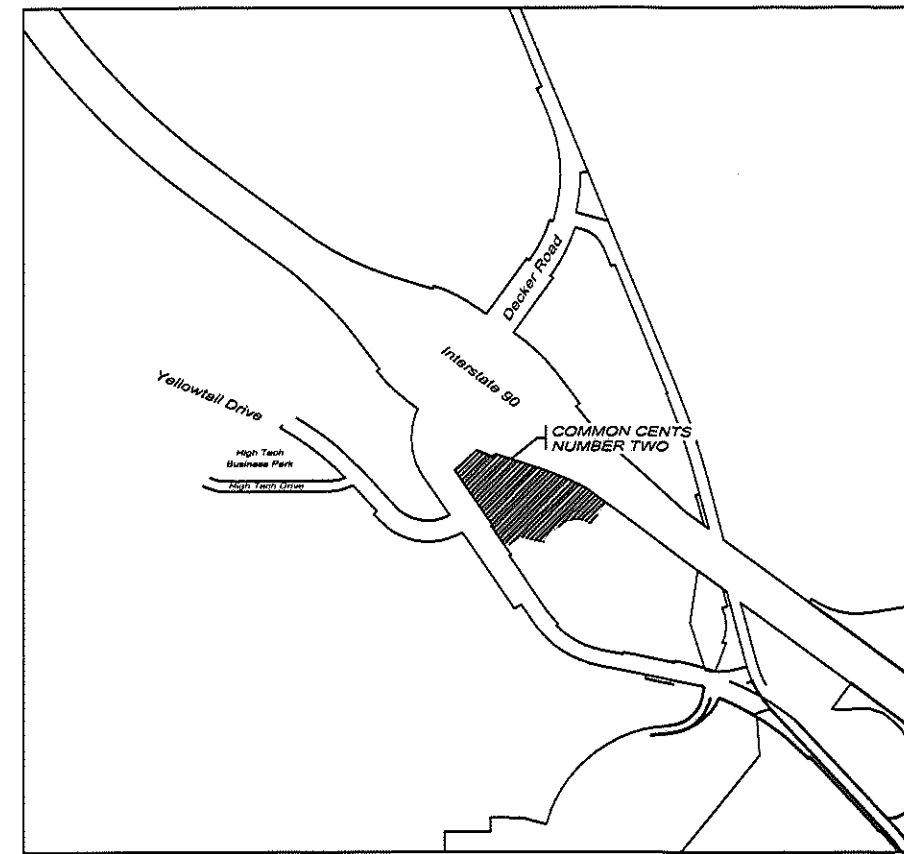
LEGEND

These standard symbols will be found in the drawing.

- WYDOT Monument
- 3.25" Aluminum Cap RLS 5300
- Military Mon. Section Corner
- Lot Line
- Setback Line
- Section Line
- 1/4 Section Line
- 1/16 Section Line
- Utility/Drainage/Access Easement Line
- Right Of Way

FINAL PLAT Common Cents Number Two

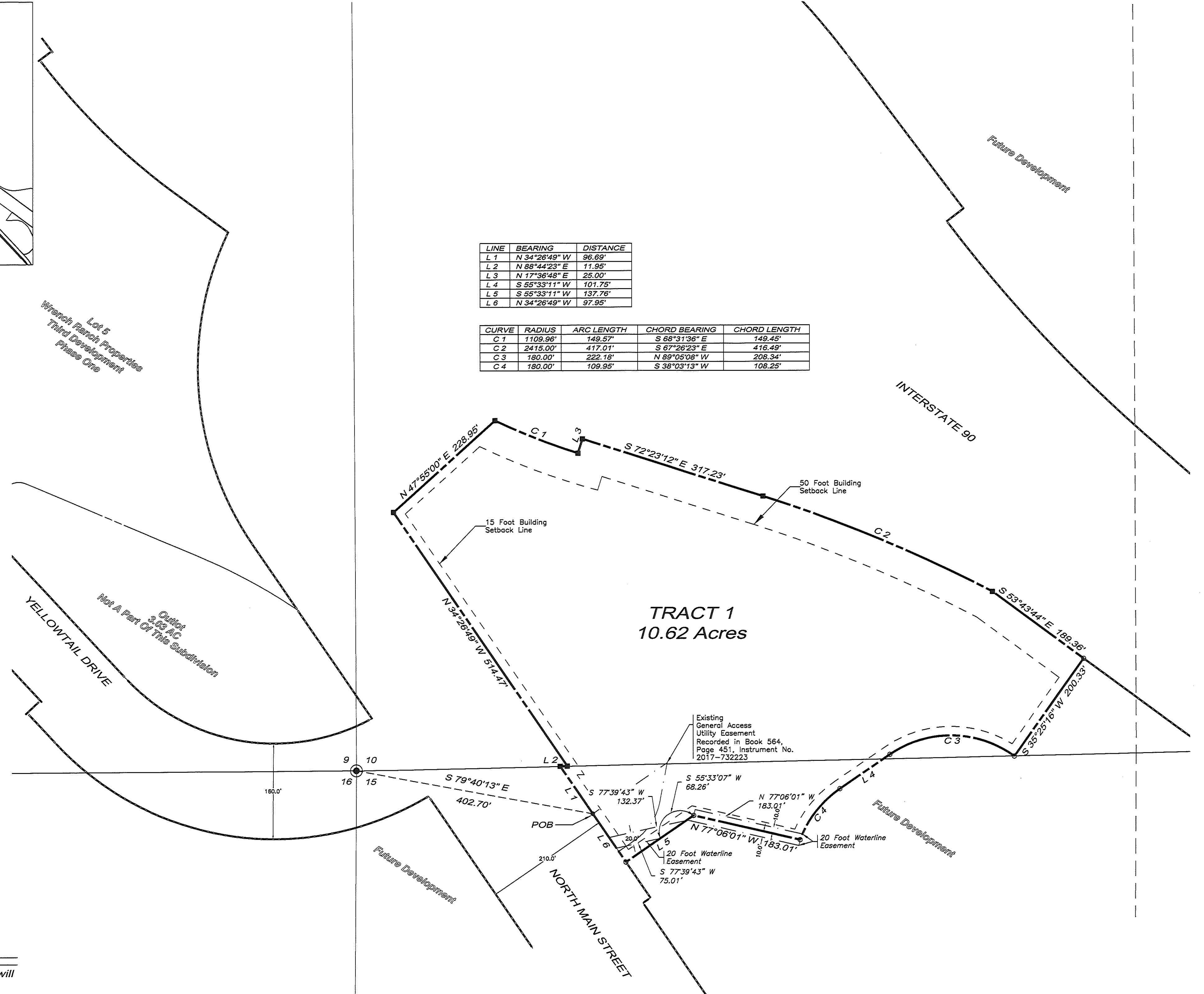
LOCATED IN A PART OF THE
SW1/4 Section 10, And The NW1/4 Section 15
Township 56 North, Range 84 West
6 TH. PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



LOCATION MAP
Scale 1"=1000'

LINE	BEARING	DISTANCE
L 1	N 34°26'49" W	96.69'
L 2	N 88°44'23" E	11.95'
L 3	N 17°36'48" E	25.00'
L 4	S 55°33'11" W	101.75'
L 5	S 55°33'11" W	137.76'
L 6	N 34°26'49" W	97.95'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C 1	1109.96'	149.57'	S 68°31'36" E	149.45'
C 2	2415.00'	417.01'	S 67°26'23" E	416.49'
C 3	180.00'	222.18'	N 89°05'08" W	208.34'
C 4	180.00'	109.95'	S 38°03'13" W	108.25'



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, complete or authoritative depiction of current property lines, easements or rights-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.

wood.

Project & Asset Management
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(307) 675-6400 www.woodplc.com

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