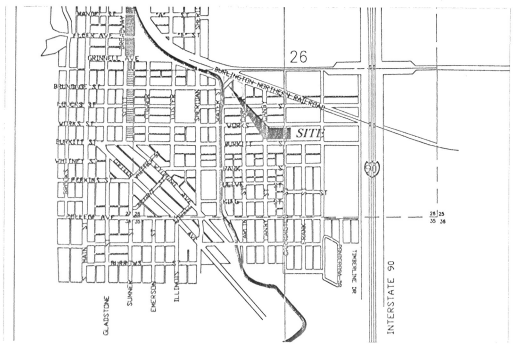
NOTICE
This plat is an image or reproduction of the original as it resided in the Sheridan County Clerk's office. It is not a certified, complete or accurate copy. Delineations of current parcels, easements or rights-of-way may differ from those shown or represented on documents that have occurred since the original plat was recorded.

FINAL PLAT
AHIMSA PLANNED UNIT DEVELOPMENT
LOCATED IN A PART OF
NE1/4SW1/4 SECTION 26, T 56 N, R 84 W, 6TH P.M.
SHERIDAN, WYOMING



LOCATION MAP
SCALE 1"=1000'

NORTH

SCALE 1" = 30'
0 30 60 90

If this does not measure 1" scale is not correct.

Open Space
All open space areas as shown on this plat shall be dedicated to the homeowner's association and shall remain free and clear of structures and obstructions.

Floodway and Pathway Easement
The Floodway and Pathway Easement shown hereon is hereby dedicated to the public's use forever for drainage, access including the construction of a walking path, and maintenance of any flood control infrastructure. The Owners shall not obstruct the natural flow of streams or potential storm water run-off by the construction of any type of building, fence, or any other structure; nor storage, placement or parking of vehicles, recreational vehicles, trailers, building materials, yard waste, scrap or other salvage items within said Floodway and Pathway Easement. The City shall at all times have the right to enter upon the Floodway and Pathway Easement, at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct and maintain any facility deemed necessary by the City for flood control or walking path purposes. In no event shall the City be obligated to construct any structure, or to maintain the property encumbered by such easements. The drainage flows are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any flood control or pathways structure, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries.

LEGEND

These standard symbols will be found in the drawing.

- Subdivision Boundary
- New Lot Line
- Utility Easement
- Building Envelop
- Open Space
- ● Set 2.5"A/C on #5 Rebar (RLS 5300)
- ○ Found Monument
- ◇ Street Centerline Pt, PC, PT

Basis Of Bearing
NAD 83 Wyoming East Central Zone
Vertical Datum NAVD 88

Zoning R2

OWNER
Equality Land Company Inc.
625 East 5th Street, Suite 102
SHERIDAN, WYOMING 82801
672-9001

SUMMARY

TOTAL ACRES	2.47 ACRES
TOTAL LOTS 10	1.31 ACRES
ROAD ROW	0.52 ACRES
OPEN SPACE	0.64 ACRES

OFF STREET PARKING ONLY 20 SPACES

STATE OF WYOMING COUNTY SEAL SHERIDAN COUNTY

STATEMENT OF VACATION
This plat is the re-subdivision of a portion of Block 17, Palmer's Addition to the City of Sheridan, Wyoming including Lots 1 thru 10, Lots 23 thru 29, Lots A and B, the West 1/2 on Carlin Street lying North of the alley which runs East and West along the North line of lots 11 thru 22 and the South line of a 24' ROW and all roads and alleys located North of the above described alley and more particularly described as follows:

BEGINNING at the Northwest corner of Block 17 as shown on the plat of Palmer's Addition; Thence with the North line of said Block 17, South 70°14'14"East 358.30 feet to a point; Thence South 01°00'42" East 258.32 feet; Thence North 89°01'27" West 335.00 feet to a point on the West line of said Block 17; Thence with said West line North 01°00'49"West 385.19 feet to the point of BEGINNING All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

DIRECTOR OF PUBLIC WORKS
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 25 day of July, 2008, by the Director of Public Works of Sheridan, Wyoming.

Director of Public Works

SHERIDAN PLANNING COMMISSION
Reviewed by City of Sheridan Planning Commission this 28 day of April, 2008.

Attest: Vice-Chairman

Chairman

CITY COUNCIL OF SHERIDAN
Approved by the City Council of the City of Sheridan, Wyoming, this 19 day of May, 2008.

Attest: City Clerk

Mayor

CERTIFICATE OF RECORDER
This plat was filed for record in the Office of the Clerk and Recorder at 9:30 o'clock A.M., Aug. 4, 2008, and is duly recorded in Book 4, Page No. 93 (or as Plat No.)

County Clerk

CERTIFICATE OF DEDICATION
Know all men by these presents that the undersigned Equality Land Company Inc. being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Final Plat, Ahimsa Planned Unit Development, located in a part of the NE1/4SW1/4 Section 26, T56N, R84W, 6th PM, Sheridan County, Wyoming, and more particularly described as follows: BEGINNING at the Northwest corner of Block 17 as shown on the plat of Palmer's Addition; Thence with the North line of said Block 17, South 70°14'14"East 358.30 feet to a point; Thence South 01°00'42" East 258.32 feet; Thence South 89°01'27" West 335.00 feet to a point on the West line of said Block 17; Thence with said West line North 01°00'49"West 385.19 feet to the point of BEGINNING containing 2.47 acres, 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 and as it appears on this plat does (do) hereby dedicate to the City of Sheridan and /is 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.

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.

All Drainage Easements shown hereon are hereby dedicated to the publics use forever for drainage and floodway purposes. The Owners shall not obstruct the natural flow of streams or potential storm water run-off by the construction of any type of building, fence, or any other structure; nor storage, placement or parking of vehicles, recreational vehicles, trailers, building materials, yard waste, scrap or other salvage items within said Drainage Easements. The City of Sheridan shall at all times have the right to enter upon the Drainage Easement, at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct and maintain any facility deemed necessary by the City for drainage purposes. In no event shall the City be obligated to construct any drainage easement structure, or to maintain the property encumbered by such easements. The drainage channels and creeks are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any Drainage Easement structure, and the owners hereby agree to indemnify and hold harmless the City from any such damages and injuries.

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

Executed this _____ day of _____, 2008, by:

Equality Land Company Inc., owner

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2008, by, Owners of Ahimsa Planned Unit Development.

My Commission Expires: _____

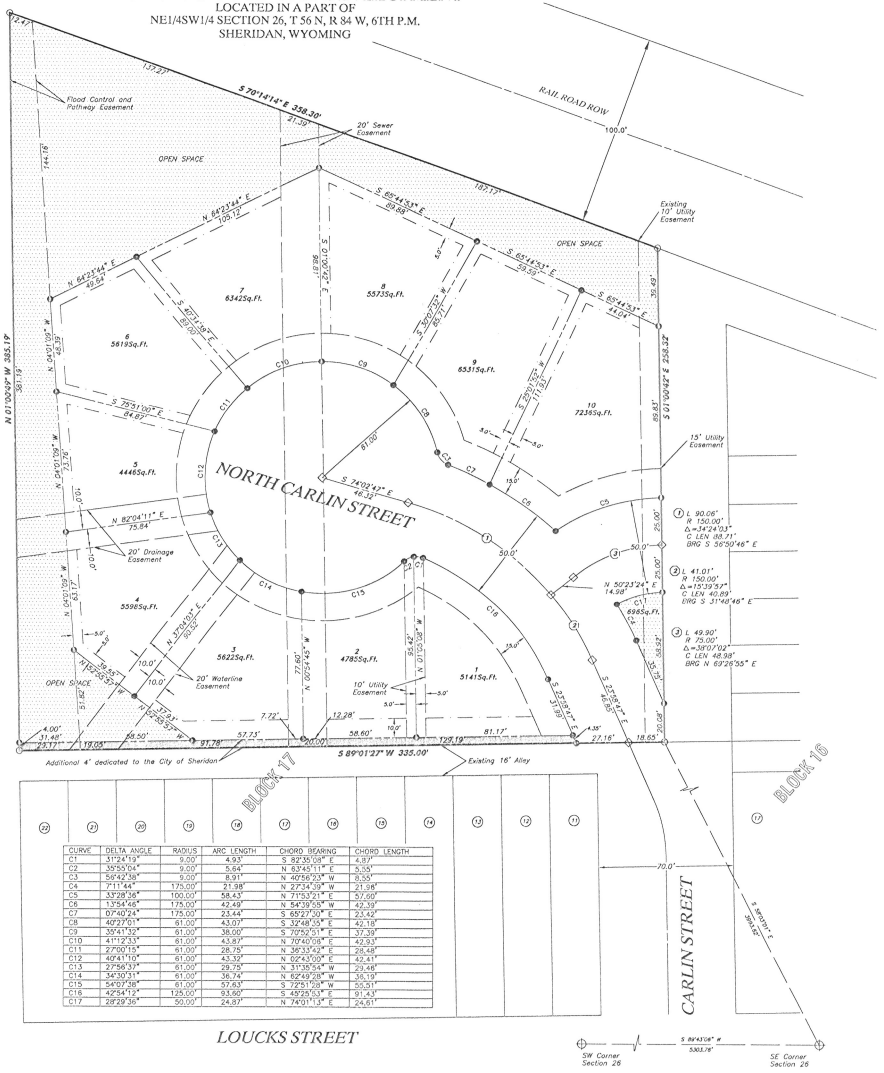
Notary Public

TYRA J. WILLIAMSON - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires May 17, 2011

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 plat of Ahimsa Planned Unit Development, as laid out, platted, dedicated and shown hereon; that this plat was made from an actual 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.

Professional Land Surveyor WILLIAM E. PUGH 5300 Date: JULY 25, 2008 WYOMING

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



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	31°24'19"	9.00'	4.93'	S 82°30'08" E	4.87'
C2	35°55'04"	9.00'	5.64'	N 63°45'11" E	5.55'
C3	56°42'38"	9.00'	8.91'	N 40°56'23" W	8.55'
C4	7°11'44"	175.00'	21.98'	N 27°34'39" W	21.98'
C5	33°28'36"	100.00'	58.43'	N 71°53'21" E	57.60'
C6	13°54'46"	175.00'	42.49'	N 54°39'55" W	42.39'
C7	07°40'24"	175.00'	23.44'	S 65°27'30" E	23.42'
C8	40°27'01"	61.00'	43.07'	S 32°48'35" E	42.18'
C9	35°41'32"	61.00'	38.00'	S 70°52'51" E	37.39'
C10	41°12'33"	61.00'	43.87'	N 70°40'08" E	42.93'
C11	27°00'15"	61.00'	28.75'	N 36°33'42" E	28.48'
C12	40°41'10"	61.00'	43.32'	N 02°43'09" E	42.41'
C13	27°56'37"	61.00'	29.75'	N 31°35'54" W	29.46'
C14	34°30'31"	61.00'	36.74'	N 62°49'28" W	36.19'
C15	54°07'38"	61.00'	57.63'	S 72°51'08" W	55.51'
C16	42°54'12"	125.00'	93.60'	S 45°25'53" E	91.43'
C17	28°29'35"	50.00'	24.87'	N 74°01'13" E	24.61'

REV.	DESCRIPTION	BY	DATE

FINAL PLAT
AHIMSA PLANNED UNIT DEVELOPMENT
EQUALITY LAND COMPANY INC.
SHERIDAN, WYOMING

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. - Sheridan, WY 82801 - (307) 672-1711
400 South Miller Ave. - Gillette, WY 82716 - (307) 682-1141

DATE: 13 NOV 07
DRAWN BY: WEP
SCALE: 1" = 30'
PROJECT NO. 06102-Final PUD
SHEET NO. ONE

A-33