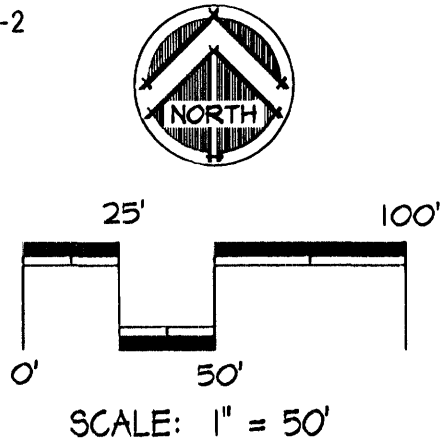


WYDOT ROW MARKER  
STA. 93+01.74 PT  
PROJECT BM  
WYDOT ELEV = 3798.54

ZONED B-2



#### LEGEND

- SET BRASS CAP
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- FOUND MONUMENT AS NOTED

#### APPROVALS

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 14th DAY OF August, 2007, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

*Donna A. Fehring*  
DIRECTOR OF PUBLIC WORKS

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 14th DAY OF August, 2007

ATTEST: *M. J. B. B. B.*  
VICE-CHAIRMAN

*Monty M. Wall*  
CHAIRMAN

APPROVED BY THE CITY COUNCIL OF SHERIDAN, WYOMING THIS 20 DAY OF February, 2007

ATTEST: *Carol E. C.*  
CITY CLERK

*D. L. Smiley*  
MAYOR

#### RECORDED

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 3:00 O'CLOCK P. M., AUG 15, 2007, AND IS DULY RECORDED IN BOOK 5, PAGE NO. 180.  
(OR AS PLAT NO. 583919)

*Audrey Kattiska*  
COUNTY CLERK

#### DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOTS 10 - 13, BRUNDAGE PLACE SUBDIVISION, AS RECORDED IN BOOK 8 OF PLATS, PAGE 14, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

#### NOTES

- ERROR OF CLOSURE EXCEEDS 1:10,000.
- BASIS OF BEARINGS IS THE EAST LINE OF LOT 10, BRUNDAGE PLACE SUBDIVISION.

#### CERTIFICATE OF DEDICATION

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BENCHMARK HOLDING, LLC AND SHERIDAN STATE BANK, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS SHOPPES AT COFFEEN ADDITION, IS LOCATED IN A PORTION OF THE SE1/4NW1/4 OF SECTION 2, T.55N., R.84W., 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, KNOWN AS LOTS 10 - 12 AND A PORTION OF LOT 13, BRUNDAGE PLACE SUBDIVISION, CITY OF SHERIDAN, WYOMING

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10, MONUMENTED BY AN ALUMINUM CAP LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF COFFEEN AVENUE AND BEING THE POINT OF BEGINNING;

THENCE S89°56'26"W, ALONG THE SOUTH LINE OF SAID LOTS 10 - 13, A DISTANCE OF 477.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, MONUMENTED BY AN IRON PIN;

THENCE N00°23'04"W, ALONG THE WEST LINE OF SAID LOT 13, A DISTANCE OF 128.13 FEET TO A POINT, MONUMENTED BY AN ALUMINUM CAP;

THENCE N89°36'56"E, A DISTANCE OF 10.00 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP;

THENCE N00°23'04"W, A DISTANCE OF 229.84 FEET TO THE NORTHWEST CORNER OF THE PARCEL, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF EAST BRUNDAGE LANE AND MONUMENTED BY AN ALUMINUM CAP;

THENCE N89°24'16"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST BRUNDAGE LANE, A DISTANCE OF 527.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, MONUMENTED BY AN ALUMINUM CAP AND LOCATED ON THE WEST RIGHT-OF-WAY LINE OF COFFEEN AVENUE;

THENCE S08°55'00"W, ALONG THE WEST RIGHT-OF-WAY LINE OF COFFEEN AVENUE, A DISTANCE OF 367.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4.15 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

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 OWNERS AND PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT 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 ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. A RECIPROCAL ACCESS AND PARKING AGREEMENT BETWEEN ALL LOTS WITHIN THIS SUBDIVISION HAS BEEN RECORDED AT THE SHERIDAN COUNTY COURTHOUSE. RECORDING INFORMATION: 580327 EASEMENT, BOOK 480, PAGE 0078, RECORDED 12/13/06.

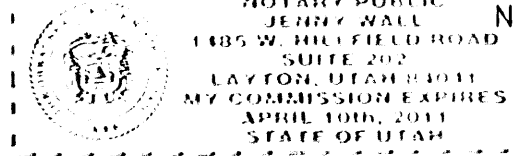
UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

BENCHMARK HOLDING, LLC  
NEIL J. WALL - MANAGING MEMBER  
P.O. BOX 2000  
LAYTON, UT 84041

*Neil J. Wall*  
NEIL J. WALL - MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NEIL J. WALL, MANAGING MEMBER OF BENCHMARK HOLDING, LLC, THIS 14th DAY OF August, 2007.

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES April 10, 2011



*Neil J. Wall*  
NOTARY PUBLIC

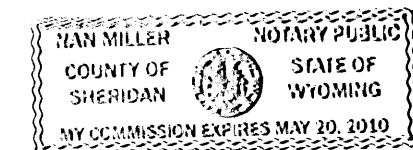
THE UNDERSIGNED, SHERIDAN STATE BANK, HEREINAFTER MORTGAGEE, HOLDS TWO MORTGAGES IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT. SAID MORTGAGES WERE FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS IN BOOK 608 OF MORTGAGES, AT PAGE 0001, AND BOOK 641 OF MORTGAGES, AT PAGE 0031. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGES.

SHERIDAN STATE BANK  
MONT R. BECKER - SENIOR VICE PRESIDENT  
29 NORTH GOULD STREET  
SHERIDAN, WY 82801

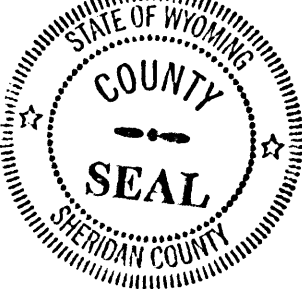
*Mont R. Becker*  
MONT R. BECKER - SENIOR VICE PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MONT R. BECKER, SENIOR VICE PRESIDENT OF SHERIDAN STATE BANK, THIS 14th DAY OF August, 2007.

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES May 20, 2010



*Dan Miller*  
NOTARY PUBLIC



FINAL PLAT OF THE  
REPLAT OF

LOTS 10 - 12 AND A PORTION OF LOT 13  
BRUNDAGE PLACE SUBDIVISION

AS

SHOPPES AT COFFEEN ADDITION

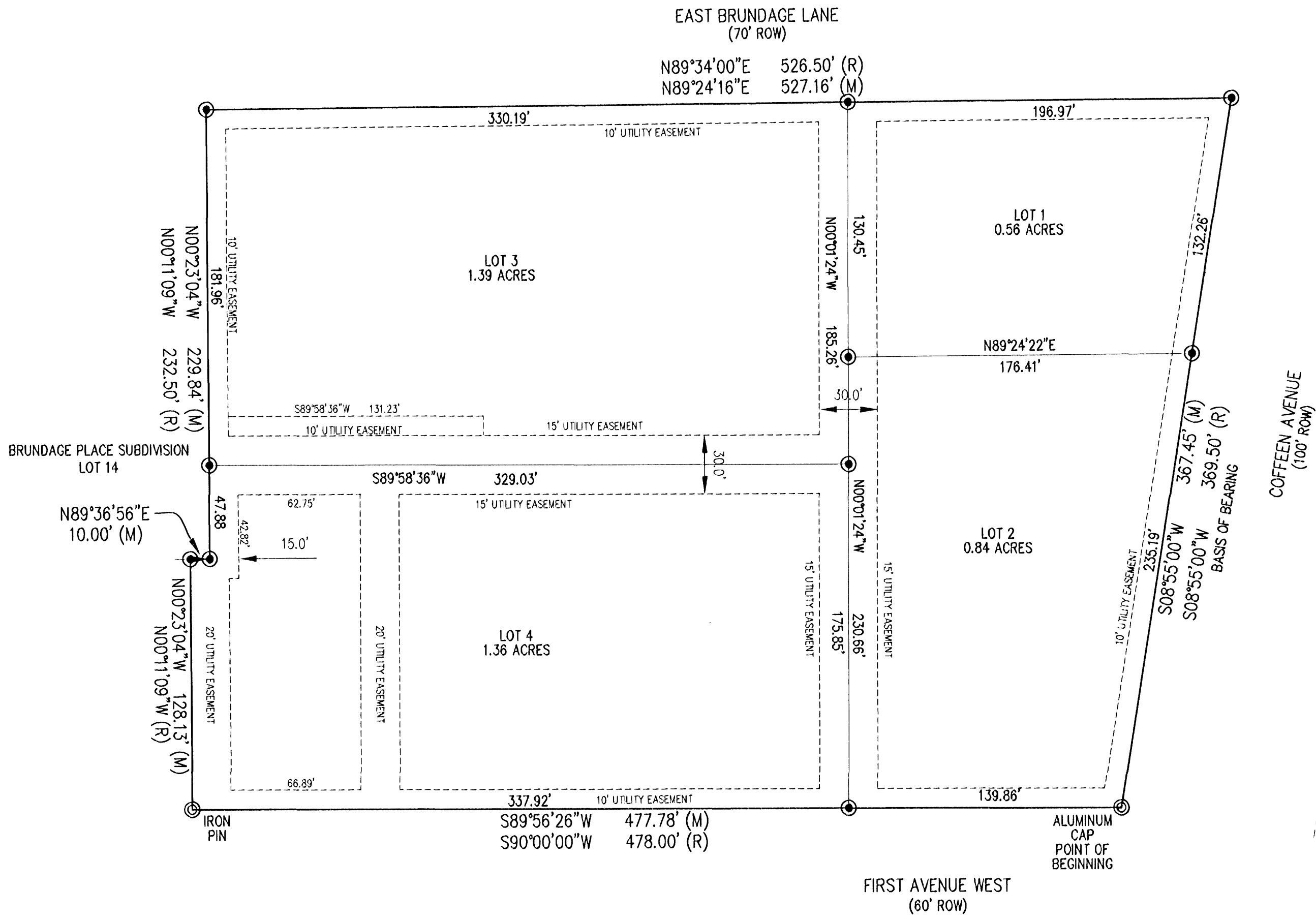
TO THE CITY OF SHERIDAN, WYOMING

BEING A PORTION OF THE

SE1/4NW1/4 OF SECTION 2

T.55N., R.84W., 6TH P.M.

SHERIDAN COUNTY WYOMING



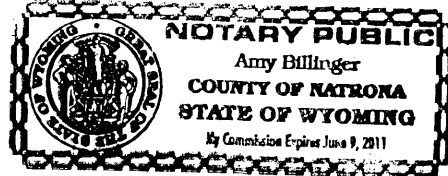
#### CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS

I, WILLIAM R. FEHRINGER, 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 SHOPPES AT COFFEEN ADDITION, 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.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 23RD DAY OF JULY, 2007.

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES August 2011



*Amy Dillinger*  
NOTARY PUBLIC

