

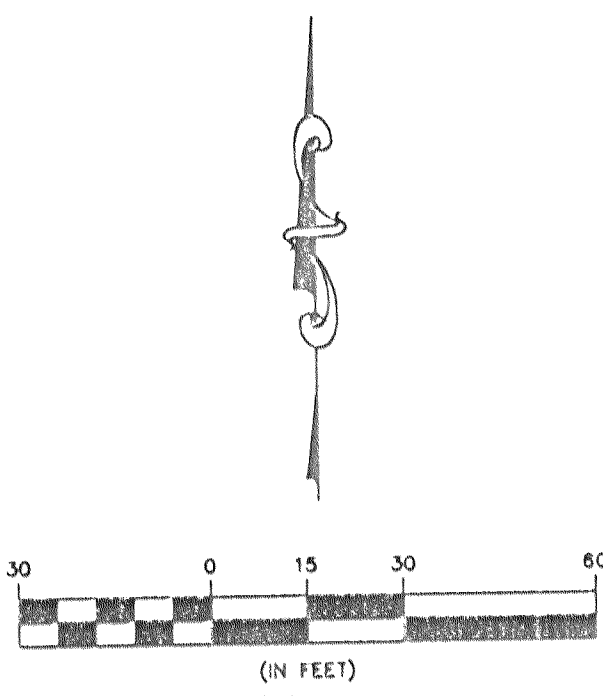
LOCATION MAP
TOWNSHIP 56 NORTH RANGE 84 WEST
SECTION 34 & 35
SCALE = 1000'

- NOTES:
1. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM (EAST CENTRAL ZONE) 83
 2. ELEVATIONS BASED ON NAVD-88
DISTANCES ARE GROUND PAF: 1.000235
 3. EXISTING PROPOSED ZONING: R2 EXISTING AND PROPOSED (RESIDENTIAL SINGLE FAMILY AND MULTI FAMILY)
 4. UTILITY EASEMENTS BUFFERING THE PREVIOUSLY PLATTED LINES ARE TO BE VACATED WITH THIS PLAT.
- BACKS- FRONT YARD: 20'; REAR YARD: 20'; SIDE YARD: 5' WITH FRONT YARDS FACING EMERSON STREET (EAST).

PREPARED FOR:
OWNER
BRUCE BURNS
PO BOX 6027
SHERIDAN, WY 82801

ENGINEER
MOZENGINEERING
1101 SUGARVIEW DR. STE. 201
SHERIDAN, WY 82801

SURVEYOR
WESTERN LAND SERVICES
1662 S. SHERIDAN AVENUE
SHERIDAN, WY 82801



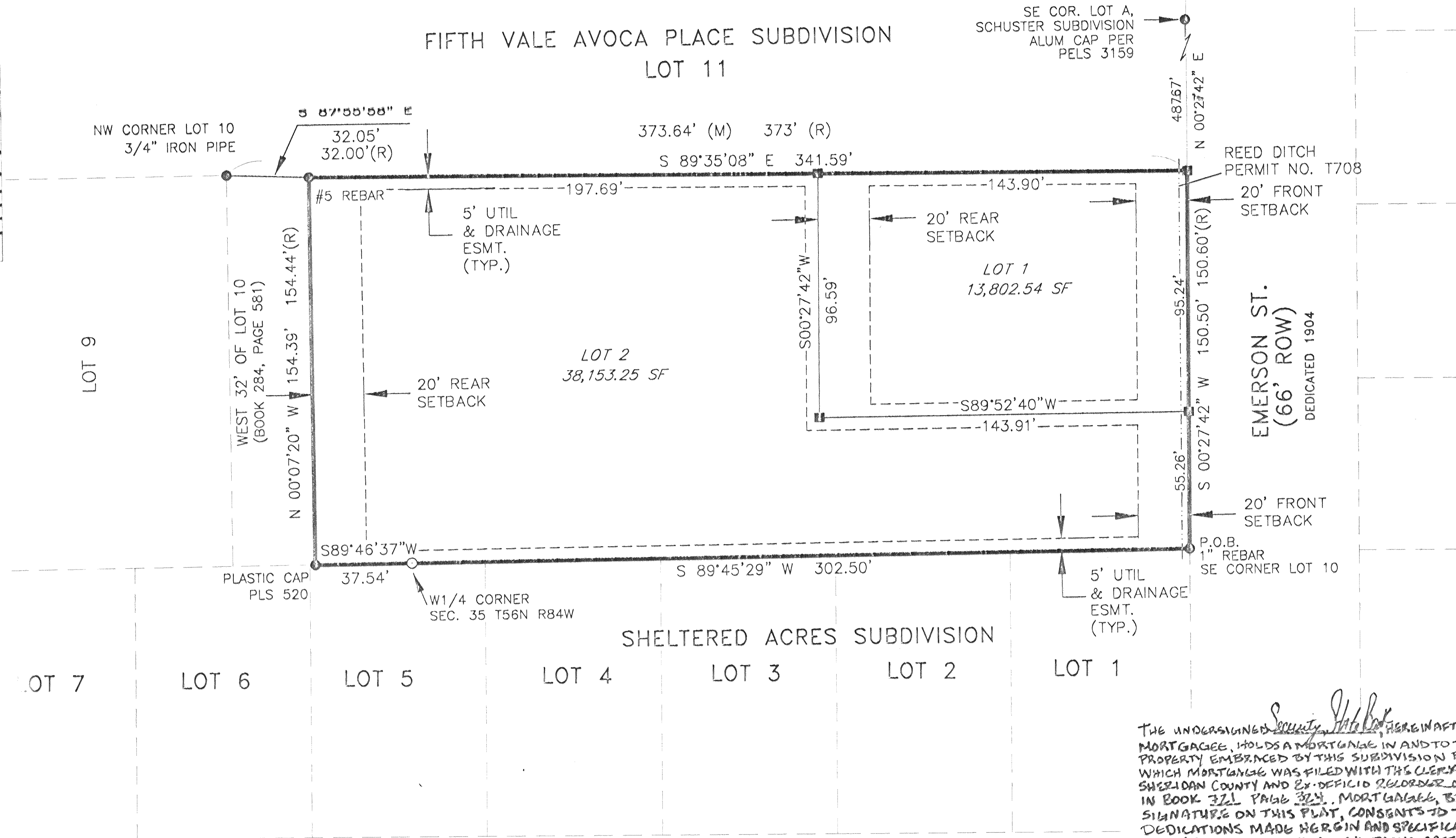
LEGEND

- ADJ. PARCELS
- SUBDIVISION BOUNDARY LINE
- EASEMENT (UTILITY, IRRIGATION, DRAINAGE)
- EXISTING RIGHT-OF-WAY LINE
- - CALCULATED CORNER
- - FOUND CORNER AS NOTED
- - SET ALUM CAP & #5 REBAR PER PLS 10287
- (R) - RECORD

EMERSON COMMONS SUBDIVISION

BEING A REPLAT OF A PORTION OF LOT 10, BLOCK 3
OF FIFTH VALE AVOCA PLACE, AN ADDITION TO THE TOWN,
NOW CITY OF SHERIDAN
SW1/4 OF NW1/4 OF SECTION 35 & SE1/4 OF NE1/4 OF SECTION 34
T 56 N, R 84 W
SHERIDAN COUNTY, WYOMING
AREA = 1.19 ACRES
TOTAL NO. OF LOTS = 2

FIFTH VALE AVOCA PLACE SUBDIVISION LOT 11



LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

RICE ST.
(50' ROW)

THE UNDERSIGNED, Bruce Burns, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND IS A PUBLIC RECORD OF DEEDS IN BOOK 321, PAGE 328. MORTGAGOR, 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 MORTGAGE.

EXECUTED THIS 12th DAY OF March, 2009.
BY Bruce Burns, OWNER
STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON 12th DAY OF March, 2009, BY Bruce Burns, OWNER
STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

MY COMMISSION EXPIRES 01/31/2012
Nanci L. Levanen
NOTARY PUBLIC
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 12th DAY OF March, 2009, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Nanci L. Levanen
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF RECORDER
STATE OF WYOMING }
COUNTY OF SHERIDAN } ss
I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 10:30 O'CLOCK AM ON April 2, 2009, AND FILED IN DRAWER E, PLAT NUMBER 30.
INSTRUMENT No. 665607 FEE 50.00

Kimberly Hein
COUNTY CLERK - deputy

Nanci L. Levanen
DEPUTY COUNTY CLERK

SHERIDAN PLANNING COMMISSION
CERTIFICATE OF REVIEWAL
REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 22 DAY OF June, 2009.
Nanci L. Levanen
ATTEST: VICE-CHAIRMAN
Nanci L. Levanen
CHAIRMAN

CITY COUNCIL OF SHERIDAN
CERTIFICATE OF APPROVAL
APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 6 DAY OF July, 2009.
Scott Felt
ATTEST: CITY CLERK
Dore Kinsley
MAYOR

Scott Felt
CITY CLERK
Dore Kinsley
MAYOR

MC² ENGINEERING, P.C.
1101 Sugarview Drive, Suite 201
Sheridan, Wyoming 82801
Office: 307.673.7350 Fax: 307.673.5156
mc2eng@msn.com

CERTIFICATE OF DEDICATION
PLAT OF EMERSON COMMONS SUBDIVISION
KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES SHOWN ON THIS OF THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, HEREIN DESIGNATED AS EMERSON COMMONS SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 OF NW1/4) OF SECTION 35 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 OF NE1/4) OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

LEGAL DESCRIPTION:
ALL OF LOT 10, BLOCK 3, FIFTH VALE AVOCA PLACE, AN ADDITION TO THE TOWN, NOW CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.
EXCEPTING THEREFROM, THAT PORTION OF SAID PROPERTY PREVIOUSLY CONVEYED TO VINCENZO MEDATE AND AGNES SILVER MEDATE BY WARRANTY DEED WHICH WAS RECORDED IN THE OFFICE OF THE SHERIDAN COUNTY CLERK AND RECORDED ON MAY 4, 1984, IN BOOK 284 OF DEEDS AT PAGE 581.

THE ABOVE LEGAL DESCRIPTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 1" REBAR MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 10; THENCE S89°45'29"W 302.50 FEET ALONG THE SOUTH LINE OF SAID LOT 10 TO THE WEST 1/4 CORNER OF SAID SECTION 35; THENCE S89°46'37"W 37.54 FEET ALONG THE SOUTH LINE OF SAID LOT 10 TO A PLASTIC CAP PER PLS 520; THENCE N00°07'20"W 154.39 FEET ALONG THE EAST LINE OF THE PARCEL RECORDED IN BOOK 284 OF DEEDS, PAGE 581 TO A #5 REBAR; THENCE S89°35'08"E 341.59 FEET ALONG THE NORTH LINE OF SAID LOT 10 TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE S00°27'42"W 150.50 FEET ALONG THE EAST LINE OF SAID LOT 10, ALSO BEING ALONG THE WESTERLY RIGHT-OF-WAY OF EMERSON STREET TO THE POINT OF BEGINNING AND CONTAINING 1.91 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, OR CONDITIONS OF PRIOR CONVEYANCES OF RECORD.

THAT THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES OF INTEREST DO HEREBY DEDICATE TO PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE SUBDIVISION, FOR PURPOSES AS INDICATED ON THIS PLAT, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, AND

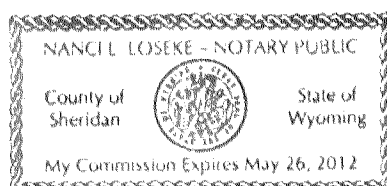
THAT UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES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

THAT DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 12th DAY OF March, 2009, 2009.

BY Bruce Burns
BRUCE BURNS, OWNER



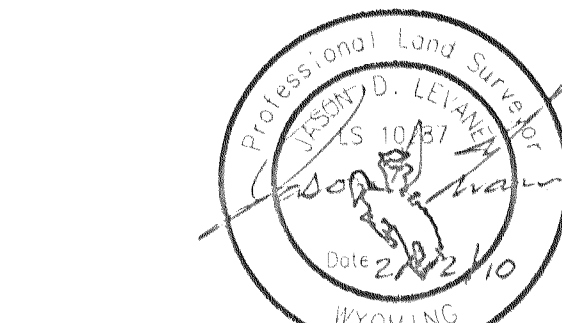
STATE OF WYOMING }
COUNTY OF SHERIDAN } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON 12th DAY OF March, 2009, BY BRUCE BURNS.

MY COMMISSION EXPIRES: May 26, 2012
Nanci L. Levanen

DECLARATION VACATING PREVIOUS PLATTING
THIS PLAT IS THE RE-SUBDIVISION OF A PORTION OF LOT 10 OF BLOCK 3 OF FIFTH VALE AVOCA PLACE, AN ADDITION TO THE TOWN, NOW THE CITY OF SHERIDAN, AS RECORDED IN BOOK V OF PLATS, PAGE 10, 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 SURVEYOR
STATE OF WYOMING }
COUNTY OF SHERIDAN } ss

I, JASON D. LEVANEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF EMERSON COMMONS SUBDIVISION, 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.



JASON D. LEVANEN
WYO L.S. No. 10287

WESTERN LAND SERVICES
Sheridan, WY 82801 (307)673-1817
File: LA_34-56-84_223Plat_new.dwg Date: 02-10-10
Project: MC2Eng

ISSUE DATE: 12/4/2008
PROJECT NUMBER: 223
FILE NAME: 223FINALPLAT.DWG