

DETAIL

FINAL PLAT of the OUTLAW COMMERCIAL PARK

being a
MAJOR SUBDIVISION

of a
TRACT OF LAND

SITUATED in the
LOT 4 (NW¼NW¼) and the SW¼NW¼ of SECTION 1
TOWNSHIP 55 NORTH, RANGE 84 WEST

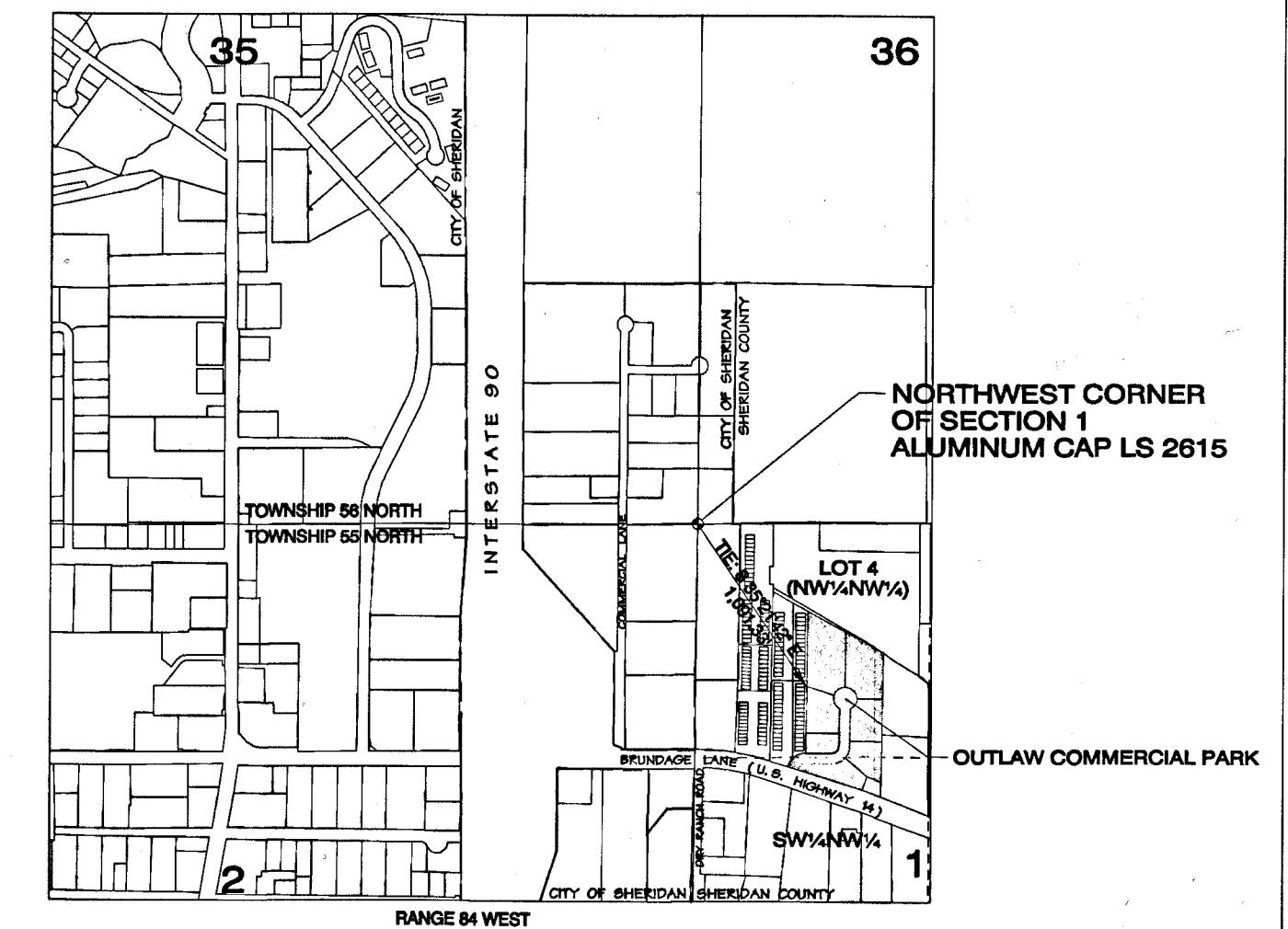
of the
SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

consisting of
7 LOTS

TOTAL AREA = 8.47 ACRES
LOT AREA = 7.4 ACRES
ROAD AREA = 1.07 ACRES

LOCATION

SCALE : 1" = 1000'



TOWNSHIP 55 NORTH, RANGE 84 WEST

CERTIFICATE of DEDICATION

The above foregoing subdivision, being a major subdivision of a portion of Lot 4 (NW¼NW¼) and the SW¼NW¼ of Section 1, Township 55 North, Range 84 West of the Sixth Principal Meridian in Sheridan County, Wyoming, more particularly described by metes and bounds as follows:
Beginning at a point which bears S 35°21'42" E a distance of 1,091.33 feet from the Northwest Corner of said Section 1; thence N 0°47'08" E for a distance of 392.19 feet; thence S 61°56'22" E for a distance of 485.07 feet; thence S 1°01'11" W for a distance of 459.84 feet; thence S 1°04'02" W for a distance of 274.99 feet; thence N 71°32'15" W for a distance of 50.84 feet; thence S 18°20'32" W for a distance of 73.89 feet to a point on the North Right-of-Way of U.S. Highway 14 (A.K.A. Brundage Lane); thence along said Highway Right-of-Way N 71°34'30" W for a distance of 438.31 feet; thence leaving said Highway Right-of-Way on a bearing of N 18°25'30" E for a distance of 3.11 feet to a point of curvature; thence through a tangent curve to the right having a Radius of 100.00 feet, an Arc Length of 124.82 feet, through a Central Angle of 71°34'30" with a Chord Bearing of N 54°12'45" E and a Chord Length of 116.86 feet, thence leaving said curve East for a distance of 3.71 feet; thence N 0°47'08" E for a distance of 408.73 feet to the point of beginning.
as appears on this plat, is with free consent, and in accordance with the desires of the under-signed owners and proprietors, containing 8.47 acres more or less; have by these present laid out, and surveyed as Outlaw Commercial Park, and do hereby dedicate and convey to and for the public use forever hereafter 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.

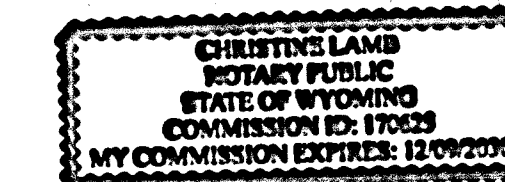
Executed this 2 day of Sept, 2025, by:

David L. Randall
DAVID L. RANDALL, PRESIDENT

State of Wyoming } ss
County of Sheridan }

The foregoing plat was acknowledged before me this 2 day of Sept, 2025, by David L. Randall, President of J2, Inc., a Wyoming Corporation.
Witness my hand and official seal.

My commission expires: 12/09/2030. *Christine D. Lamb*
NOTARY PUBLIC



NOTES :

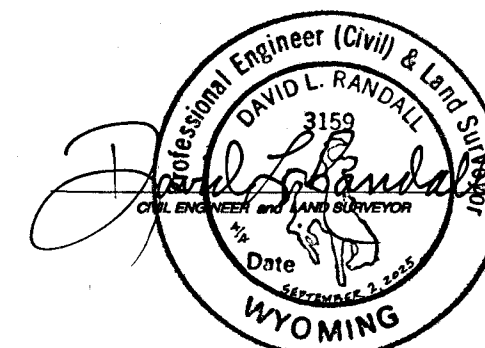
1. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
2. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
3. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.
4. 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.
5. DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE INTENDED FOR RUNOFF DETENTION. SAID AREAS CAN BE USED FOR PARKING AND TEMPORARY STORAGE BUT MUST REMAIN CLEAR OF BUILDINGS AND OTHER PERMANENT STRUCTURES.
6. ALL EXISTING WATER RIGHTS HAVE BEEN DETACHED FROM LANDS WITHIN THE BOUNDARY OF OUTLAW COMMERCIAL PARK BY AUTHORIZATION TO DETACH WATER RIGHTS, APPROVED BY THE STATE OF WYOMING BOARD OF CONTROL BOC # 2502-204-01.

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, a duly registered Professional Engineer and Land Surveyor in the State of Wyoming, do hereby certify that this plat of Outlaw Commercial Park truly and correctly represents the results of a survey made by me or under my direct supervision.

Registration No. 3159 PE & LS

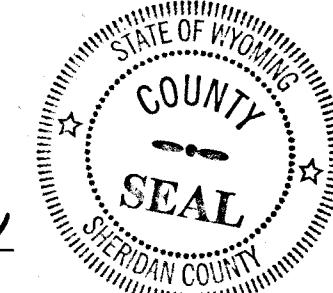


CERTIFICATE of RECORDER

State of Wyoming } ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder at 10:14 O'clock A.M., this 7 day of Oct, 2025, and is duly recorded in File No. 2025-0025-13, Page No. 26 with Recording Number 2025-0025-13.

Ede Schunk Thompson
COUNTY CLERK



SHERIDAN COUNTY BOARD of COMMISSIONERS CERTIFICATE of APPROVAL

Plat approved and Subdivision Permit issued by the Board of County Commissioners of Sheridan County, Wyoming, this 1 day of October, 2025.

Ede Schunk Thompson *Mike Sidle*
COUNTY CLERK CHAIRMAN

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TRACT of LAND

SITUATED in the
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TOWNSHIP 55 NORTH, RANGE 84 WEST

of the
SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

consisting of
7 LOTS COMPRISING 8.47 ACRES

for
J2 INC., a WYOMING CORPORATION
1851 NORTH MAIN STREET
SHERIDAN, WYOMING 82801

ENGINEER/SURVEYOR
DAVID L. RANDALL
RANDALL ENGINEERING SURVEYS
722 MONTE VISTA
SHERIDAN, WYOMING, 82801
(307) 672-6003

OWNER
J2 INC.,
a WYOMING CORPORATION
1851 NORTH MAIN STREET
SHERIDAN, WYOMING 82801

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