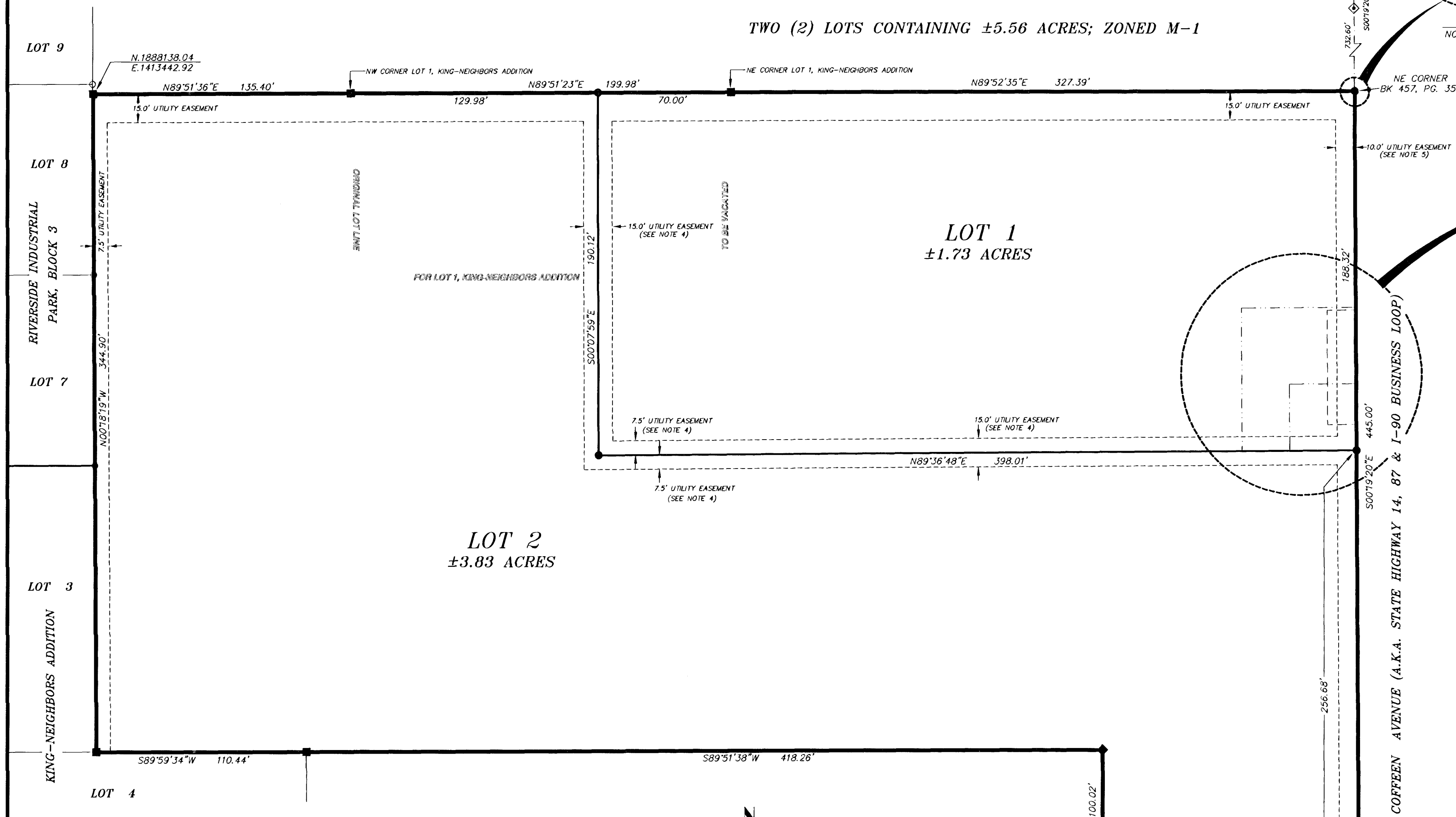


FINAL PLAT
OF THE
JMK SUBDIVISION
TO THE
CITY OF SHERIDAN, WYOMING

A LOT LINE ADJUSTMENT OF LOT 1 AND LOT 2,
KING-NEIGHBORS ADDITION TO THE CITY OF SHERIDAN,
SHERIDAN COUNTY, WYOMING.

TWO (2) LOTS CONTAINING ±5.56 ACRES; ZONED M-1



LEGEND

- FOUND 3" BRASS CAP PER LS 102
- FOUND 3-1/4" ALUMINUM CAP PER LS 2615
- FOUND 1-1/2" ALUMINUM CAP PER LS 2615
- SET 3-1/4" ALUMINUM CAP PER LS 2615
- FOUND 1-1/2" ALUMINUM CAP PER PE & LS 3864
- FOUND CONCRETE RIGHT OF WAY MONUMENT
- SET 1-1/2" OR 2" ALUMINUM CAP PER LS 2615
- CALCULATED POSITION-NOT FOUND/NOT SET
- LOT/PARCEL LINE
- BOUNDARY LINE
- UTILITY EASEMENT
- RIGHT OF WAY LINE
- ORIGINAL LOT LINE FOR LOT 1, KING-NEIGHBORS ADDITION
- TO BE VACATED
- ACCESS EASEMENT TO LOT 2
- EXISTING R.O.W. EASEMENT (BK. 290, PG. 44)
- SECTION LINE

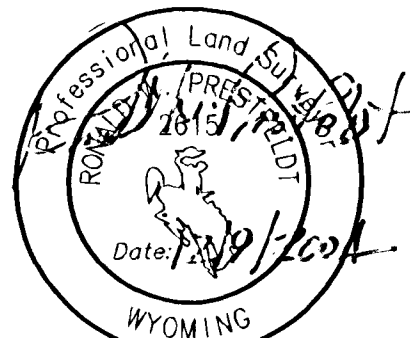
NOTES

- SEE RECORD OF SURVEY FILED IN DRAWER A, PLAT No. 226.
- SEE KING-NEIGHBORS ADDITION FILED IN DRAWER K, PLAT No. 19, IN THE COUNTY CLERK'S OFFICE AT THE SHERIDAN COUNTY COURT HOUSE.
- DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1,000,235 - DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE WYOMING STATE PLANE COORDINATES (EAST CENTRAL ZONE).
- THE UTILITY EASEMENT (FIFTEEN FEET WIDE) ADJACENT TO AND CONTIGUOUS WITH THE WEST AND SOUTH LINE OF LOT 1 WILL REQUIRE ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- THE UTILITY EASEMENT (TEN FEET WIDE) ADJACENT TO AND WEST OF THE EAST LINE OF LOT 1 AND LOT 2 WILL REQUIRE ANY FUTURE UTILITIES TO BE INSTALLED UNDERGROUND.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT 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 JMK 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 DIRECT 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.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOT 1 AND LOT 2 OF KING-NEIGHBORS ADDITION, AS RECORDED IN DRAWER K, PLAT No. 19, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

IN TESTIMONY WHEREOF:

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

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 21st DAY OF DECEMBER, 2004.

BENCOR/SHERIDAN LIMITED PARTNERSHIP
BY: BENCOR DEVELOPMENT, LLC
ITS GENERAL PARTNER

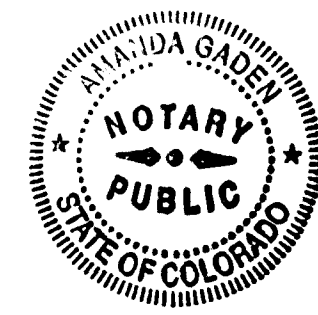
BY: BENJAMIN T. HORTON

STATE OF COLORADO)
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF DECEMBER, 2004, BY BENJAMIN T. HORTON AS MANAGER OF BENCOR DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF BENCOR/SHERIDAN LIMITED PARTNERSHIP A WYOMING LIMITED PARTNERSHIP.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/31/05



CERTIFICATES OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 21st DAY OF DECEMBER, 2004

ATTEST: CITY CLERK

DATA ON THIS PLAT APPROVED THIS 19th DAY OF DECEMBER, 2004, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

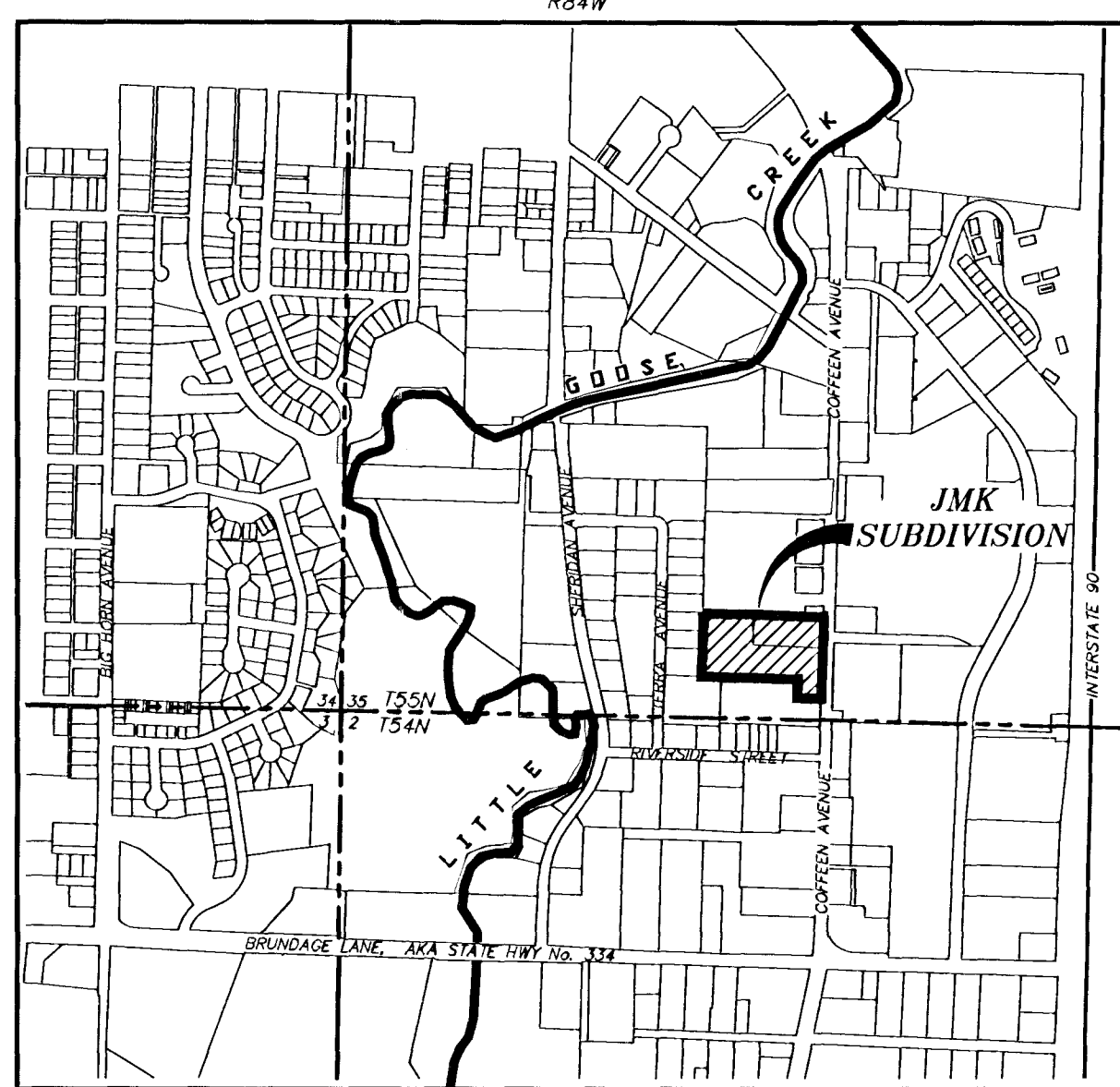
CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:40 O'CLOCK P.M., THIS 20th DAY OF JANUARY, 2005, AND IS DULY RECORDED IN DRAWER J, PLAT No. 9, FEE \$ 50.00

COUNTY CLERK

STAMP RECEIVING NUMBER 497937



LOCATION MAP
NO TRUE SCALE

LEGAL DESCRIPTION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BENCOR/SHERIDAN LIMITED PARTNERSHIP, BY AND THROUGH BENJAMIN T. HORTON ONE OF ITS PARTNERS BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS JMK SUBDIVISION, IS SITUATED IN LOT 1 AND LOT 2 OF THE KING-NEIGHBORS ADDITION, AND SET 1/4th SECTION 35, TOWNSHIP 36 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 (MONUMENTED WITH A 1-1/2" ALUMINUM CAP PER PE&LS 3864); THENCE N89°51'36"E, 135.40 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89°51'23"E, 199.98 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE N89°52'35"E, 325.99 FEET ALONG SAID NORTH LINE OF LOT 2 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2, AND LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 457 OF DEEDS, PAGE 354; THENCE N89°52'35"E, 1.40 FEET ALONG SAID NORTH LINE OF SAID TRACT TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT AND LYING ON THE WESTERLY RIGHT OF WAY LINE OF COFFEEN AVENUE (AKA STATE HIGHWAY 14, 87 & I-90 BUSINESS LOOP); THENCE S00°19'20"E, 445.00 FEET ALONG THE EAST LINE OF SAID TRACT AND SAID WESTERLY RIGHT OF WAY LINE TO A POINT; THENCE S89°48'49"W, 2.44 FEET ALONG THE SOUTH LINE OF SAID TRACT TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S89°48'49"W, 132.10 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO A POINT; THENCE N00°06'22"W, 100.02 FEET ALONG SAID SOUTHERLY LINE OF LOT 2 TO A POINT; THENCE S89°51'38"W, 418.26 FEET ALONG SAID SOUTHERLY LINE OF LOT 2 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 4 OF SAID KING-NEIGHBORS ADDITION; THENCE S89°53'34"W, 110.44 FEET ALONG SAID SOUTHERLY LINE OF LOT 2 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N00°18'19"W, 344.90 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

SAID SUBDIVISION CONTAINS ±5.56 ACRES OF LAND, MORE OR LESS.

THE JMK 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 AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS.

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE OF ALL EASEMENTS 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, RENEWING AND MAINTAINING SEWERS, WATERLINES, 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.

FINAL PLAT
OF THE
JMK SUBDIVISION
TO THE
CITY OF SHERIDAN, WYOMING

A LOT LINE ADJUSTMENT OF LOT 1 AND LOT 2,
KING-NEIGHBORS ADDITION TO THE CITY OF SHERIDAN,
SHERIDAN COUNTY, WYOMING.

CLIENT: HKM ENGINEERING, INC.
P.O. BOX 7010
SHERIDAN, WY 82801

RESTFELDT
SURVEYING
PO BOX 3082
SHERIDAN, WY 82801
307-872-7415
FAX 674-5000

JN: 24028
DF: 2004/20040280
FINAL PLAT
PAF: 1,000,235
DECEMBER 09, 2004