

**CITY OF SHERIDAN WY**

Highway 100  
Highway 305

1st Ave W  
1st Ave E  
2nd Ave E  
3rd Ave E  
4th Ave E  
5th Ave E  
6th Ave E

**LOCATION MAP**  
SCALE: 1"=500'

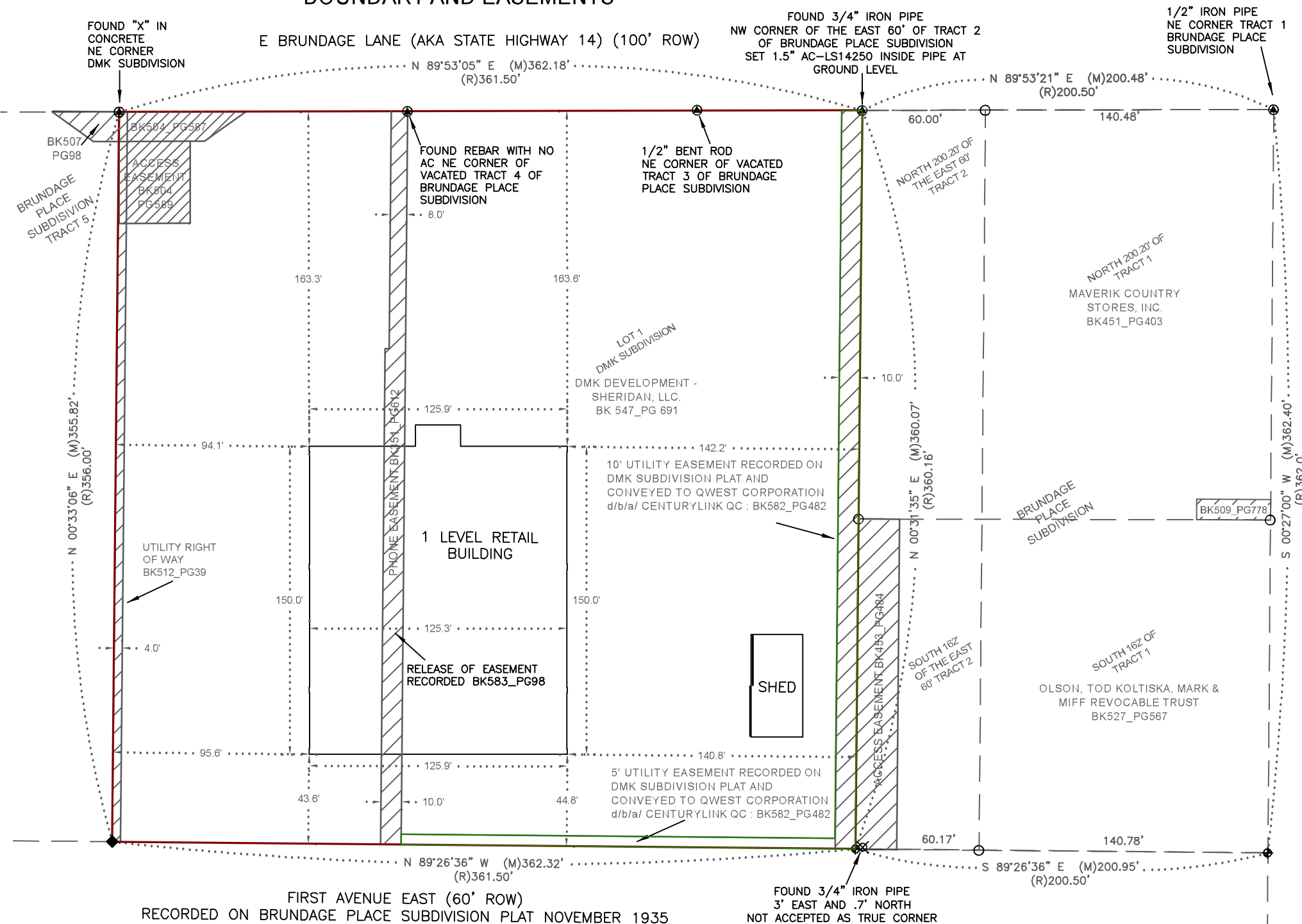
**SITE**

1140 EAST BRUNDAGE LANE, SHERIDAN, WYOMING  
LOT 1, DMK SUBDIVISION, LOCATED IN THE SW<sup>1</sup>/<sub>4</sub>NE, SECTION 2,  
TOWNSHIP 55 NORTH, RANGE 84 WEST, CITY OF SHERIDAN, WYOMING  
CONTAINING: ±2.98 ACRES (±129,661 SF)

LEGAL DESCRIPTION:  
LOT 1 OF DMK SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH EAST CORNER OF LOT 1 DMK SUBDIVISION; THENCE N89°26'36" W 362.32 FEET ALONG THE NORTH ROW LINE OF FIRST AVENUE EAST; THENCE N00°33'06" E 355.82 FEET ALONG THE EAST LINE OF TRACT 5 OF BRUNDAGE PLACE SUBDIVISION; THENCE N89°53'05" E 152.4 FEET ALONG THE SOUTH ROW LINE OF EAST BRUNDAGE PLACE (A/N STATE HWY 14); THENCE S00°31'35" W 360.0 FEET ALONG THE WEST LINE OF THE EAST 60 FEET OF TRACT 2 OF SAID BRUNDAGE PLACE SUBDIVISION TO THE POINT OF BEGINNING CONTAINING 2.98 ACRES, MORE OR LESS

SUBJECT TO PRIOR RECORDED EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONVEYANCES.

## EXHIBIT OF BOUNDARY AND EASEMENTS



FIRST AVENUE EAST (60' ROW)  
RECORDED ON BRUNDAGE PLACE SUBDIVISION PLAT NOVEMBER 1935

FOUND 3/4" IRON PIPE  
3' EAST AND .7' NORTH  
NOT ACCEPTED AS TRUE CORNER

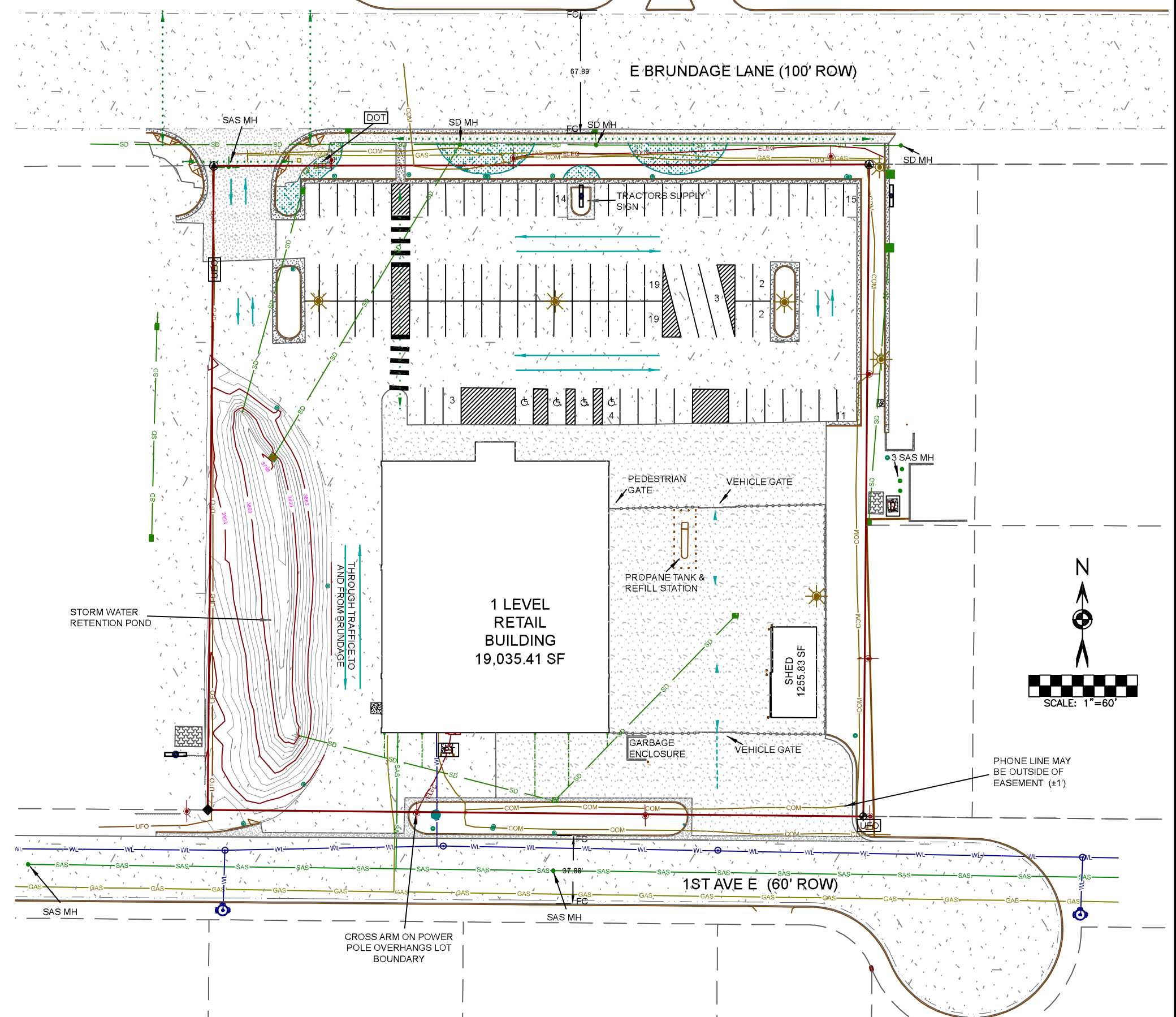
LEGEND

- ◆ SET 1.5" AC- PER LS14250
  - CALCULATED CORNER
  - ◆ FOUND 1.5" AC PER PELS-3159
  - ◎ FOUND 1.5" AC PER PLS-2615
  - Ⓐ FOUND MONUMENT AS NOTED
  - ✗ FOUND MONUMENT (NOT ACCEPTED)
- AC (ALUMINUM CAP)

MONUMENTS SHOWN AS SET PER PLS-12376 ON THE DMK  
SUBDIVISION PLAT COULD NOT BE RECOVERED IN THE FIELD  
AND MAY NOT HAVE BEEN MONUMENTED

BASIS OF BEARINGS ARE  
US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE  
DISTANCES ARE GROUND (US SURVEY FEET)  
PAF:1.000235












## EXHIBIT OF IMPROVEMENTS AND UTILITIES



LEGEND

- |  |  |
|--|--|
|  | PEDESTRIAN ACCESS                      |
|  | VEHICLE ACCESS                         |
|  | RESTRICTED VEHICLE ACCESS              |
|  | W <sub>L</sub> WATERLINE (APPROXIMATE) |
|  | SAS SEWER (APPROXIMATE)                |
|  | SD STORM DRAIN (APPROXIMATE)           |
|  | GAS GAS LOCATE                         |
|  | ELEG ELECTRICAL LOCATE                 |
|  | COM COMMUNICATIONS LOCATE              |
|  | UFO UNDERGROUND FIBER OPTIC LOCATE     |
|  | CONCRETE                               |
|  | ASPHALT                                |
|  | CHAIN LINK FENCE                       |
|  | GATE                                   |
|  | STORM GRATE                            |
|  | MANHOLE                                |
|  | LIGHT POLE                             |
|  | POWER POLE                             |
|  | IRRIGATION BOX                         |
|  | BILLBOARDS (SIGNS)                     |
|  | UNDERGROUND FIBER BOX                  |
|  | POWER TRANSFORMER                      |
|  | FACE OF CURB                           |

### LEGEND

- ROAD EDGE OF ASPHALT  
ADJOINING STRUCTURES
-  LOT LINE
-  ADJOINING LOTS
-  WOOD CHIPS (LANDSCAPING)
-  EASEMENT
-  FIRE HYDRANT
-  WATER VALVE
-  WY. DEPARTMENT OF  
TRANSPORTATION FIXTURES
-  ROOF STORM DRAIN LOCATION  
(APPROXIMATE)
-  SET 1.5" AC – PER LS14250
-  FOUND 1.5" AC PER PELS-3159
-  FOUND MONUMENT  
AC (ALUMINUM CAP)

NOTES:

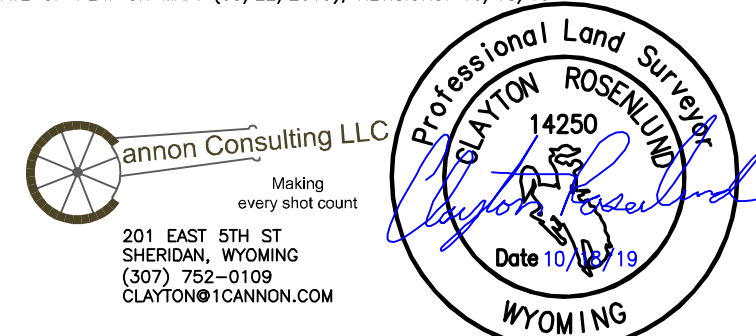
- 1) THIS SURVEY PROVIDED AND INCORPORATED FOR THE COMMITMENT FOR TITLE INSURANCE FROM FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: NCS-955928-CAST. SCHEDULE B ITEMS FROM SAID COMMITMENT THAT APPLY TO SUBJECT PARCEL ARE SHOWN WITH BOOK AND PAGE REFERENCES (BK\_PG).
- 2) THE LEGAL DESCRIPTION IS THE SAME AS THAT IN SAID COMMITMENT.
- 3) SCHEDULE B ITEMS FROM SAID COMMITMENT THAT ARE RELEVANT TO THIS MAP ARE SHOWN; NAMELY ITEMS 10-13 AND ITEM 17 ON PAGE 7.
- 4) ALL REFERENCES TO BOOK (BK) AND PAGE (PG) ARE TO SHERIDAN COUNTY RECORDS
- 5) THE SUBJECT PROPERTY IS SERVICED BY UTILITIES
- 6) THERE IS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO PUBLIC ROADS, NAMELY EAST BRUNDAGE LANE AND FIRST AVENUE EAST

### CERTIFICATION

TO: FIRST INTERSTATE BANK, FIRST AMERICAN TITLE INSURANCE COMPANY AND FEM EAST BRUNDAGE LANE LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-4, 6-9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED 05/09/2019-05/20/2019.

DATE OF PLAT OR MAP: (05/22/2019); REVISIONS: 10/18/19



TO: FEM EAST BRUNDAGE LANE LLC  
2 CHANGEBRIDGE RD,  
MONTVILLE, NJ 07045  
ALSO CERTIFIED TO FIRST INTERSTATE BANK AND  
FIRST AMERICAN TITLE INSURANCE COMPANY