

FINAL PLAT OF
BROADWAY VAULT STORAGE CONDOS

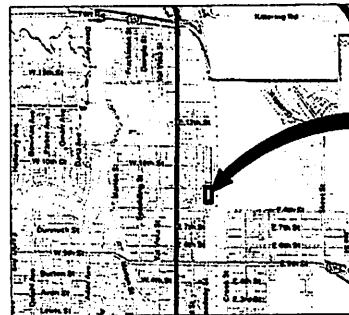
LOCATED IN THE NE¼SE¼, SECTION 22, T56N, R84W, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
TOTAL AREA= ±38838 SQFT (±.89 ACRES)
ORIGINAL LOTS: 13
FINAL LOTS: 1

LEGEND

- SET 1" = 40'-0" 1/2"
- POUND 2" = 10'-0" 1/2" OR AS NOTED
- CIRCLED CORNER
- ALLEGED CORNER
- FORM OF RECORD
- ORIGINAL LOT LINE
- SECTION LOT LINE PER PLAT
- REPLACEMENT

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE REPLAT OF THE SOUTH 10 FEET OF LOT 32 AND LOTS 33-44, WYOMING MUTUAL INVESTMENT CO.'S 2ND ADDITION TO THE TOWN, NEW CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK RECORD NUMBER 10-11. ALL EARLIER PLATS OR PORTIONS THEREOF DISAPPEARED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY REVOKED.



LOCATION MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED AGE BUILDERS INC. BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY, THAT THE FOREGOING PLAT DESIGNATED AS THE BROADWAY VAULT STORAGE CONDOS, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 22, TOWNSHIP 56N, RANGE 84W, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONVEYING AS THE 10 CORNER, SAID SECTION 22, THENCE N 87°51'23" E, 284.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44, BEING THE POINT OF BEGINNING, THENCE N 02°12'27" E, 310.10 FEET ALONG THE EAST LINE OF BROADWAY RIGHT-OF-WAY, THENCE S 89°47'47" E, 119.19 FEET TO THE WEST LINE OF THE BROADWAY RIGHT-OF-WAY, THENCE S 07°47'47" E, 318.34 FEET, ALONG BROADWAY RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF SAID LOT 44, THENCE N 89°47'27" E, 120.24 FEET, ALONG THE SOUTH LINE OF SAID LOT 44 TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 80.88 ACRES MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RECREATIONAL, COVENANTS AND ENCUMBRANCES OF RECORD, AND

THAT THIS DEDICATION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DECRIES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS.

EXECUTED THIS 17th DAY OF December, 2021.

[Signature]
(Name, Title)
OWNER

STATE OF WYOMING
COUNTY OF SHERIDAN

BEFORE ME, the undersigned authority, on this 17th day of December, 2021,

appeared the person whose name and official title are set forth in the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 17th day of December, 2021.

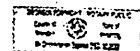
NOTARY PUBLIC



THE UNDERSIGNED COUNTY CLERK, HEREBY CERTIFY, THAT A COPY OF THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND IS NOW ON FILE IN THE RECORDS OF SHERIDAN COUNTY, WYOMING, AND IS ONLY RECORDED IN THE RECORDS OF SHERIDAN COUNTY, WYOMING, AND IS ONLY RECORDED IN THE RECORDS OF SHERIDAN COUNTY, WYOMING, AND IS ONLY RECORDED IN THE RECORDS OF SHERIDAN COUNTY, WYOMING.

WITNESSED BY ME, the undersigned authority, on this 17th day of December, 2021.

[Signature]
COUNTY CLERK



CERTIFICATE OF APPROVAL

THIS PLAT WAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 17th DAY OF December, 2021, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

[Signature]
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 17th DAY OF December, 2021.

[Signature]
CITY CLERK

CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND IS NOW ON FILE IN THE RECORDS OF SHERIDAN COUNTY, WYOMING, AND IS ONLY RECORDED IN THE RECORDS OF SHERIDAN COUNTY, WYOMING, AND IS ONLY RECORDED IN THE RECORDS OF SHERIDAN COUNTY, WYOMING.

WITNESSED BY ME, the undersigned authority, on this 17th day of December, 2021.

[Signature]
COUNTY CLERK



SCALE: 1"=40'
BACK OF SHEET IS US STATE PLANE, NAD 83
WYOMING EAST ZONE
DISTANCES AND COORDINATES WERE OBTAINED
BY SURVEY FIELD DATA 1/2021

RECORD OWNER:
AGE BUILDERS INC.
SHERIDAN, WYOMING 82801

DATE PREPARED: 12/2/21

CERTIFICATE OF SURVEYOR

I, CLAYTON KOSCHLING, do hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Wyoming, and that I have surveyed and prepared this plat in accordance with the provisions of the Wyoming Statutes, and that I am a duly qualified and licensed surveyor under the laws of the State of Wyoming, and that I am a duly qualified and licensed surveyor under the laws of the State of Wyoming, and that I am a duly qualified and licensed surveyor under the laws of the State of Wyoming.



[Signature]
REGISTERED LAND SURVEYOR

NO. 14229