



FINAL PLAT
OF
BUCKING IRON BUSINESS PARK

SUBDIVISION OF A PORTION OF SW¼NE¼, NW¼SE¼, NE¼SW¼, & SE¼NW¼,
SECTION 36, TOWNSHIP 56 NORTH, RANGE 84 WEST, SHERIDAN COUNTY, WYOMING

TOTAL AREA= ±20.00 ACRES
TOTAL AREA OF TRACTS = ±18.64 ACRES
TOTAL AREA OF DEDICATED ROADWAY = ±1.36 ACRES
TOTAL LOTS = 6
ZONED: INDUSTRIAL 2

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION BEING A SUBDIVISION OF A TRACT OF LAND SITUATED IN THE SW¼NE¼, NW¼SE¼, NE¼SW¼, & SE¼NW¼, OF SECTION 36, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36 (MONUMENTED BY A 3/4" ALUMINUM CAP PER PLS 2615); THENCE S02°38'12"W, 1610.75 FEET TO THE POINT OF BEGINNING OF SAID TRACT (MONUMENTED WITH 1 1/2" ALUMINUM CAP PER PLS 12376); SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST RIDGE ROAD; THENCE S51°44'27"E, 420.66 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST RIDGE ROAD TO A POINT (MONUMENTED WITH 1 1/2" ALUMINUM CAP PER PLS 12376); THENCE S51°17'46"E, 564.06 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST RIDGE ROAD TO A POINT (MONUMENTED WITH 1 1/2" ALUMINUM CAP PER PLS 12376); THENCE S07°08'01"W, 813.64 FEET TO A POINT (MONUMENTED WITH 1 1/2" ALUMINUM CAP PER PLS 12376); THENCE S86°44'31"W, 308.85 FEET TO A POINT (MONUMENTED WITH 1 1/2" ALUMINUM CAP PER PLS 12376); THENCE S86°35'53"W, 261.46 FEET TO A POINT (MONUMENTED WITH 2" ALUMINUM CAP PER PLS 6812); THENCE S86°37'06"W, 37.12 FEET TO A POINT (MONUMENTED WITH 1 1/2" ALUMINUM CAP PER PLS 12376); THENCE S87°46'33"W, 116.87 FEET TO A POINT (MONUMENTED WITH 1 1/2" ALUMINUM CAP PER PLS 12376); THENCE N02°09'34"E, 884.56 FEET TO A POINT (MONUMENTED WITH 1 1/2" ALUMINUM CAP PER PLS 12376); THENCE N02°07'38"E, 576.85 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 20.00 ACRES, MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETORS; CONTAINING 20.00 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE **BUCKING IRON BUSINESS PARK** AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS AND PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC & PRIVATE UTILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

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 10th DAY OF February, 2026

Eric Manselle
ERIC MANSELLE, BUCKING IRON, LLC
OWNER/SOLE MEMBER

STATE OF Wyoming
COUNTY OF Sheridan

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ERIC MANSELLE.

THIS 10th DAY OF February, 2026.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 9-14-2029

Andrea Huber
NOTARY PUBLIC

NOTES:

1. NO PUBLIC MAINTENANCE OF STREETS OR ROADS, THE STREETS & ROADS ARE DEDICATED FOR PUBLIC USE.
2. 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.
3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
4. NO PROPOSED CENTRALIZED SEWAGE SYSTEM OR WATER SUPPLY SYSTEM.
5. 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.
6. PUBLIC BUILDING NEAR A DITCH OR WATER COURSES MAY BE RESTRICTED.
7. STEEP SLOPES - PORTIONS OF THIS SUBDIVISION, MAY CONTAIN NATURAL SLOPES 20% OR GREATER. BUILDING OR DEVELOPING UPON SUCH SLOPES IS RESTRICTED BY THE RULES AND REGULATIONS GOVERNING ZONING IN SHERIDAN COUNTY, WYOMING (SECTION 24, DEVELOPMENT STANDARDS, SUBSECTION C, STEEP SLOPES STANDARDS)
8. IN ORDER TO MEET REQUIREMENTS ESTABLISHED IN WYOMING WATER QUALITY RULES, CHAPTER 23 SECTION 7(d)(VIII)(A)(i), INDIVIDUAL SEPTIC SYSTEMS ARE REQUIRED TO BE ENHANCED TREATMENT SYSTEMS WITH ADVANCED NITROGEN REMOVAL TECHNOLOGY THAT IS CAPABLE OF ACHIEVING A NITRATE CONCENTRATION OF LESS THAN 10 MG/L AT THE DOWNGRADEMENT PROPERTY BOUNDARY.
9. DEPENDING ON THE AMOUNT OF IMPERVIOUS AREA DEVELOPED, INDIVIDUAL LOT OWNERS SHALL PROVIDE A DRAINAGE PLAN TO MANAGE STORMWATER RUNOFF FOR POST DEVELOPMENT WITH THE SUBMISSION OF THEIR BUILDING PERMIT. DRAINAGE PLANS FOR INDIVIDUAL LOTS SHALL BE COMPLETE BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WYOMING. POST-DEVELOPMENT STORMWATER FLOWS MINUS PRE-DEVELOPMENT STORMWATER FLOWS SHALL BE RETAINED ON THE LOT.

NOTICE: This plat is an image or reproduction of the original as it is recorded in the public records of the State of Wyoming. The original plat was recorded in the public records of the State of Wyoming on 02/10/2026.

MORTGAGE HOLDER

"SIGNED BY AFFIDAVIT"

BY: DOUGLAS K. MINICK AND CAROL D. MINICK
(SEE AFFIDAVIT FILED DEED RECEPTION NO. 2026-805292)

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 3rd DAY OF February, 2026

ATTEST:

Marie Dunkelberger Dancy Club
COUNTY CLERK

Chris Howell
CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:41 O'CLOCK, THIS 9 DAY OF February, 2026 AND RECORDED IN PLAT BOOK B ON PAGE 84.

Marie Dunkelberger Dancy Club
COUNTY CLERK

STAMP RECEIVING NUMBER: 2026-805292

SURVEYOR'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

I, NATHAN W. STURTEVANT, DO HEREBY STATE 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 **BUCKING IRON BUSINESS PARK**, 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 CONFORMANCE WITH THE SHERIDAN COUNTY, WYOMING REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Nathan W. Sturtevant
Professional Land Surveyor
15646
Date: Feb 10, 2026
WYOMING

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

LEGEND:

- 2" ALUMINUM CAP PER PLS 12376
- 3-1/4" ALUMINUM CAP PER PLS 2615
- 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 15646
- W.C. CALCULATED: NOTHING FOUND/NOTHING SET
- W.C. WITNESS CORNER
- RECORD
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- UTILITY EASEMENT LINE
- EXISTING FENCE LINE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	39°00'00"	180.00'	122.52'	S23°30'00"W	120.17'
C2	52°19'47"	25.00'	22.83'	N30°09'54"E	22.05'
C3	284°39'37"	65.00'	322.94'	S86°00'00"E	79.44'
C3a	142°19'48"	65.00'	161.47'	S14°50'06"E	123.04'
C3b	106°53'32"	65.00'	121.27'	N40°33'14"E	104.43'
C3c	35°28'16"	65.00'	40.20'	N30°36'40"W	39.57'
C4	52°19'48"	25.00'	22.83'	S22°09'54"E	22.05'
C5	39°00'00"	120.00'	81.68'	S23°30'00"W	80.11'

FINAL PLAT
OF
BUCKING IRON BUSINESS PARK

SUBDIVISION OF A PORTION OF SW¼NE¼, NW¼SE¼, NE¼SW¼, & SE¼NW¼, SECTION 36,
TOWNSHIP 56 NORTH, RANGE 84 WEST, SHERIDAN COUNTY, WYOMING

CLIENT: BUCKING IRON, LLC
ATTN: ERIC MANSELLE
PO BOX 352
STORY, WY 82842

555 W. BURKITT ST.
SHERIDAN, WY 82801

AC: 2025-001
DN: 2025-001 BI
FEB. 6, 2026