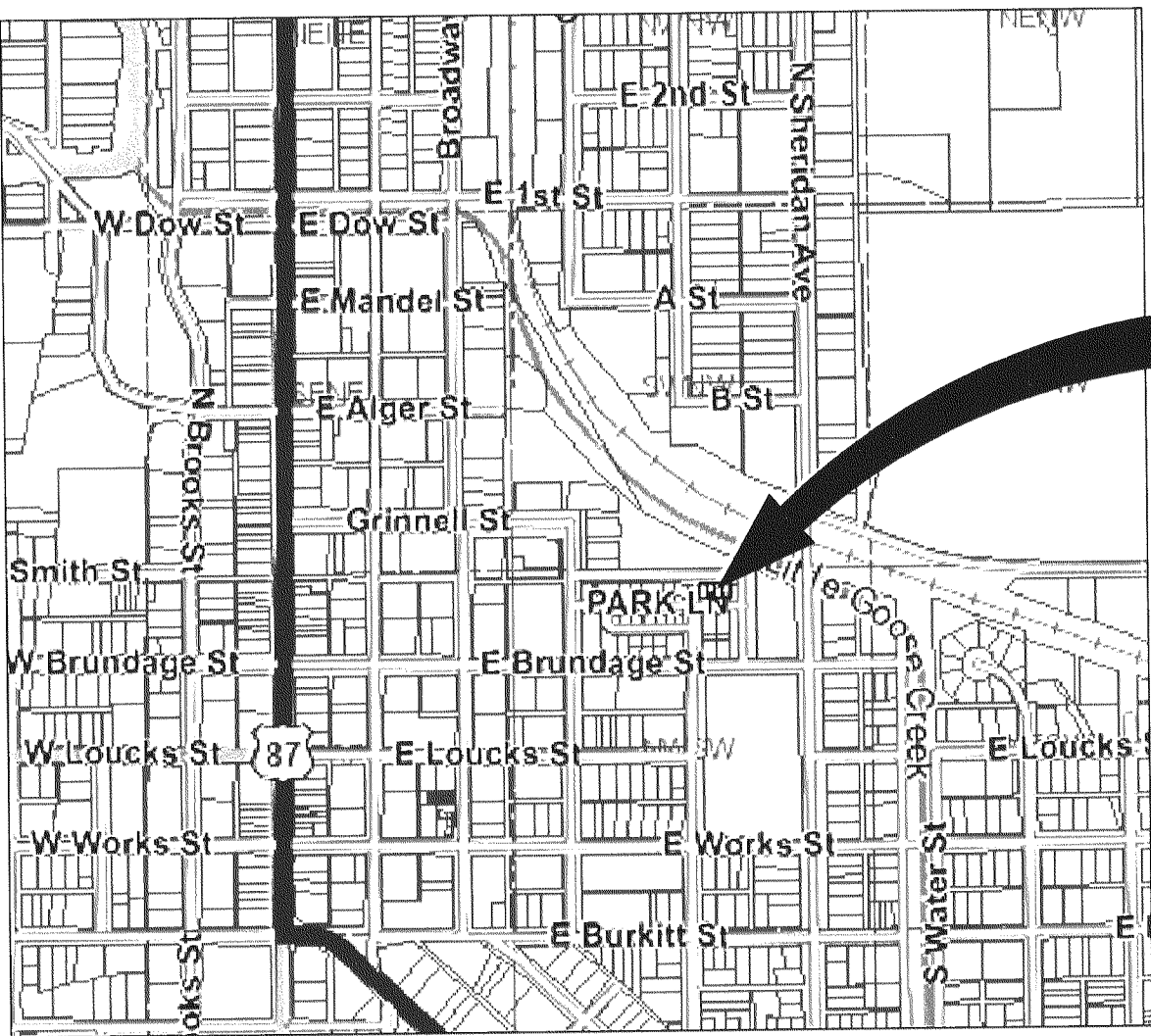




LOCATION MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED THE ICE HAUS, LLC, 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 REPLAT OF BLOCK 2, LOTS 11-14, WHITNEY PLAZA SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW¼SW¼), SECTION 26, TOWNSHIP 56N, RANGE 84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER (C4) CORNER OF SAID SECTION 26; THENCE S 88°34'23" W, 1794.12 FEET TO THE NORTHWEST CORNER OF OUTLOT J OF SAID SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 00°20'15" W, 70.96 FEET ALONG THE WEST LINE OF SAID OUTLOT J TO THE NORTH LINE OF OUTLOT F; THENCE N 89°44'37" W, 111.94 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF OUTLOT E OF SAID SUBDIVISION; THENCE N 00°16'18" E, 71.01 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF OUTLOT D OF SAID SUBDIVISION; THENCE S 89°43'04" E, 112.02 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; CONTAINING AN AREA OF ± 7947 SQUARE FEET.

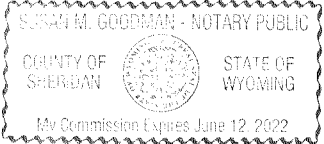
SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD, AND

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS; CONTAINING .18 ACRES, MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS THE REPLAT OF LOTS 11-14 BLOCK 2 WHITNEY PLAZA, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR 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 11 DAY OF APRIL, 2022.

Hannah Medved
HANNAH MEDVED (MEMBER)

STATE OF WYOMING } ss
COUNTY OF SHERIDAN } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 11th DAY OF April, 2022.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-12-2022
Susan M. Goodman
NOTARY PUBLIC



CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 26 DAY OF April, 2022, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Hans Mercer
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 26th DAY OF April, 2022

Calvin
ATTEST: CITY CLERK

Rich Budge
MAYOR

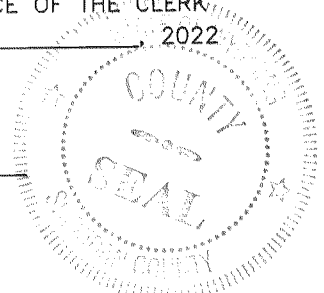
CERTIFICATE OF RECORDER

STATE OF WYOMING } ss
COUNTY OF SHERIDAN } ss

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK, AND RECORDER AT 8:25 O'CLOCK THIS 29 DAY OF April, 2022, AND IS DULY RECORDED IN PLAT BOOK W ON PAGE 84.

Ede Schunk Thompson
COUNTY CLERK

2022-778114
STAMP RECEIVING
NUMBER



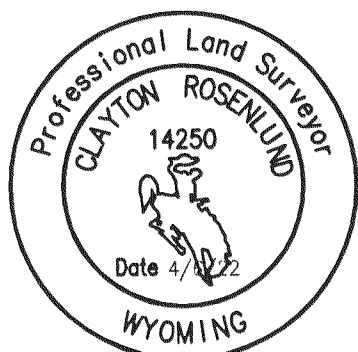
NOTICE
This plat is an image or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete or authoritative depiction of current property lines, easements, or rights-of-way. Delinquent measurements, or representations may have occurred since the original plat was recorded.

LEGEND

- SET 1.5" AC-LS 14250
- FOUND 2" AC-LS 3884 OR AS NOTED
- FOUND 5/8 REBAR
- CALCULATED CORNER
- ALUMINUM CAP
- PLASTIC CAP
- IRON PIPE
- P.O.B. POINT OF BEGINNING
- ORIGINAL LOT LINE
- REPLAT BOUNDARY

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENBLUND, 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 THE REPLAT OF LOTS 11-14, BLOCK 2, WHITNEY PLAZA 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 supervision and correctly shows the location and dimensions of all lots and easements of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.



Clayton Rosenlund
REGISTERED LAND SURVEYOR
NO. 14250

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE REPLAT OF LOTS 11-14, BLOCK 2, WHITNEY PLAZA SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

RECORD OWNER:
THE ICE HAUS LLC
874 OLYMPUS DRIVE
SHERIDAN, WY 82801

PREPARED FOR INCLINE CIVIL LLC

DATE PREPARED: 4/6/22

Cannon Consulting LLC
Making every shot count

W-84