

AREA MAP
SCALE: 1" = 1000'

CERTIFICATION OF DEDICATION AND OWNERSHIP

A tract of land located in the Southeast ¼ of Section 27 and the Northeast ¼ of Section 34, Township 20 North, Range 94 West of the 6th Principal Meridian, Town of Wamsutter, Sweetwater County, Wyoming located within the bounds of the tract described in Book 939, Page 1166 of the Sweetwater County records and further described as Commencing at the East ¼ corner of said Section 27, Thence S00°28'48"E along the East line of said Section 27 a distance of 563.18 feet to the Southerly right-of-way of Interstate 80 as monumented and the Point of Beginning;

Thence S58°10'39"W along the said Southerly right of way a distance of 1272.92 feet to the Easterly right of way of Crooks Gap Road as monumented;

Thence S26°37'16"E a distance of 231.65 feet to the Northerly right of way of Old US Highway 30 as monumented and abandoned per the Resolution dated in 1969;

Thence N54°00'42"E along the said abandoned Northerly right of way a distance of 58.41 feet;

Thence S36°00'24"E a distance of 128.60 feet to a point on the Northerly line of the parcel described in Book 1226, Page 4728 of the Sweetwater County Records;

Thence N52°49'20"E along the Northerly line of said parcel described in Book 1226, Page 4728 a distance of 271.48 feet to the Northeast corner of said parcel described in Book 1226, Page 4728 as monumented;

Thence S35°56'09"E along the Easterly line of the said parcel described in Book 1226, Page 4728 and the Easterly line of the parcel described in Book 1208, Page 5957 of the Sweetwater County Records a distance of 279.09 feet to the Southeast corner of said parcel described in Book 1208, Page 5957;

Thence S53°59'51"W along the Southerly line of said parcel described in Book 1208, Page 5957 a distance of 399.99 feet to the Easterly line of Waldner Boulevard as monumented and described in Book 1170, Page 337 of the Sweetwater County Records;

Thence S36°00'24"E along the said Easterly line of Waldner Boulevard a distance of 816.80 feet to the Southeasterly corner of said Waldner Boulevard;

Thence S53°59'36"W a distance of 80.00 feet to the Southwesterly corner of said Waldner Boulevard and the Easterly line of the parcel described in Book 1215, Page 1456 of the Sweetwater County Records;

Thence S36°00'24"E along the said Easterly line a distance of 438.23 feet to the North right-of-way of the Union Pacific Railroad;

Thence Northeasterly 159.03 feet along the arc of a non-tangent curve to the right and the said North right-of-way of the Union Pacific Railroad, said curve having a radius of 11659.16 feet, a delta angle of 00°46'53" and a long chord which bears N51°15'06"E a distance of 159.03 feet;

Thence N51°45'44"E along the said North right-of-way of the Union Pacific Railroad a distance of 25.65 feet to the East line of said Section 34;

Thence N00°09'36"W along the East line of said Section 34 a distance of 113.18 feet to the corner common to Sections 26, 27, 34 & 35, Township 20 North, Range 94 West of the 6th Principal Meridian;

Thence N00°28'48"W along the East line of said Section 27 a distance of 2077.18 feet to the Southerly right-of-way of Interstate 80 and the Point of Beginning.

Containing 1262378.2 square feet or 29.4 acres more or less. Subject to all easements, conditions, reservations, exceptions, and restrictions contained in prior conveyances of record.

That this 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 owners and proprietors, and that this is a correct plat of the area as it is divided into lots, blocks, streets and utility easements, and

That the undersigned owners of the land shown and described on this plat do hereby dedicate to the public use of Waldner Blvd. extended and McCormick Road and other land within the boundary lines of the plat as indicated and not already otherwise dedicated for public use, and the utility easements are for utility purposes only.

All rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released.

Executed this 28th day of March, 2022.

Owner: Gary Waldner
Gary Waldner, Wamsutter Trailer Court

STATE OF WYOMING
County of Sweetwater SS.

The forgoing instrument was acknowledged before me by Gary Waldner this 28th day of March, 2022.

Witness my hand and official seal.

Shannon L. McDayland
Notary Public

My commission expires: March 22, 2025



SURVEYORS STATEMENT

I, Douglas A. Boyd, 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 Prairie Sky Industrial Park as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with Town of Wamsutter regulations governing the subdivision of land.

D. A. Boyd
Registered Land Surveyor

No. 12631

D. J. D. L.
Town Engineer

Data on this plat reviewed this 28th day of MARCH, A.D., 2022, by the Town Engineer of the Town of Wamsutter, Wyoming.

D. J. D. L.
Town Engineer

This plat approved by the Town of Wamsutter Planning and Zoning Commission this 28th day of March, A.D., 2022.

Josh Liskun
Chairman/Vice
Shannon L. McDayland
Secretary

Approved by the Town Council of the Town of Wamsutter, Wyoming, this 28th day of March, A.D., 2022.

Josh Liskun
Mayor
Shannon L. McDayland
Town Clerk

This plat was filed for record in Recorder at 8:00 o'clock A.M., May 5, 2022, and is duly recorded in Book Plat, Page No. 607.

Donna Wardell
County Clerk
By: Donna Wardell, Deputy



607

FINAL PLAT OF THE PRAIRIE SKY INDUSTRIAL PARK BEING A TRACT OF LAND

IN THE SOUTHEAST 1/4 OF SECTION 27 AND THE NORTHEAST 1/4 OF
SECTION 34, TOWNSHIP 20 NORTH, RANGE 94 WEST, 6TH P.M.
TOWN OF WAMSUTTER, COUNTY OF SWEETWATER, STATE OF WYOMING

LOT 1 = 3.60 ACRES±
LOT 2 = 3.10 ACRES±
LOT 3 = 1.20 ACRES±
LOT 4 = 5.50 ACRES±
LOT 5 = 5.70 ACRES±
LOT 6 = 4.30 ACRES±
LOT 7 = 1.20 ACRES±
LOT 8 = 2.00 ACRES±

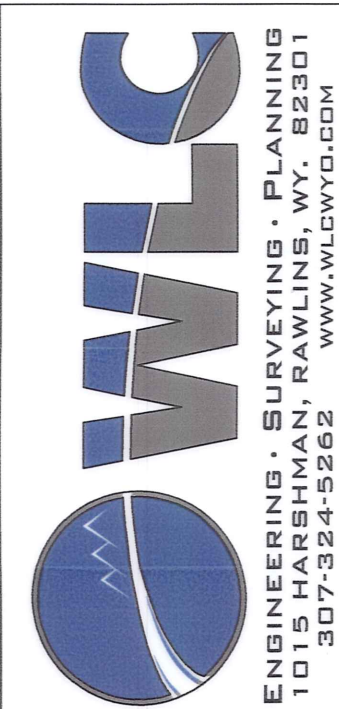
ZONING NOTES:

PLAT IS SUBJECT TO THE FOLLOWING:

1. A VARIANCE IS GIVEN TO ELIMINATE THE CURB AND GUTTER AND PAVING REQUIREMENTS.
2. STREETS AND ALLEYS ARE PUBLIC PROPERTY
3. WYOMING PUBLIC WORKS SPECIFICATIONS WILL BE USED IN CONSTRUCTION OF THE STREETS, WATER AND SEWER LINES.

LEGEND

- (R) RECORD BEARINGS AND DISTANCES
(M) MEASURED BEARINGS AND DISTANCES
○ 5/8" REBAR WITH ALUMINUM CAP SET THIS SURVEY
● BRASS CAP
— — — — — PROPERTY BOUNDARY
— — — — — EASEMENT



Drawn By: DAB W.O. No.: 17184.02
Chk. By: DAB Book No.:
Acad File: 2022 03 23 PLAT MAP.dwg
FOR: WAMSUTTER TRAILER COURT
PO BOX 67
WAMSUTTER, WY 82336

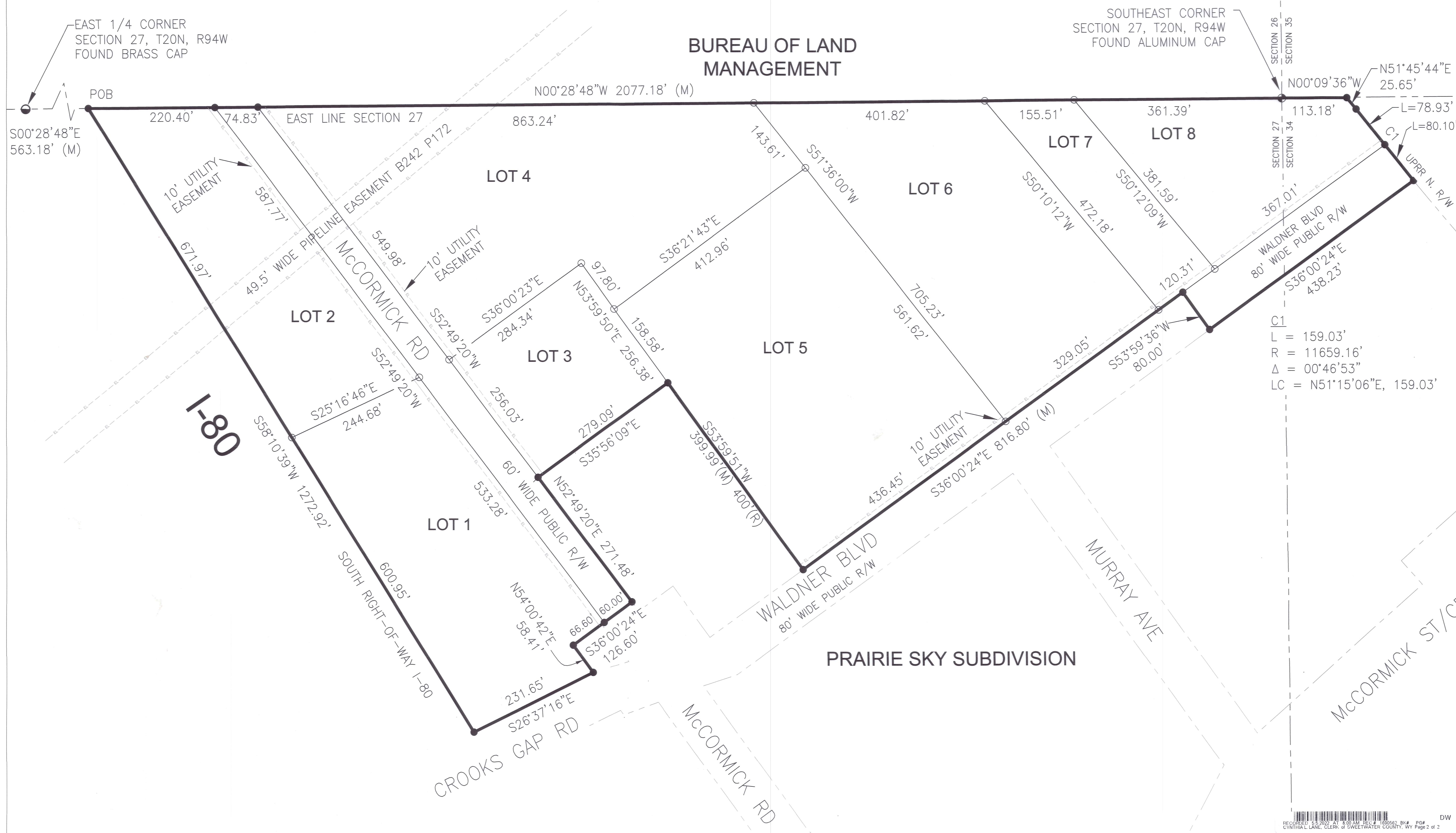
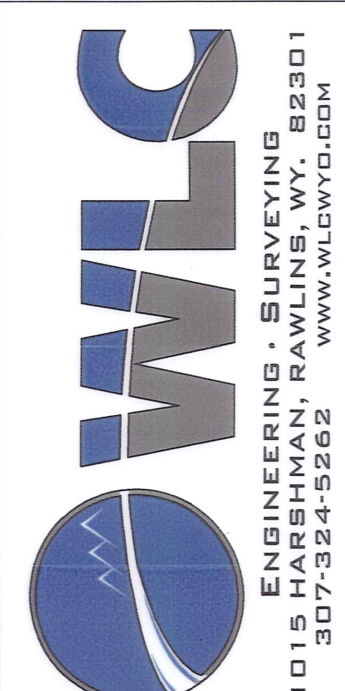
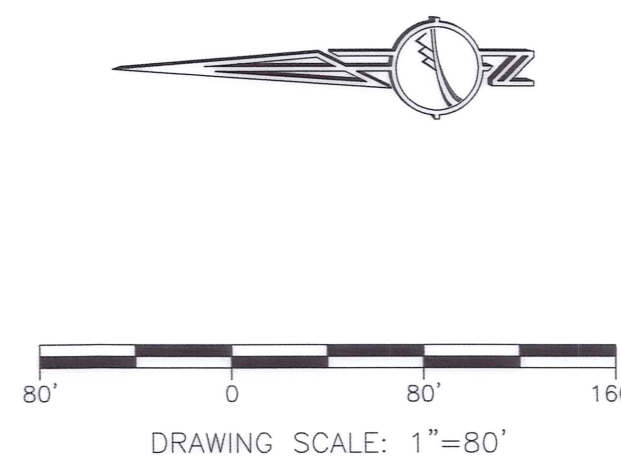
REVISIONS

FINAL PLAT
PRAIRIE SKY INDUSTRIAL PARK
PART OF THE SE¼ SECTION 27 & THE NE¼ SECTION 34,
TOWNSHIP 20 NORTH, RANGE 94 WEST
OF THE 6TH PM, TOWN OF WAMSUTTER
SWEETWATER COUNTY, WYOMING

SHEET NO.
1 OF 2

DATE:
3/23/22

BEING A TRACT OF LAND
IN THE SOUTHEAST ¼ OF SECTION 27, AND THE NORTHEAST ¼ OF SECTION 34,
TOWNSHIP 20 NORTH, RANGE 94 WEST, 6TH P.M.
TOWN OF WAMSUTTER, COUNTY OF SWEETWATER, STATE OF WYOMING



DATE: 3/23/22	SHEET NO. 2 OF 2	FINAL PLAT PRAIRIE SKY INDUSTRIAL PARK PART OF THE SE¼ SECTION 27 & THE NE¼ SECTION 34, TOWNSHIP 20 NORTH, RANGE 94 WEST OF THE 6TH PM, TOWN OF WAMSUTTER SWEETWATER COUNTY, WYOMING	Drwg. By: DDF _____ W.O. No.: 17184 Chk. By: DAB _____ Book No.: _____ Acad File: 2022 03 23 PLAT MAP.dwg FOR: WAMSUTTER TRAILER COURT PO BOX 67 WAMSUTTER, WY 82336
REVISIONS			