



**Sheridan City Planning Commission
Meeting Agenda
July 27, 2026
7:00 PM, City Council Chamber, City Hall**

1. Call to Order and Roll Call of Members
2. Approval of Agenda as Presented
Motion by:
Second:
Vote:
3. Review, correction, and approval of minutes of the July 13, 2026 meeting.
Motion by:
Second:
Vote:

New Business

4. Consideration of PL-26-24. A preliminary plat of Black Tooth Business Park. The applicant, Heartland Assets, LLC is requesting to subdivide 53.72 acres of unplatted land into 15 lots. Zoned B-2 Business District. Located at 3150 Heartland Dr. PIN 55841110000133.
Motion by:
Second:
Vote:
5. Comments from Commissioners and Staff
6. Adjourn



MEMO

TO: Planning Commission
FROM: Kelly Schroeder, Planning Director
RE: Review, correction, and approval of minutes of the July 13, 2026 meeting.

Motion by:

Second:

Vote:

Attachments

Minutes

**CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
JULY 13, 2026**

1. Chairperson Kerbs called the meeting to order at 7:00 PM with a quorum as follows: Ryan Franklin, Adam Benson, Jeff Pederson, Brandy Campbell, Margaret Morneau and Rio Franzman. Staff present included City Planner Kelly Schroeder and City Clerk Ashlee Foster.
2. **Approval of Agenda**
Commissioner Franklin moved, seconded by Commissioner Pederson to approve the agenda as presented. Motion carried by unanimous consent.
3. **Approval of the Minutes of June 8, 2026 Meeting**
Chairperson Kerbs asked for any changes or additions to the minutes of June 8, 2026. No changes or additions were noted. Commissioner Franklin moved, seconded by Commissioner Campbell to approve the minutes. Motion carried by unanimous consent.
4. **Consideration of PL-26-10, Resolution 14-26. First Avenue East Subdivision.** The applicant, Q Construction, LLC, is requesting to subdivide 1 acre from 1 lot into 2 lots. Zoned B-1 Business District. Located at 1039 2nd Ave E. PIN 55840211100225 - City Planner Kelly Schroeder

Commissioner & Applicant Discussion:

- A. Commissioner Franklin asked whether an easement would be included to account for the remaining square footage. Applicant's agent, Dave Randall, explained the property dimensions and noted that a utility easement would be in place to provide MDU access for power and gas.

Chairperson Kerbs asked for a motion relating to the issue. Commissioner Pederson moved, seconded by Commissioner Campbell to forward a positive recommendation to City Council for approval of PL-26-10, Resolution 14-26, First Avenue East Subdivision. Voice vote, unanimous. Motion passes.

5. **Consideration of PL-26-23; Ordinance 2303-26.** The applicant, Ranch at Twin Buttes LLC, is requesting to rezone 3.7 acres from B-1 to PUD, Planned Unit Development. Located at 940 Covey Run Rd. PIN 56842131600125, 56842131600325 and 56842131600225 - City Planner Kelly Schroeder

Commissioner & Applicant Discussion:

- A. Commissioner Morneau asked where access to the property would be located. Staff clarified the proposed access point and explained where vehicles would enter the site.
- B. Commissioner Franklin asked whether there would be through-access or an access road between the gates on the lots. Applicant Stan Everett explained that the areas in question are designated as outlots for snow removal only and are not intended for through traffic. He noted the area would remain closed except when needed for snow removal operations.
- C. Commissioner Franzman also inquired about access from the north side. The applicant clarified that the area being discussed is intended solely for snow storage and snow removal operations and is not designed for through traffic.
- D. Commissioner Benson asked whether vehicles towing campers would extend into the roadway during maneuvering. The applicant explained that the entrance provides approximately 50 to 60 feet of depth from the street, allowing vehicles to pull off the roadway without obstructing the sidewalk or public right-of-way.
- E. Commissioner Franzman asked to review the adjacent PUD zoning to evaluate compatibility with the proposed development. Staff explained that the lots were designed using the same development standards and stated that the requested PUD documents would be provided for his review.

Comments from the Public:

- A. Bret Ketcham** - Mr. Ketcham expressed concern about the property's appearance and the potential impact on neighboring property values if the site was not properly maintained. He stated that his primary concern was ongoing weed control and general upkeep. Mr. Ketcham noted that the applicant has maintained the adjacent property well and expressed hope that the proposed development would be held to the same standard. The applicant responded that a screened fence would be installed to provide a visual buffer for the neighborhood and confirmed that weeds and general maintenance would continue to be managed as they are on the adjacent property.

Mrs. Ketcham was also signed up to provide public comment but stated that her questions had been answered during the preceding discussion and declined to offer additional comments.

With no further discussion pending, Chairperson Kerbs called for a motion. Commissioner Franklin moved, seconded by Commissioner Pederson, to forward a positive recommendation to City Council for approval of PL-26-19, Final Plat of the Riverstone Village Subdivision. Motion carried by unanimous voice vote.

6. Comments from Commissioners and Staff:

- A.** City Planner Schroeder reminded commissioners to unmute their mics when talking to ensure the recording is able to capture their comments.
- B.** City Planner Shroeder informed commissioners that the former Assistant City Clerk, Michaela, was no longer with the City and the City Clerk, Ashlee Foster, would fill in in the meantime.
- C.** As it stands, there are not currently any items for the July 27th meeting, but that may change and her office will be in touch regarding the next meeting
- D.** Commissioner Benson inquired about the timeline for the Future Land Use Plan. Ms. Schroeder reported that the Governing Body approved a contract with Interstate Engineering to update the Joint Land Use Plan for the one-mile area surrounding the City. Once that effort is underway, staff will explore adding the City's Future Land Use Plan to the project. She noted that doing so would require a separate contract and budget approval by both the Planning Commission and Governing Body. Staff's goal is to utilize the same engineering firm to streamline the planning process and public engagement efforts.

- 8.** The meeting adjourned at 7:24 P.M.

APPROVED:

Chairperson Daniel Kerbs

ATTEST:

Ashlee Foster, City Clerk



MEMO

TO: Planning Commission
FROM: Kelly Schroeder, Planning Director
RE: Consideration of PL-26-24. A preliminary plat of Black Tooth Business Park. The applicant, Heartland Assets, LLC is requesting to subdivide 53.72 acres of unplatted land into 15 lots. Zoned B-2 Business District. Located at 3150 Heartland Dr. PIN 55841110000133.

Background

DOWL Engineering, on behalf of the property owner, Heartland Assets, LLC has submitted a preliminary plat application for the following location:

Address: 3150 Heartland Dr., Sheridan, WY 82801

Legal: Unplatted land

PIN: 55841110000133

The applicant is proposing to divide 53.72 acres into 15 commercial/light industrial use lots with lot sizes ranging from 0.84 acres to 12.5 acres in size.

Attachments

Staff Report

Preliminary Plat

Aerial



CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza, Sheridan Wyoming 82801

Planning Division

MEMORANDUM

From: Kelly Schroeder, City Planner
To: City of Sheridan Planning Commission
Date: July 27, 2026

Re: PL-26-24 Black Tooth Business Park Preliminary Plat Staff Report

Background

DOWL Engineering, on behalf of the property owner, Heartland Assets, LLC has submitted a preliminary plat application for the following location:

Address: 3150 Heartland Dr., Sheridan, WY 82801
Legal: Unplatted land
PIN: 55841110000133

The applicant is proposing to divide 53.72 acres into 15 commercial/light industrial use lots with lot sizes ranging from 0.84 acres to 12.5 acres in size.

Discussion

Zoning

The proposed Black Tooth Business Park subdivision is zoned B-2 Business District, with lots 1-5 being located within the Entryway Corridor. There are no minimum lot size or density requirements for the B-2 Business District. Setback, height, and parking requirements will be addressed at the time of a building permit application for any of the lots. The Entryway Corridor contains certain architectural and landscaping requirements that will also be addressed at the time of a building permit. No open space is required as part of this subdivision.

Engineering

Primary access to the subdivision will be via Heartland Drive, which will require right-of-way to be dedicated through the Whitney Benefits lot just to the north of this subdivision. The applicant has worked to secure an easement through this section for the time being and will dedicate the required right-of-way via instrument at the time of final plat.

Heartland Drive will be located in a 60-foot right-of-way and built to a City standard with a 39-foot roadway. A continuation of the 5-foot sidewalk on the west side will be built through the Whitney Benefits lot, then transition to a 10-foot pathway along the west side of the Black Tooth Business Park subdivision.

Dry Ranch Road within the bounds of this subdivision will be placed in a public right-of-way and improved as a 20-foot-wide gravel road for emergency vehicle ingress and egress. Dry Ranch Road appears in the 2026 Transportation Master Plan as a future possible collector to a future middle east corridor. Given the improvements to Heartland Drive in support of future connections, staff supports the proposed minimal improvements to Dry Ranch Road at this time.

Traffic Report

The Black Tooth Business Park Lots 1 through 15 contain approximately 48 acres of B2 zoned developable area. Using the composite trip generation rate, assuming this project will have a similar rate as the Wesco area, the Black Tooth Business Park is estimated to contribute an additional 159 vehicles per day or around 19 vph peak hour volume. The estimated ADT of Heartland Drive at the intersection of Brundage Lane is estimated to be around 397 vehicles per day.

Drainage

Drainage for the proposed subdivision area is expected to be collected and conveyed using primarily surface drainage. The preliminary design drawings highlight flow patterns, culverts, detention areas, and other drainage related structures.

Utilities

The subdivision will be served by municipal water and sanitary sewer. A new 16-inch public water main will be extended from the existing City system through the Whitney Benefits property to the north and through the proposed subdivision. The main will be installed within the Heartland Drive right-of-way to the cul-de-sac, then continue south within a dedicated access and utility easement to establish a future connection point for continued extension of the public water system as adjacent properties develop. This extension is intended to serve both the proposed subdivision and future development consistent with the City's Water Master Plan and Public Infrastructure Design Standards.

Municipal sanitary sewer service will be provided by extending a new 8-inch public sewer main through the Whitney Benefits property and into the proposed subdivision within the Heartland Drive right-of-way, where it will terminate at the Heartland Drive cul-de-sac. A second 8-inch public sewer main will also be constructed within the Dry Ranch Road right-of-way south of Heartland Drive to establish a future connection point for additional development. These extensions are intended to facilitate future growth by allowing adjacent properties to connect to the municipal collection system as development occurs while avoiding the need for future reconstruction of newly completed infrastructure.

The proposed water system has been hydraulically modeled using the City's WaterGEMS model and is designed to meet the City's pressure and fire flow requirements throughout the developable portions of the site. Due to topographic constraints, commercial fire flows cannot be achieved at the highest elevations without either future extension of the 4160 pressure zone or additional fire protection measures, as identified in the design report.

The sanitary sewer system has also been evaluated for both the proposed subdivision and anticipated future tributary development. The design report concludes that the proposed improvements and downstream public sewer system have adequate capacity to accommodate the projected loading from both the subdivision and surrounding developable properties.

Fire

The proposed Black Tooth Business Park has conditional Fire Department approval with the following conditions: A secondary access will be required per International Fire Code depending on the type of buildings that will be constructed. There is currently a bottleneck at the entrance of this subdivision at E. Brundage Ln and Dry Ranch Road which serves this entire area. A secondary emergency access will be required if the properties are developed into apartments or further subdivided into more lots. This requirement can be addressed at the time of a building permit application. Commercial occupancies require the installation of a Knox box for access during emergencies.

As stated above in the Utilities discussion, available fire flow on some lots may be insufficient to meet the required fire flow for certain future commercial buildings. Required fire flow, available fire flow, and any allowable reductions thereto shall be determined by the Fire Code Official in accordance with the adopted International Fire Code in effect at the time of development. Compliance may require approved Fire Suppression systems or other fire protection measures authorized by the adopted code. These lots are specified in the plat.

Future Land Use

The Future Land Use Map from 2017 indicates that this area is appropriate for commercial use. The proposed subdivision and intended uses are compatible with the future vision for this area.

Staff Review Comments

Staff comments during the internal review of this preliminary plat application were related to required roadway improvements, emergency access, transportation planning, and minor corrections or clarifications needed on the preliminary plat.

Revised documents have been submitted, and staff comments have been adequately addressed for the preliminary plat.

Public Notice

Staff sent notices to 8 surrounding property owners and published a legal ad in the Sheridan Press with information about the project and the public hearing schedule. A sign was also posted on the property. To date, staff have received no comments or questions from the public regarding the application.

Staff Recommendation

The City of Sheridan Municipal Code Appendix B, Section 303C Preliminary Project Submittal states that the Planning Commission shall consider both staff and public comments and determine whether the information and data in the preliminary project submittal indicates that the proposed development will be consistent with and promote the planning and policy objectives set forth in the Master Plan (Sheridan Land Use Plan) and the requirements for development set forth

in the Ordinances of the City. The Planning Commission shall approve, conditionally approve, or disapprove the preliminary project submittal.

Staff recommends that Planning Commission find that the preliminary plat for Black Tooth Business Park demonstrates that the project will be consistent with the Future Land Use Plan and the Ordinances of the City of Sheridan, and that they **approve** the preliminary plat. This action will allow the applicant to move forward with submitting a Final Plat application, which will again come before Planning Commission to review and make a recommendation prior to consideration by the Governing Body.

Sample Motions

1. Positive Recommendation

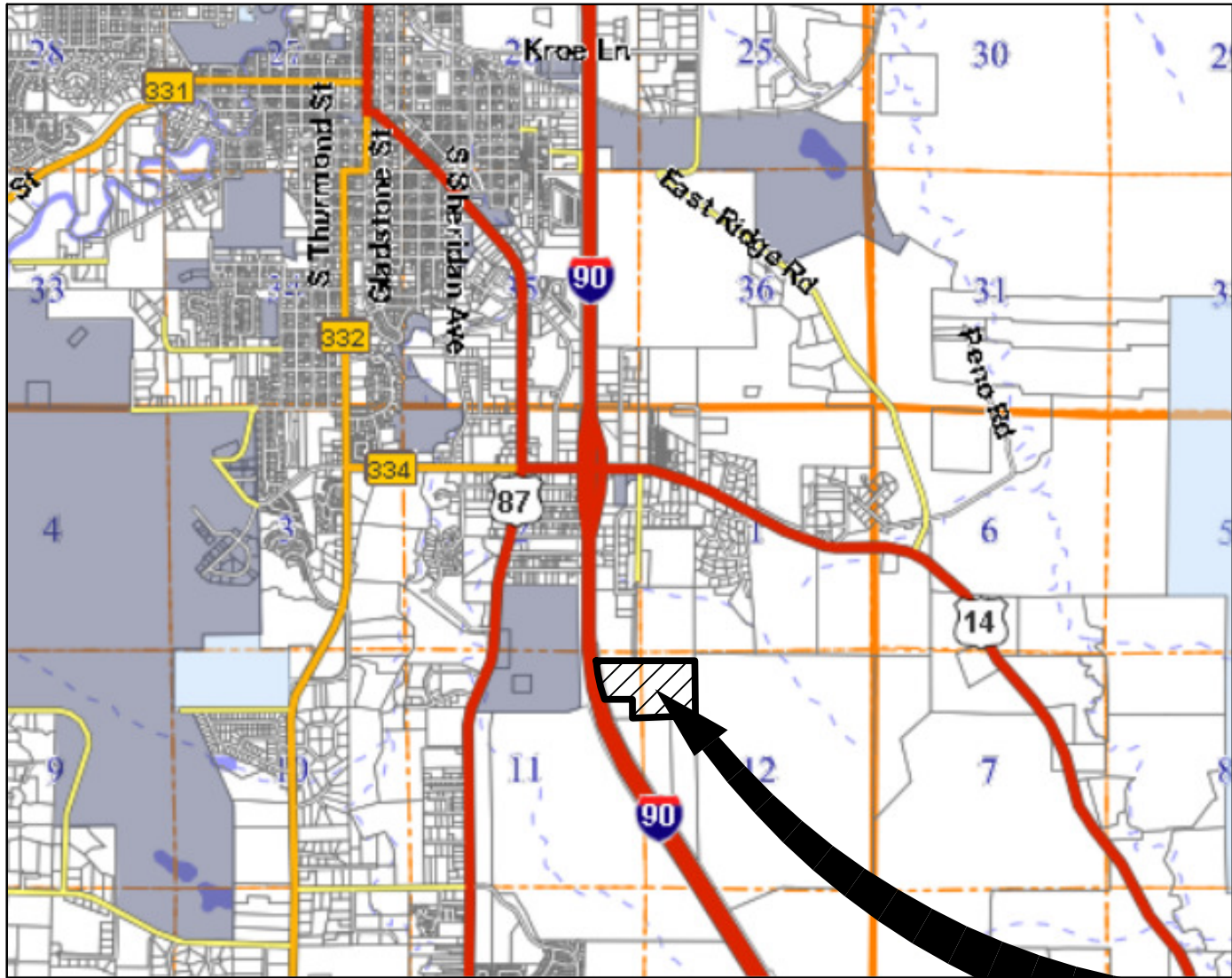
"I motion to approve PL-26-24 Black Tooth Business Park Preliminary Plat"

2. Positive Recommendation with Conditions

"I motion to approve PL-26-24 Black Tooth Business Park Preliminary Plat with the following conditions: [state conditions]"

3. Negative Recommendation

"I motion to deny PL-26-24 Black Tooth Business Park Preliminary Plat for the following reasons [state reasons]"



LOCATION MAP
(NO TRUE SCALE)

NOTES

1. 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.

2. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SHERIDAN STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.

3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

4. ALL LOTS ARE ZONED B-2

5. EASEMENTS 2021-771760, 2024-792286, AND BOOK 541 PAGE 128 ARE ENTIRELY ENCOMPASSED BY PROPOSED DRY RANCH ROAD RIGHT-OF-WAY

6. FIRE PROTECTION NOTICE: AVAILABLE FIRE FLOW TO PORTIONS OF LOT 13, 14, AND 15 MAY BE INSUFFICIENT TO MEET THE REQUIRED FIRE FLOW FOR CERTAIN COMMERCIAL BUILDINGS. REQUIRED FIRE FLOW, AVAILABLE FIRE FLOW, AND ANY ALLOWABLE REDUCTIONS THERETO SHALL BE DETERMINED BY THE FIRE CODE OFFICIAL IN ACCORDANCE WITH THE ADOPTED INTERNATIONAL FIRE CODE IN EFFECT AT THE TIME OF DEVELOPMENT. COMPLIANCE MAY REQUIRE APPROVED AUTOMATIC EXTINGUISHING SYSTEMS OR OTHER FIRE PROTECTION MEASURES AUTHORIZED BY THE ADOPTED FIRE CODE.

SITE
LOCATION

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HEARTLAND ASSETS 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 BLACK TOOTH BUSINESS PARK, BEING THE SUBDIVISION OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED 2026-806294 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 11, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12 THENCE S 75°41'10" E, 1380.19 FEET TO A POINT ON THE EAST LINE OF INTERSTATE 90 AND THE NORTH LINE OF SAID TRACT DESCRIBED BY DOCUMENT #2026-806294 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE S 89°32'02" E, 804.06 FEET ALONG SAID NORTH LINE; THENCE S 89°32'50" E, 1327.17 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT #2026-806294 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE S 01°35'44" E, 1242.49 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID TRACT; THENCE S 88°26'02" W, 555.87 FEET ALONG SAID SOUTH LINE; THENCE S 88°23'56" W, 822.47 FEET, ALONG SAID SOUTH LINE TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 541, PAGE 125 OF THE SHERIDAN COUNTY CLERK; THENCE N 01°56'09" W, 427.06 FEET ALONG SAID EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 541, PAGE 125 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE S 88°25'18" W, 574.59 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 541 PAGE 125 IN THE RECORDS OF SHERIDAN COUNTY CLERK, TO THE EAST LINE OF INTERSTATE 90; THENCE THROUGH A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5529.58 FEET; AN ARC LENGTH OF 909.34 FEET A DELTA OF 9°25'20" AND A CHORD OF N 12°39'53" W 908.32 FEET ALONG SAID EAST LINE OF INTERSTATE 90; TO THE POINT OF BEGINNING SUBJECT TRACT CONTAINING ±53.72 ACRES

SUBJECT TO PRIOR RESERVATIONS, RIGHT-OF-WAYS, EASEMENTS, CONVEYANCES, COVENANTS AND RESTRICTIONS OF RECORD AND,

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 OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC. DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

THIS _____, DAY OF _____, 2026

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THE UNDERSIGNED THE LITTLE HORN STATE BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS FILED AS DOCUMENT NUMBER 2026-806295 MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

FIRST FEDERAL BANK AND TRUST

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LEGEND

■ FOUND CORNER AS NOTED

⊕ SET 1.5" AC LS 14250

○ CALCULATED CORNER

AC ALUMINIUM CAP

P.O.B. POINT OF BEGINNING

— BOUNDARY OF THIS SUBDIVISION

- - - - - ADJOINING LOT LINE

— INTERIOR LOT LINE

▨ UTILITIES EASEMENT

▨ ACCESS AND UTILITIES EASEMENT

▨ DRAINAGE EASEMENT

— EXISTING OVERHEAD ELECTRICAL

— EXISTING COMMUNICATIONS

— EXISTING UNDERGROUND ELECTRICAL

— EXISTING GAS

— EXISTING GRAVEL ROAD

— INTERIOR SECTION LINE

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 _____ DAY OF _____, 2026, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS _____ DAY OF _____, 2026.

ATTEST: CITY CLERK

MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

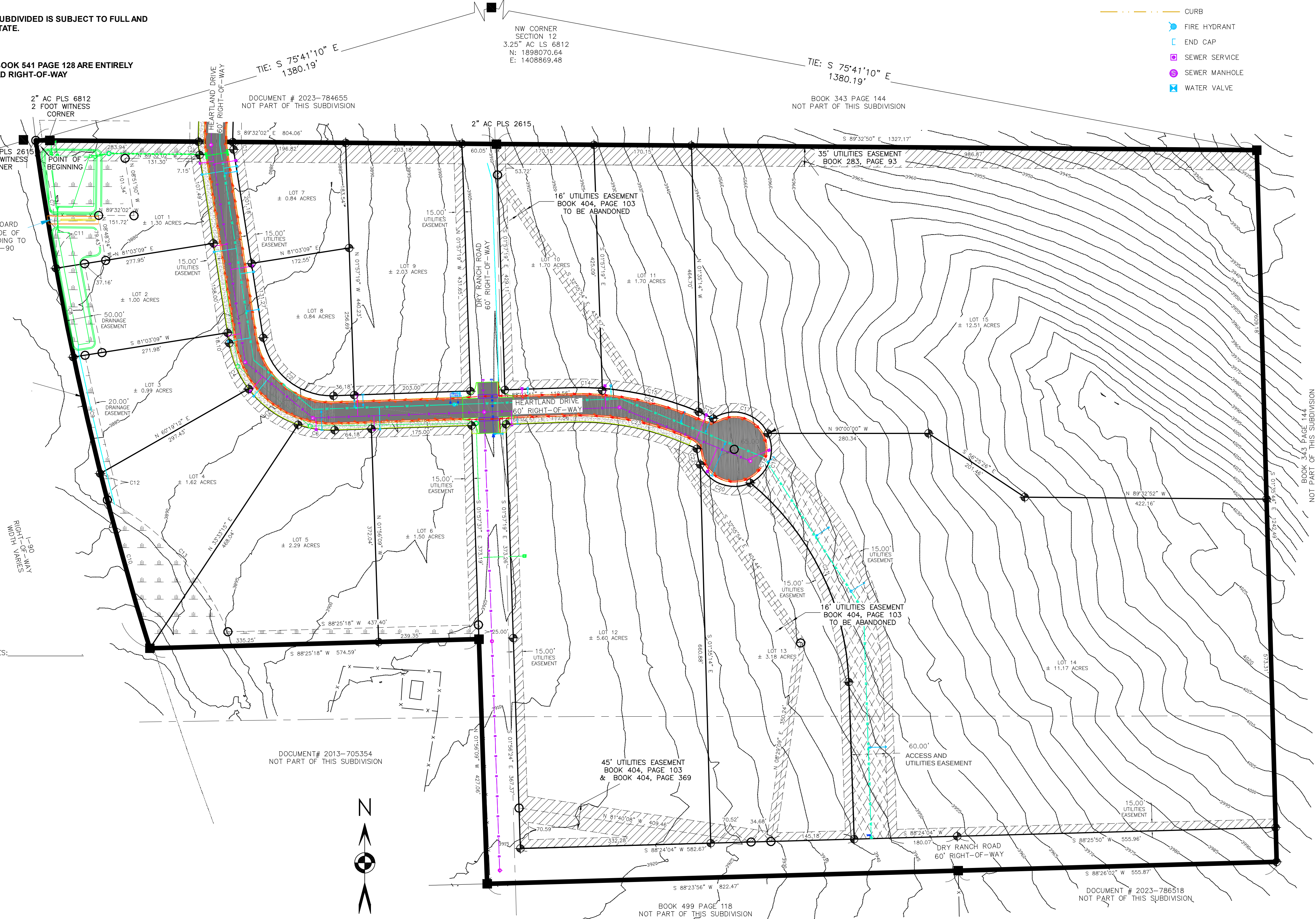
I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT
O'CLOCK THIS _____ DAY OF _____, 2026
AND IS DULY RECORDED IN PLAT BOOK _____ ON PAGE _____

COUNTY CLERK

STAMP RECEIVING
NUMBER

BLACK TOOTH BUSINESS PARK

A SUBDIVISION OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED 2026-806294 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING TOTAL AREA: ±53.72 ACRES
TOTAL LOTS 14



PROPOSED LEGEND

- W — W — WATER MAIN
- S — S — SEWER MAIN
- A — A — EDGE OF ASPHALT ROAD
- C — C — CURB
- ⊕ FIRE HYDRANT
- ⊕ END CAP
- ⊕ SEWER SERVICE
- ⊕ SEWER MANHOLE
- ⊕ WATER VALVE

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 BLACK TOOTH 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 supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

REGISTERED LAND SURVEYOR

NO. 14250

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	
C1	120.00'	13.21'	13.21'	S 05°47'35" E	6°18'32"	
C2	120.00'	173.85'	159.04'	S 50°27'05" E	8°30'29"	
C3	180.00'	23.07'	23.06'	S 05°16'31" E	7°20'39"	
C4	180.00'	70.72'	70.26'	N 25°36'16" W	22°30'37"	
C5	180.00'	108.18'	106.56'	N 54°54'56" W	34°26'02"	
C6	180.00'	64.91'	64.56'	N 81°57'08" W	35°29'42"	
C7	5529.58'	225.82'	225.80'	S 09°07'25" E	2°20'23"	
C8	5529.57'	158.12'	158.11'	S 11°06'46" E	1°38'18"	
C9	5529.58'	208.19'	208.18'	S 13°00'38" E	2°09'26"	
C10	5529.58'	317.21'	317.17'	N 15°43'57" W	5°17'13"	
C11	5529.55'	94.16'	94.16'	N 09°48'20" W	0°58'32"	
C12	5529.58'	47.94'	47.94'	S 14°20'15" E	0°29'48"	
C13	469.45'	117.82'	111.73'	N 42°26'56" W	38°47'23"	
C14	530.00'	57.55'	57.52'	N 88°50'40" W	6°13'18"	
C15	530.00'	174.22'	173.43'	N 76°19'00" W	18°50'02"	
C16	530.00'	27.75'	27.75'	S 65°23'59" E	5°03'29"	
C17	65.00'	112.26'	98.82'	N 74°47'38" W	98°57'23"	
C18	65.00'	345.99'	60.05'	N 28°13'06" E	304°58'52"	
C19	65.00'	101.82'	91.73'	N 19°33'11" E	89°45'14"	
C20	65.00'	103.64'	93.00'	N 69°53'04" W	91°23'17"	
C21	470.00'	399.69'	387.75'	N 26°19'02" W	48°43'29"	
C22	65.00'	28.27'	28.04'	S 11°44'56" E	24°54'57"	
C23	470.00'	227.92'	225.09'	S 78°03'46" E	27°47'06"	
C24	530.00'	259.52'	256.94'	S 77°55'39" E	28°03'20"	

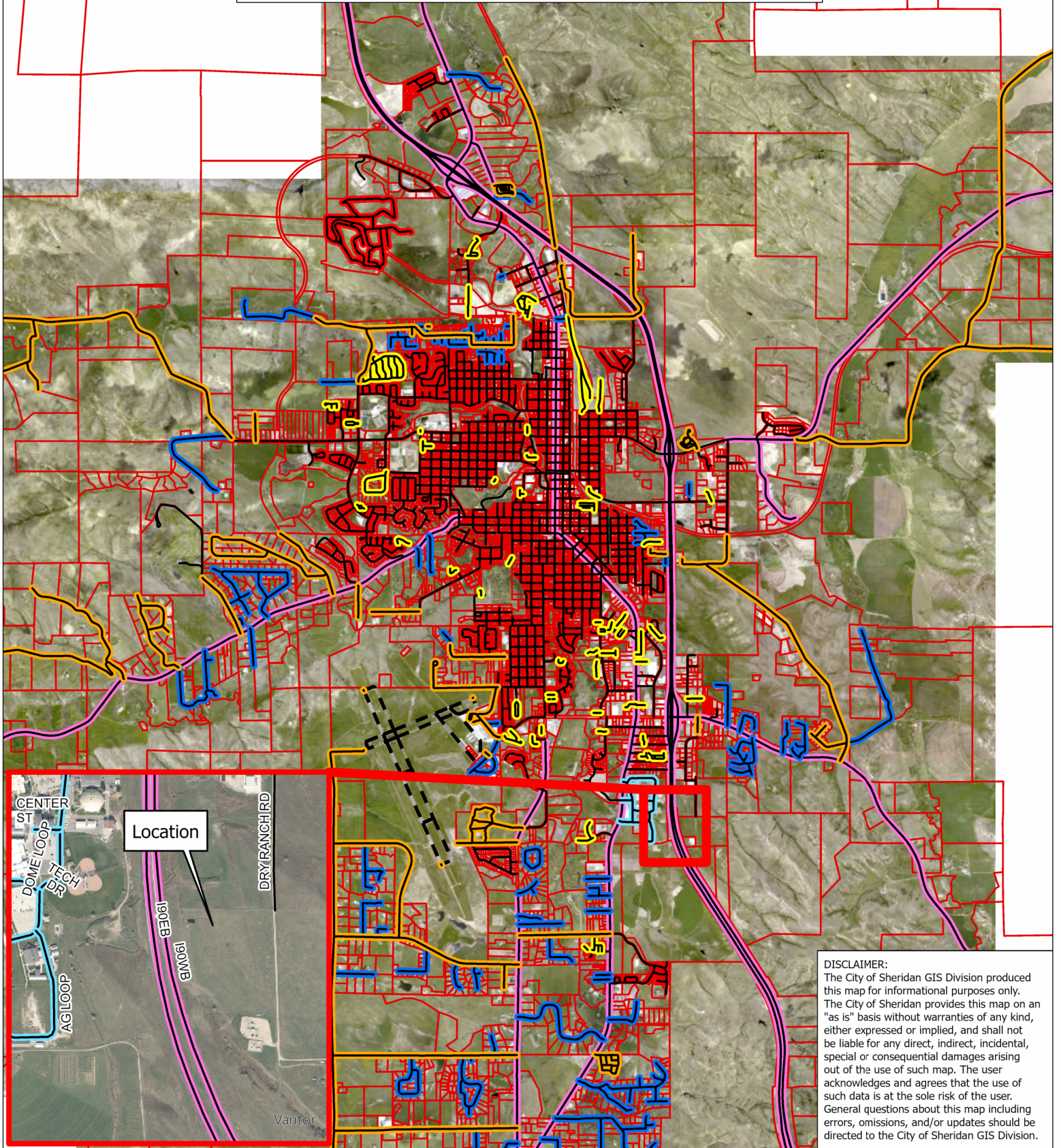


51 COFFEEN AVE SUITE #2 SHERIDAN, WYOMING 82801

DATE OF PREPARATION: JULY 9, 2026

RECORD OWNER: HEARTLAND ASSETS LLC
SHERIDAN, WY

Black Tooth Business Park



DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.