

# MARSHALL SUBDIVISION

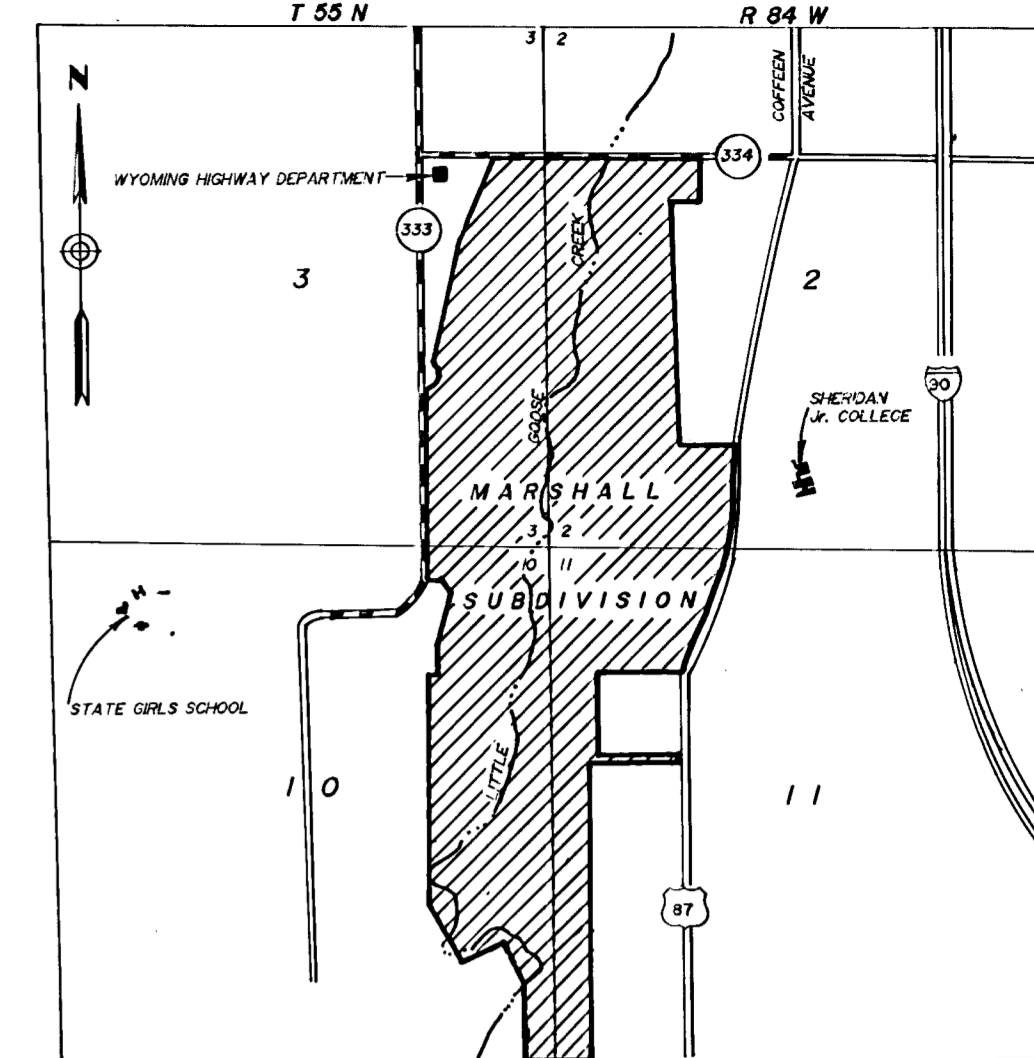
WEST 1/2 OF SECTION 2, SE 1/4 NE 1/4 AND EAST 1/2 SE 1/4 OF SECTION 3, EAST 1/2 EAST 1/2 OF SECTION 10, NE 1/4 NW 1/4 AND WEST 1/2 WEST 1/2 OF SECTION 11, ALL IN T 55 N, R 84 W, 6th P.M. SHERIDAN COUNTY, WYOMING.

THIRTEEN (13) TRACTS CONTAINING 452.95 ACRES MORE OR LESS.

BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)

CURVE TABLE

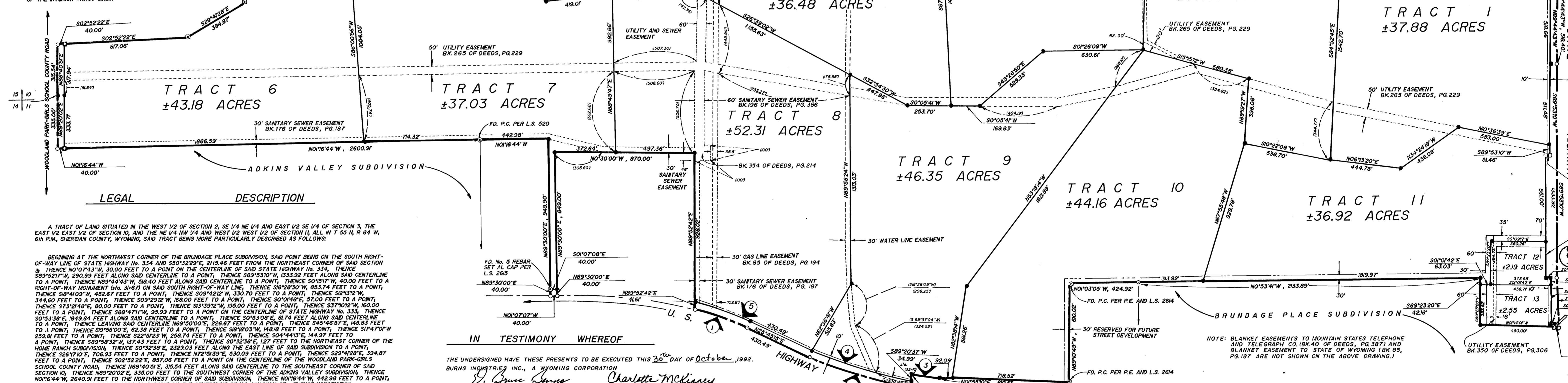
CURVE No.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	09°43'17"	2022.20'	343.11'	N20°53'37"E	342.69'
2	18°54'51"	2022.20'	687.56'	N6°47'49"E	664.53'
3	05°42'34"	1947.50'	177.07'	N04°25'43"E	177.01'
4	18°45'43"	1982.20'	649.08'	N6°22'15"E	646.19'
5	10°02'35"	2062.20'	361.47'	N20°43'58"E	361.01'



## LEGEND

- FOUND PROPERTY CORNER AS DESCRIBED
- R.O.W. MARKER PER WYOMING HIGHWAY DEPT. (SEE HIGHWAY NOTES FOR STATIONS)
- SET 3" BRASS CAP
- SET 1 1/2" ALUMINUM CAP ON No. 5 REBAR
- FOUND 1" IRON PIPE PER L.S. 102 SET No. 5 REBAR AND AL CAP INSIDE PIPE
- FOUND No. 5 REBAR OR 3" BRASS CAP PER P.E. & L.S. 537 SET AL CAP PER L.S. 2615 ON No. 5 REBAR
- NOTHING SET
- EASEMENT AS NOTED
- HIGHWAYS AND COUNTY ROADS DEDICATED FOR PUBLIC USE
- RESERVED FOR FUTURE STREET DEVELOPMENT
- ( ) CONTROLLING DISTANCE TO EASEMENT R.O.W. LINE

NOTE: THERE IS A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF THE INTERIOR TRAIL LINES.



A TRACT OF LAND SITUATED IN THE WEST 1/2 OF SECTION 2, SE 1/4 NE 1/4 AND EAST 1/2 SE 1/4 OF SECTION 3, THE EAST 1/2 EAST 1/2 OF SECTION 10, AND THE NE 1/4 NW 1/4 AND WEST 1/2 WEST 1/2 OF SECTION 11, ALL IN T 55 N, R 84 W, 6th P.M. SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE BRUNDAGE PLACE SUBDIVISION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 334 AND S0°32'22"E, 215.48 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3; THENCE N0°07'43"W, 30.00 FEET TO A POINT ON THE CENTERLINE OF SAID STATE HIGHWAY No. 334, THENCE S89°52'17"W, 290.99 FEET ALONG SAID CENTERLINE TO A POINT, THENCE S89°53'10"W, 133.92 FEET ALONG SAID CENTERLINE TO A POINT, THENCE N89°44'43"W, 58.40 FEET ALONG SAID CENTERLINE TO A POINT, THENCE S0°07'17"E, 40.00 FEET TO A RIGHT-OF-WAY MONUMENT (1/2 3/4 1/2) ON SAID SOUTH RIGHT-OF-WAY LINE, THENCE S89°28'30"W, 83.74 FEET TO A POINT, THENCE S89°41'17"W, 95.99 FEET TO A POINT ON THE CENTERLINE OF SAID STATE HIGHWAY No. 334, THENCE S89°41'17"W, 44.60 FEET TO A POINT, THENCE S03°23'12"W, 168.00 FEET TO A POINT, THENCE S0°04'48"E, 57.00 FEET TO A POINT, THENCE S73°27'49"E, 80.00 FEET TO A POINT, THENCE S83°39'12"W, 134.00 FEET TO A POINT, THENCE S37°10'12"E, 160.00 FEET TO A POINT, THENCE S89°41'17"W, 95.99 FEET TO A POINT ON THE CENTERLINE OF SAID STATE HIGHWAY No. 334, THENCE S0°33'39"E, 84.94 FEET ALONG SAID CENTERLINE TO A POINT, THENCE S0°33'08"E, 81.74 FEET ALONG SAID CENTERLINE TO A POINT, THENCE LEAVING SAID CENTERLINE N89°50'00"E, 228.67 FEET TO A POINT, THENCE S45°46'57"E, 143.84 FEET TO A POINT, THENCE S89°41'17"W, 95.99 FEET TO A POINT ON THE CENTERLINE OF SAID STATE HIGHWAY No. 334, THENCE S89°41'17"W, 259.81 FEET TO A POINT, THENCE S22°52'22"E, 258.74 FEET TO A POINT, THENCE S04°44'13"E, 143.97 FEET TO A POINT, THENCE S89°58'32"W, 137.43 FEET TO A POINT, THENCE S0°32'38"E, 127 FEET TO THE NORTHEAST CORNER OF SAID SECTION 10, THENCE N89°20'02"E, 335.00 FEET TO THE SOUTHWEST CORNER OF THE ADKINS VALLEY SUBDIVISION, THENCE N0°16'44"W, 260.00 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION, THENCE N0°16'44"W, 442.38 FEET TO A POINT, THENCE N89°50'00"E, 389.90 FEET TO A POINT ON THE CENTERLINE OF U.S. HIGHWAY 87, THENCE N0°07'07"W, 40.00 FEET ALONG SAID CENTERLINE TO A POINT, THENCE LEAVING SAID CENTERLINE S89°50'00"W, 889.00 FEET TO A POINT, THENCE N0°30'00"W, 870.00 FEET TO A POINT, THENCE N89°52'42"E, 363.63 FEET TO A POINT ON THE CENTERLINE OF SAID U.S. HIGHWAY 87, THENCE THROUGH A CURVE TO THE RIGHT HAVING A CHORD BEARING OF N20°53'37"E, A CHORD LENGTH OF 342.69 FEET, A DELTA OF 09°43'17", A RADIUS OF 2022.20 FEET, AND A LENGTH OF 343.11 FEET TO A POINT ON SAID CENTERLINE, THENCE N25°45'18"E, 430.49 FEET ALONG SAID CENTERLINE TO A POINT, THENCE THROUGH A CURVE TO THE LEFT HAVING A CHORD BEARING OF N6°47'49"E, A CHORD LENGTH OF 664.53 FEET, A DELTA OF 18°54'51", A RADIUS OF 2022.20 FEET, AND A LENGTH OF 687.56 FEET TO A POINT ON SAID CENTERLINE, THENCE S89°20'37"W, 73.37 FEET TO A RIGHT-OF-WAY MONUMENT (1/2 3/4 1/2), THENCE THROUGH A CURVE TO THE LEFT HAVING A CHORD BEARING OF N04°25'43"E, A CHORD LENGTH OF 177.01 FEET, A DELTA OF 05°42'34", A RADIUS OF 1947.50 FEET, AND A LENGTH OF 177.07 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 87, THENCE N0°33'07"E, 80.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N89°10'49"W, 810.02 FEET TO A POINT, THENCE N0°30'55"W, 424.92 FEET TO THE SOUTHWEST CORNER OF SAID BRUNDAGE PLACE SUBDIVISION, THENCE N0°33'47"W, 233.89 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO A POINT, THENCE N0°14'04"W, 450.00 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 452.95 ACRES MORE OR LESS.

## DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS "MARSHALL SUBDIVISION". SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRED OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THE UNDERSIGNED OWNER AND PROPRIETOR DO HEREBY RELEASE AND WAIVE ALL RIGHTS, UNDER AND BY VIRTUE OF THE HOMESTEAD EXCEPTION LAWS OF THE STATE OF WYOMING.

AN EASEMENT IS HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND RIGHT-OF-WAY OF WHICH IS SHOWN IN DOTTED LINE ON THE ACCOMPANYING PLAT, INCLUDING FIFTEEN (15) FEET ON EACH SIDE OF THE PROPERTY LINES OF THE MARSHALL SUBDIVISION, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATERLINES, GAS LINES, ELECTRIC LIGHT LINES AND POLES, TELEPHONE LINES AND POLES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREFTER BEING GENERALLY UTILIZED BY THE PUBLIC.

RESERVED STREET LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

Partial Vacation 5-8-06 BK 474 Pg 133

THE UNDERSIGNED HAVE THESE PRESENTS TO BE EXECUTED THIS 30th DAY OF October, 1992.

BURNS INDUSTRIES, INC., A WYOMING CORPORATION  
D. BRUCE BURNS, PRESIDENT  
Charlotte McKinney, SECRETARY

STATE OF WYOMING:  
COUNTY OF SHERIDAN:

THE ABOVE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY D. BRUCE BURNS, WHO ACKNOWLEDGED THAT HE WAS THE PRESIDENT OF BURNS INDUSTRIES, INC. AND THAT HE SIGNED THE SAME ON BEHALF OF SAID CORPORATION WITH FULL AUTHORITY VOLUNTARILY, FOR AND AS THE ACT OF, SAID CORPORATION THIS 30th DAY OF October, 1992.

MY COMMISSION EXPIRES: June 25, 1995

Malcolm W. Gray  
James R. Carnahan  
Lloyd A. Brown  
John L. Herbst  
James A. Blaha  
Lore A. Vanderhoef  
Don Carroll  
MARSHALL FARM TRUST  
BY DON CARROLL, TRUSTEE

STATE OF WYOMING:  
COUNTY OF SHERIDAN:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF October, 1992.

19 12. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES June 25, 1995.

Notary Public

NOTARY PUBLIC

Marie C. Gray  
Johnnie R. Carnahan  
Kathy D. Brown  
Dellamare Herbst  
Peggy A. Blaha  
Rae L. Vanderhoef  
Burt A. Purcell

## CERTIFICATE OF RECORDER

STATE OF WYOMING  
COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 8:00 A.M.

O'CLOCK ON November 2, 1992 AND FILED IN DRAWER M

INSTRUMENT No. 123456 PLAT No. 40 FEE \$50.00

Ronald W. Daily  
COUNTY CLERK

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING  
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN THE MONTHS OF JUNE THRU OCTOBER, OF 1992.

Ronald W. Prestfeldt  
RONALD W. PRESTFELDT WY. L.S. 2615

## CERTIFICATES OF APPROVAL

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED MAYOR AND CITY CLERK IN AND FOR THE CITY OF SHERIDAN, COUNTY OF SHERIDAN, STATE OF WYOMING, ON THIS 3th DAY OF NOVEMBER, 19 92.

Max A. DeBolt  
MAYOR

David D. Oedekoven  
CITY CLERK

THE SHERIDAN PLANNING AND ZONING COMMISSION HEREBY RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 14th DAY OF OCTOBER, 19 92.

ATTEST:

Graig H. Back  
CHAIRMAN

Robert W. Brown  
SECRETARY

PREPARED BY PRESTFELDT SURVEYING  
P.O. BOX 3082  
SHERIDAN, WY 82801  
OCTOBER 1987

REVISED: 10-29-92

DRAWN BY: D.E.H.