

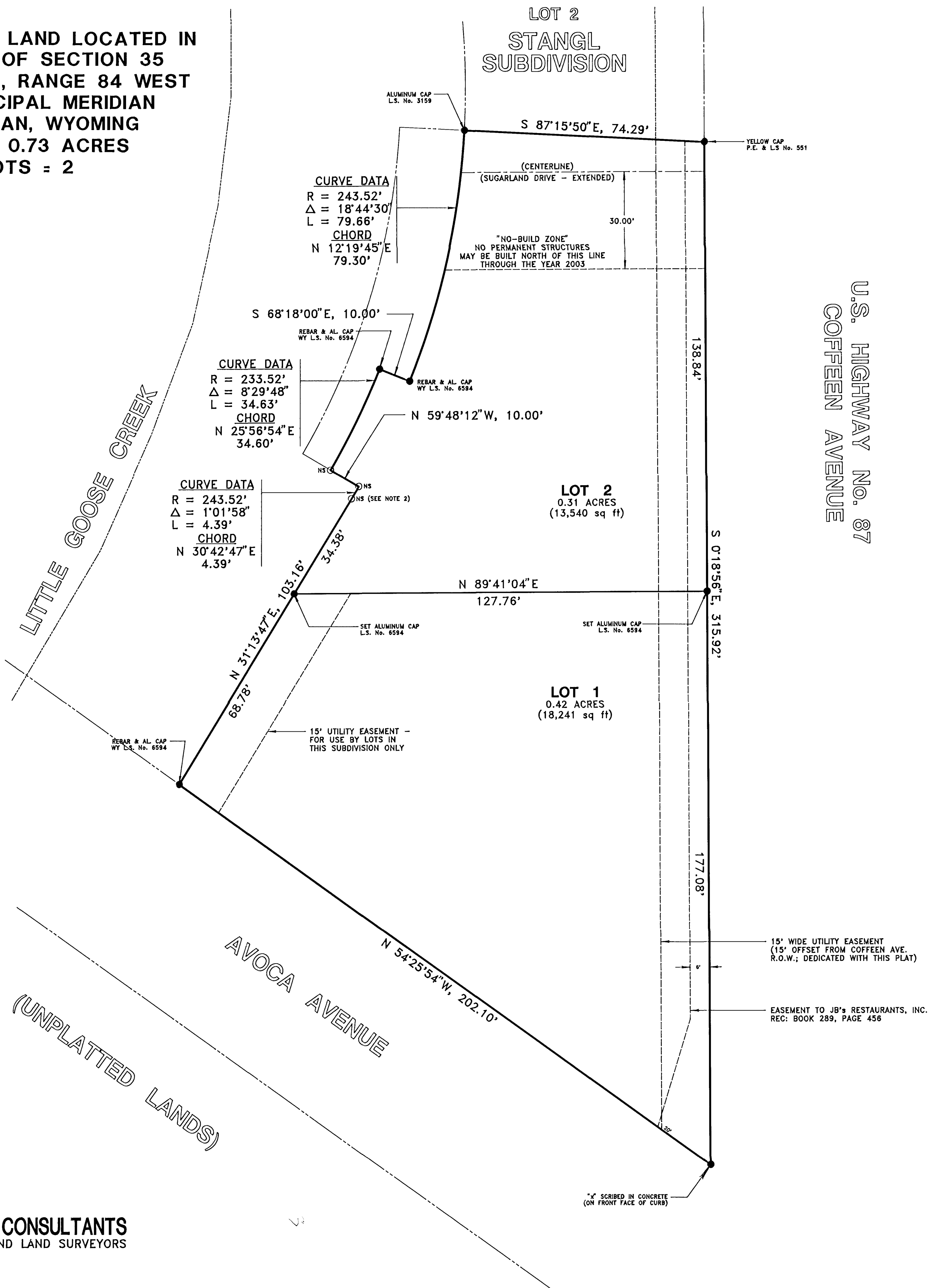
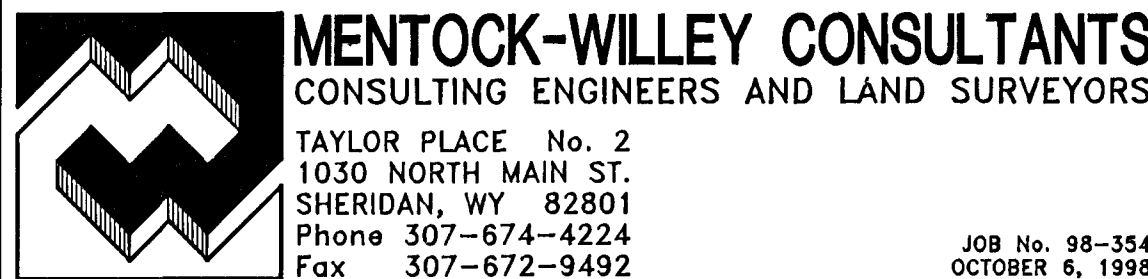
DUNN INVESTMENT INC. SUBDIVISION

BEING A TRACT OF LAND LOCATED IN
THE NE1/4 SW1/4 OF SECTION 35
TOWNSHIP 56 NORTH, RANGE 84 WEST
OF THE 6th PRINCIPAL MERIDIAN
CITY OF SHERIDAN, WYOMING
TOTAL AREA = 0.73 ACRES
TOTAL LOTS = 2

NOTES/LEGEND:

- PROPERTY ZONED "M-1" WHICH HAS NO BUILDING SETBACK REQUIREMENTS EXCEPT FOR DWELLINGS
- PROPERTY CORNERS (3) FALL INSIDE EXISTING CABIN AT TIME OF SURVEY (IND. BY "NS"); NO CORNERS SET AT THESE POINTS AT THIS TIME
- BASIS OF BEARING:
PLAT OF STANGL SUBDIVISION

SCALE: 1" = 20'



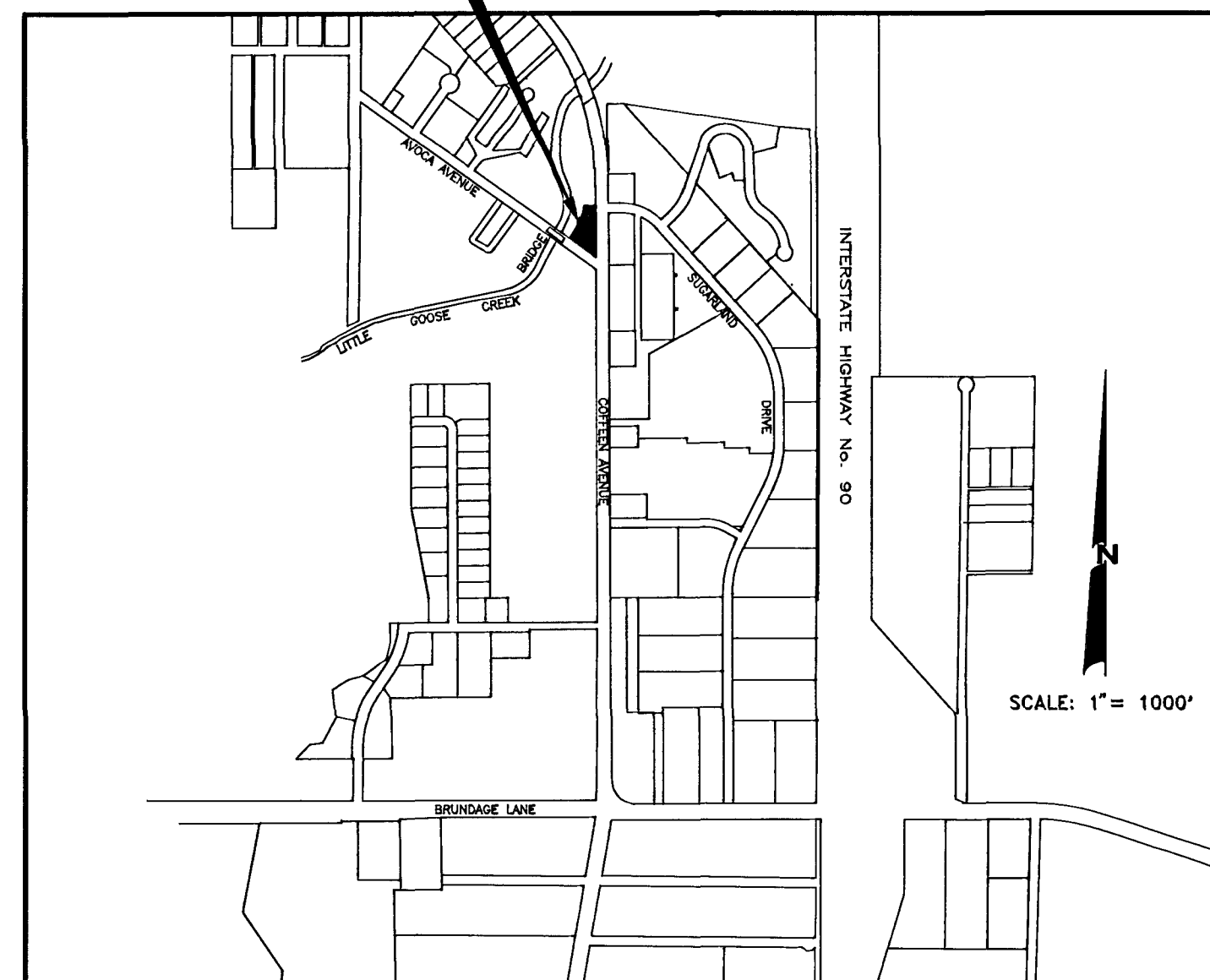
LOT 2, BLOCK 3
REPLAT OF
SUGARLAND SOUTH
ADDITION

SUGARLAND DRIVE

U.S. HIGHWAY No. 87
COFFEEN AVENUE

LOT 8, BLOCK 1
REPLAT OF
SUGARLAND SOUTH
ADDITION

DUNN INVESTMENT INC.
SUBDIVISION

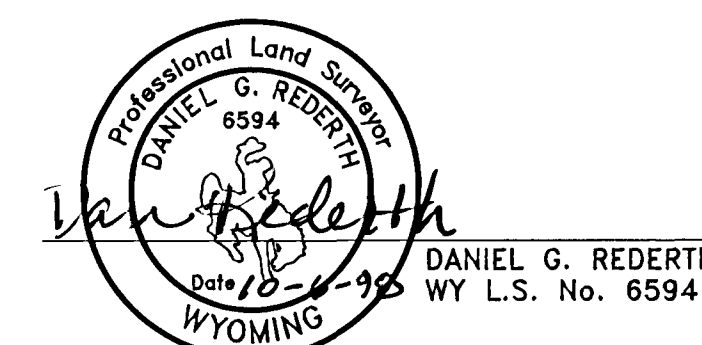


LOCATION MAP

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I, DANIEL G. REDERTH, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF DUNN INVESTMENT INC. SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



CERTIFICATE OF DEDICATION DUNN INVESTMENT INC. SUBDIVISION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4) OF SECTION 35, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF WYOMING STATE HIGHWAY NO. 87 (COFFEEN AVENUE), SAID POINT BEING ALSO THE SOUTHEAST CORNER OF STANGL SUBDIVISION TO THE CITY OF SHERIDAN; THENCE ALONG SAID WEST RIGHT OF WAY S 0°18'56"E, 315.92 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY AND THE NORTH RIGHT OF WAY OF AVOCA AVENUE; THENCE ALONG SAID NORTH RIGHT OF WAY N 54°25'54"W, 202.10 FEET; THENCE N 31°13'47"E, 103.16 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 243.52 FEET, A CENTRAL ANGLE OF 1°01'58", AND ARC LENGTH OF 4.39 FEET, WITH CHORD BEARING AND DISTANCE OF N 30°42'47"E, 4.39 FEET; THENCE RADIAL TO THE AFOREMENTIONED CURVE N 59°48'12"W, 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 233.52 FEET, A CENTRAL ANGLE OF 8°29'48", AND ARC LENGTH OF 34.63 FEET, WITH CHORD BEARING AND DISTANCE OF N 25°56'54"E, 34.60 FEET; THENCE RADIAL TO THE AFOREMENTIONED CURVE S 68°18'00"E, 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 243.52 FEET, A CENTRAL ANGLE OF 18°44'30", AND ARC LENGTH OF 79.66 FEET, WITH CHORD BEARING AND DISTANCE OF N 12°19'45"E, 79.30 FEET TO A POINT ON THE SOUTH LINE OF SAID STANGL SUBDIVISION; THENCE ALONG SAID SOUTH LINE S 87°15'50"E, 74.29 FEET TO THE WEST RIGHT OF WAY OF WYOMING STATE HIGHWAY NO. 87 AND THE POINT OF BEGINNING, SAID TRACT CONTAINING 31,781 SQUARE FEET (0.73 ACRES), MORE OR LESS.

WHICH THE UNDERSIGNED OWNERS OR PROPRIETORS OF THE ABOVE-DESCRIBED TRACT OF LAND HAVE CAUSED TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS "DUNN INVESTMENT INC. SUBDIVISION."

SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THE UNDERSIGNED OWNERS AND PROPRIETORS DO HEREBY RELEASE AND WAIVE ALL RIGHTS, UNDER AND BY VIRTUE OF THE HOMESTEAD EXCEPTION LAWS OF THE STATE OF WYOMING.

EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND WIDTH RIGHT OF WAY OF WHICH IS SHOWN IN DOTTED LINE ON THIS PLAT, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, RE-INSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LIGHT LINES AND POLES, TELEPHONE LINES AND POLES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER BEING GENERALLY UTILIZED BY THE PUBLIC. TWELVE (12) FOOT TEMPORARY CONSTRUCTION EASEMENTS ARE ALSO PROVIDED ON EACH SIDE OF THE AFOREMENTIONED EASEMENTS FOR THE INITIAL CONSTRUCTION OF WATER AND SEWER LINES AND OTHER UTILITIES.

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING OR SETBACK LINES ARE HEREBY ESTABLISHED AS INDICATED IN THE "NOTES/LEGEND" ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE CORRESPONDING LOT LINE.

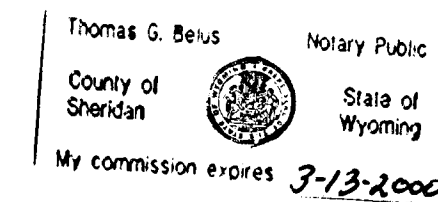
EXECUTED THIS 6th DAY OF OCTOBER, 1998.

BY: Dennis M. Dunn, President
DUNN INVESTMENT INC.
DENNIS DUNN, AUTHORIZED REPRESENTATIVE

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF OCTOBER, 1998, BY DENNIS DUNN.

MY COMMISSION EXPIRES: MARCH 13, 2000



Thomas G. Beus
NOTARY PUBLIC

DEPARTMENT OF PUBLIC WORKS CERTIFICATE OF APPROVAL

APPROVED BY THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF SHERIDAN, WYOMING THIS 7th DAY OF October, 1998.

Lusan Field
DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

SHERIDAN PLANNING AND ZONING COMMISSION CERTIFICATE OF APPROVAL

THE SHERIDAN PLANNING AND ZONING COMMISSION HEREWITHE RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 15th DAY OF Oct, 1998.

ATTEST:

Donald Chaudy CHAIRMAN
Ray Hall SECRETARY

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE MAYOR AND CITY CLERK IN AND FOR THE CITY OF SHERIDAN, WYOMING THIS 6th DAY OF October, 1998.

ATTEST:

John W. Elch CITY CLERK
Jim Wilson MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD

IN MY OFFICE AT 2:00 O'CLOCK P.M. ON OCTOBER 20, 1998,

AND FILED IN DRAWER D, PLAT NUMBER 13

INSTRUMENT No. 299285 FEE 50.00

Dale R. Rawlings COUNTY CLERK
Dale R. Rawlings DEPUTY COUNTY CLERK