



APPROVALS

The Sheridan Planning and Zoning Commission herewith recommends the approval of the foregoing plat this 24 day of May, 1979.

Mary E. Palmer
Chairman

Donna M. Tait
Secretary

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 14 day of May, 1979.

Don Sean Marshall
Mayor

Arthur W. Ellis
City Clerk

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I, Wayne Rosendahl, a duly registered land surveyor in the State of Wyoming, do hereby certify that the lines shown on this plat were surveyed under my supervision and are accurate and correct as shown.

Wayne Rosendahl
Wayne Rosendahl Wyoming L.S. 580

CERTIFICATE OF RECORDER

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I hereby certify that this plat was filed for record in my office at 9:00 o'clock A.M. on the 24 day of JUNE, 1979 and recorded in plat book no. 1 on page no. 267.

no. 768069
FEE 50.00

MARGARET LEWIS
County Clerk

Carol R. Radtke
DEPUTY

DEDICATION

The undersigned proprietors of the described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat which shall be known as "Sparrow Hawk Hill Two."

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 exemption laws of the State of Wyoming.

All easements are hereby dedicated for public use, the location and width Right-of-Way which is shown in dotted line on the accompanying plat, and said easements may be employed in perpetuity as a covenant running with the land for purpose of installing, repairing, re-installing, replacing and maintaining sewers, water lines, gas lines, electric light lines and poles, telephone lines and poles and others forms and types of public utilities now or hereafter being generally utilized by the public. A twelve (12) foot temporary construction easement is also provided on each side of the aforementioned easements for the initial construction of water, sewer and other utilities.

Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

IN TESTIMONY WHEREOF:

The undersigned have caused these presents to be executed this 6th day of APRIL, 1979.
McStain Enterprises, Inc., a Colorado Corporation.

Thomas R. Hoyt
Thomas R. Hoyt, President

Caroline Hoyt
Caroline Hoyt, Secretary

STATE OF COLORADO } SS
COUNTY OF BOULDER }

The foregoing instrument was acknowledged before me this 6th day of APRIL, 1979, by Thomas R. Hoyt as president and Caroline Hoyt as secretary of McStain Enterprises, Inc., a Colorado Corporation.

Witness my hand and official seal. My commission expires JUNE 1, 1982.

Joe C. [Signature]
Notary Public

LEGAL DESCRIPTION

A tract of ground being located in and a part of the SE1/4SW1/4 and the SW1/4SE1/4 of Section 28, Township 56 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, said tract being Sparrow Hawk Hill Two more particularly described by metes and bounds as follows:
Beginning at a point which lies S 88°48'53"E, 385.33 ft. from the Northwest corner of the SE1/4SW1/4 of said Section 28, said point being located on the Westerly Right-of-Way (R.O.W.) of Sparrow Hawk Road,
Thence continuing S 88°48'53"E a distance of 967.71 ft. to a brass cap marking the Southwest corner of the Scott Addition,
Thence S 88°47'19"E a distance of 250.00 ft. to the Northeasterly corner of said tract also being the Northwestern corner of the open space of Sparrow Hawk Hill One,
Thence S 01°12'41"W a distance of 375.00 ft.,
Thence S 15°16'18"W, 93.19 ft. to a point,
Thence S 66°40'00"W, 135.00 ft.,
Thence N 54°30'00"W, 200.00 ft.,
Thence N 88°48'53"W, 120.00 ft.,
Thence N 58°00'00"W, 40.00 ft. to the Easterly R.O.W. of Pheasant Place,
Thence S 32°00'00"W, a distance of 80.00 ft. along said Easterly R.O.W. to its intersection with the North R.O.W. of Sparrow Hawk Road,
Thence S 42°00'00"W, 60.00 ft. across Sparrow Hawk Road to a point on a curve to the left subtending a central angle of 40°48'53" and a radius of 80.00 ft.,
Thence 56.99 ft. around said curve to the point of tangency,
Thence N 88°48'53"W a distance of 430.00 ft. along the Southerly R.O.W. of said Sparrow Hawk Road to the point of curvature of a curve to the right subtending a central angle of 90°00'00" and a radius of 190.00 ft.,
Thence 298.45 ft. around the arc of said curve to the right to the point of tangency,
Thence continuing along the West R.O.W. of said Sparrow Hawk Road N 01°11'07"E a distance of 292.95 ft. to the point of beginning and containing 13.15 acres more or less.

NOTES

All dedicated roadways, streets, public grounds, and alleys including easement and right-of-way of five (5) feet on each side of the property lines of the original lots of the subdivision are hereby reserved for poles, wires, pipes, and conduits for heating, lighting, electricity, gas, telephones sewer, water, CATV, or other public or quasi-public utility service purposes, together with the right of entry at any time for the purpose of further construction and repair.

Set 5/8" rebar with aluminum cap at each corner.

A non-exclusive easement over and across those portions designated as utility easement is hereby granted for the purpose of installing and maintaining cable television.

SPARROW HAWK HILL TWO

SE1/4SW1/4 AND SW1/4SE1/4
SECT. 28 T 56N R 84W of the 6th P.M.
SHERIDAN, WYOMING

ROSENDAHL

ENGINEERING & SURVEYING

50 EAST LOUCKS ROOM 201 SHERIDAN, WYOMING
672-8171

CITY SEAL