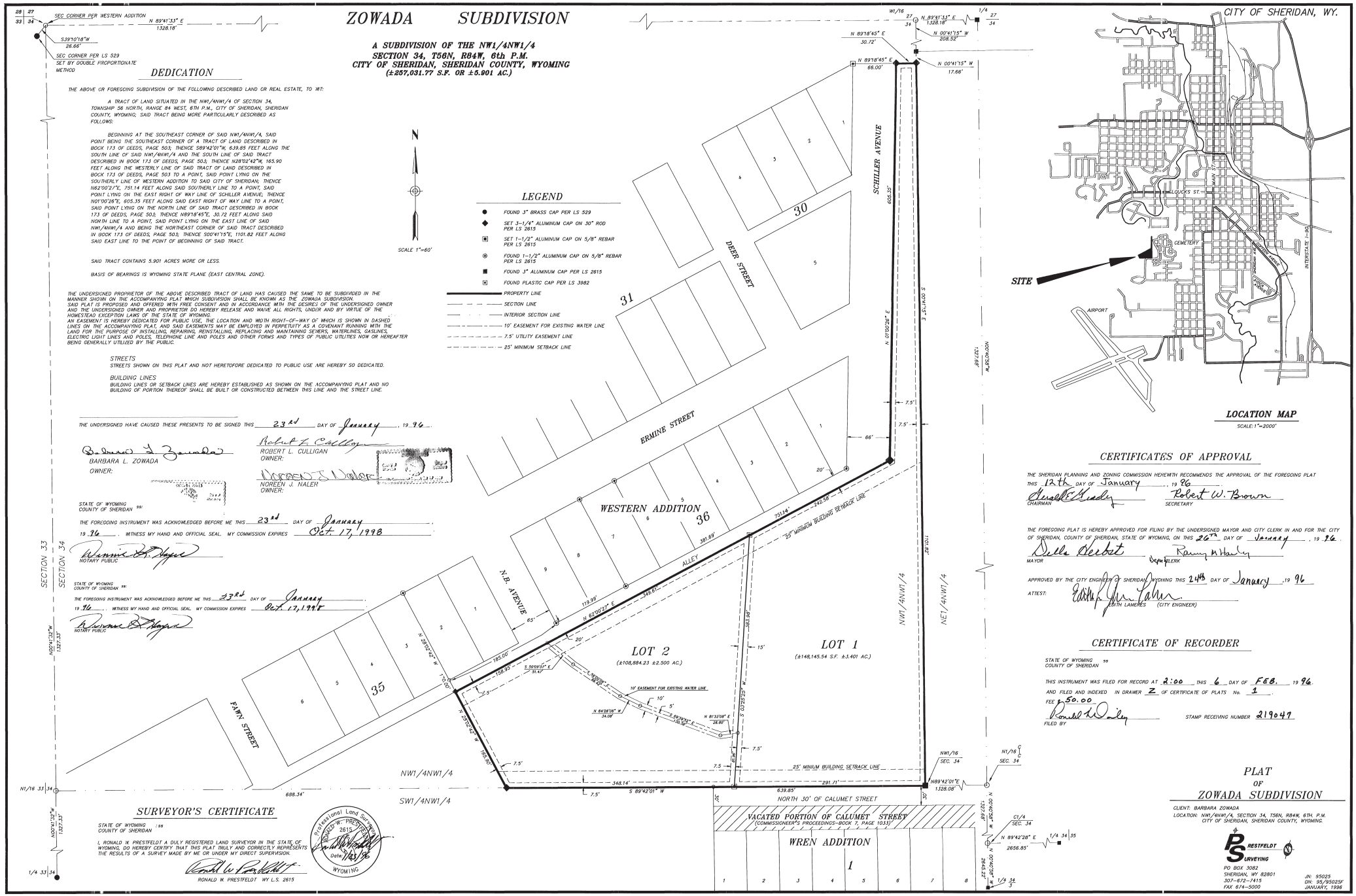
ZOWADA SUBDIVISION

A SUBDIVISION OF THE NW1/4NW1/4
SECTION 34, T56N, R84W, 6th P.M.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING
(±257,031.77 S.F. OR ±5.901 AC.)



DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF THE FOLLOWING DESCRIBED LAND OR REAL ESTATE, TO WIT:

A TRACT OF LAND SITUATED IN THE NW1/4NW1/4 OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NW1/4NW1/4, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 173 OF DEEDS, PAGE 503; THENCE S89°42'01"W, 639.85 FEET ALONG THE SOUTH LINE OF SAID NW1/4NW1/4 AND THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 173 OF DEEDS, PAGE 503; THENCE N28°02'42"W, 165.90 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 173 OF DEEDS, PAGE 503 TO A POINT, SAID POINT LYING ON THE SOUTHERLY LINE OF WESTERN ADDITION TO SAID CITY OF SHERIDAN; THENCE N62°00'27"E, 751.14 FEET ALONG SAID SOUTHERLY LINE TO A POINT, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF SCHILLER AVENUE; THENCE N01°00'26"E, 605.35 FEET ALONG SAID EAST RIGHT OF WAY LINE TO A POINT, SAID POINT LYING ON THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 173 OF DEEDS, PAGE 503; THENCE N89°18'45"E, 30.72 FEET ALONG SAID NORTH LINE TO A POINT, SAID POINT LYING ON THE EAST LINE OF SAID NW1/4NW1/4 AND BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 173 OF DEEDS, PAGE 503; THENCE S00°41'15"E, 1101.82 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 5.901 ACRES MORE OR LESS.

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

THE UNDERSIGNED PROPRIETOR 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 THE ZOWADA SUBDIVISION. SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER 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 WIDTH RIGHT-OF-WAY OF WHICH IS SHOWN IN DASHED LINES ON THE ACCOMPANYING PLAT, 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, GASLINES, ELECTRIC LIGHT LINES AND POLES, TELEPHONE LINE AND POLES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER BEING GENERALLY UTILIZED BY THE PUBLIC.

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

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

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 23rd DAY OF January, 19 96.

Barbara L. Zowada
BARBARA L. ZOWADA
OWNER:

Robert L. Culligan
ROBERT L. CULLIGAN
OWNER:

Noreen J. Naler
NOREEN J. NALER
OWNER:

STATE OF WYOMING
COUNTY OF SHERIDAN ss:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January, 19 96. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Oct. 17, 1998

NOTARY PUBLIC

STATE OF WYOMING
COUNTY OF SHERIDAN ss:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January, 19 96. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Oct. 17, 1998

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
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.

Professional Land Surveyor RONALD W. PRESTFELDT 2615 Date 1/23/96 WYOMING

RONALD W. PRESTFELDT WY L.S. 2615

LEGEND

- FOUND 3" BRASS CAP PER LS 529
- SET 3-1/4" ALUMINUM CAP ON 30" ROD PER LS 2615
- SET 1-1/2" ALUMINUM CAP ON 5/8" REBAR PER LS 2615
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR PER LS 2615
- FOUND 3" ALUMINUM CAP PER LS 2615
- FOUND PLASTIC CAP PER LS 3982
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- 10' EASEMENT FOR EXISTING WATER LINE
- 7.5' UTILITY EASEMENT LINE
- 25' MINIMUM SETBACK LINE

CERTIFICATES OF APPROVAL

THE SHERIDAN PLANNING AND ZONING COMMISSION HEREWITH RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 12th DAY OF January, 19 96

Gerald E. Bradley
CHAIRMAN

Robert W. Brown
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 26th DAY OF January, 19 96.

Della Herbst
MAYOR

Ramy M Harley
Deputy CLERK

APPROVED BY THE CITY ENGINEER OF SHERIDAN, WYOMING THIS 24th DAY OF January, 19 96

ATTEST: Edith Lameres
EDITH LAMERES (CITY ENGINEER)

CERTIFICATE OF RECORDER

STATE OF WYOMING ss
COUNTY OF SHERIDAN

THIS INSTRUMENT WAS FILED FOR RECORD AT 2:00 THIS 6 DAY OF FEB. 19 96.
AND FILED AND INDEXED IN DRAWER 2 OF CERTIFICATE OF PLATS No. 1.
FEE 50.00

Ronald L. Bailey
FILED BY

STAMP RECEIVING NUMBER 219047

PLAT OF ZOWADA SUBDIVISION

CLIENT: BARBARA ZOWADA
LOCATION: NW1/4NW1/4, SECTION 34, T56N, R84W, 6TH. P.M.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

PRESTFELDT SURVEYING
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 95025
DN: 95/95025F
JANUARY, 1996