

# CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION, LOCATED IN THE S1/2SW1/4 OF SECTION 11, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY WYOMING; AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE N89°15'30"E, 862.39 FEET ALONG THE CENTERLINE OF COUNTY ROAD # 66 (WOODLAND PARK ROAD) TO THE SOUTHWEST CORNER OF SAID TRACT 5 AND THE TRUE POINT OF BEGINNING; THENCE N01°16'10"W, 659.88 FEET ALONG THE WEST LINE OF SAID TRACT 5 TO THE NORTHWEST CORNER OF SAID TRACT 5; THENCE N89°09'48"E, 131.80 FEET ALONG THE NORTH LINE OF SAID TRACT 5 TO THE NORTHEAST CORNER OF SAID TRACT 5; THENCE S01°16'19"E, 264.00 FEET ALONG THE EAST LINE OF SAID TRACT 5 TO THE NORTHWEST CORNER OF SAID TRACT 8; THENCE N89°11'27"E, 329.60 FEET ALONG THE NORTH LINE OF SAID TRACT 8 TO THE NORTHEAST CORNER OF SAID TRACT 8 LYING ON THE CENTERLINE OF STATE HIGHWAY # 87 (COFFEE AVENUE); THENCE S01°16'43"E, 396.19 FEET ALONG THE EAST LINE OF SAID TRACTS 6, 7 AND 8 AND ALONG THE CENTERLINE OF SAID STATE HIGHWAY # 87 TO THE SOUTHEAST CORNER OF SAID TRACT 6; THENCE S89°13'22"W, 461.47 FEET ALONG SAID CENTERLINE OF COUNTY ROAD # 66 TO THE POINT OF BEGINNING AS APPEARS ON THIS PLAT.

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE COUNTY 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.

SUBJECT TO STATE HIGHWAY RIGHT-OF-WAY AND COUNTY ROAD RIGHT-OF-WAY, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS, CONTAINING 5.00 ACRES MORE OR LESS, HAVE BY THESE PRESENT LAID OUT AND SURVEYED AS AMENDED PLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION, AND DO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 9 DAY OF FEB, 2015 BY

*Randall J. Reed*  
RANDALL J. REED-TRUSTEE OF REED WYOMING PROPERTY TRUST

*Connie S. Bason*  
CONNIE S. BASON-TRUSTEE OF REED WYOMING PROPERTY TRUST

*Douglas W. Reed*  
DOUGLAS W. REED-PROPERTY INTEREST OWNER

*First Federal Savings Bank*  
FIRST FEDERAL SAVINGS BANK- MORTGAGE INTEREST

STATE OF WYOMING }  
SHERIDAN COUNTY } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF FEB, 2015 BY RANDALL J. REED, CONNIE S. BASON

WITNESS MY HAND AND OFFICIAL SEAL.

*J. Haley*  
J. HALEY - NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-3-16

FIRST FEDERAL SAVINGS BANK-MORTGAGE INTEREST

STATE OF WYOMING }  
SHERIDAN COUNTY } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF FEB, 2015 BY Patrick Scinilling

WITNESS MY HAND AND OFFICIAL SEAL.

*J. Haley*  
J. HALEY - NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-3-16

STATE OF COLORADO }  
MESA COUNTY } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF FEB, 2015, BY DOUGLAS W. REED

WITNESS MY HAND AND OFFICIAL SEAL.

*Derald A. Salaz Jr.*  
DERALD A. SALAZ JR. - NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/10/2017

## SHERIDAN COUNTY COMMISSION

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS 16 DAY OF December, 2014.

ATTEST: *Eda Schunk Thompson*  
COUNTY CLERK

## CITY OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF SHERIDAN, WYOMING THIS 16 DAY OF December, 2014.

ATTEST: *Eda Schunk Thompson*  
CITY CLERK

## CERTIFICATE OF RECORDER

STATE OF WYOMING }  
SHERIDAN COUNTY } SS

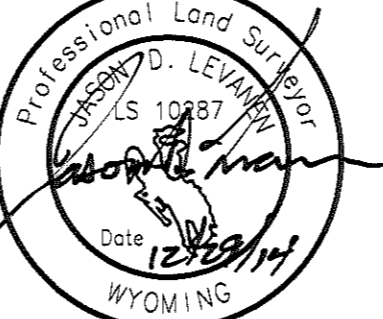
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 4:32 O'CLOCK THIS 3 DAY OF February, 2015, AND RECORDED IN PLAT BOOK, 4 ON PAGE 40

*Eda Schunk Thompson*  
COUNTY CLERK



## SURVEYOR'S CERTIFICATE

I, JASON D. LEVANEN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF THE REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



IDDINGS SUBDIVISION

COUNTY ROAD AND STATE HIGHWAY RIGHT-OF-WAYS DEDICATED TO THE PUBLIC ±0.65 Acres

LOT 1: 2.71 ACRES  
LOT 2: 0.60 ACRES  
LOT 3: 1.04 ACRES  
DEDICATED TO PUBLIC: 0.65 ACRES  
TOTAL ACREAGE = 5.00 ACRES  
TOTAL LOTS = 3

SCALE: 1"=50'

BASE OF BEARINGS ARE WYOMING STATE PLANE  
EAST CENTRAL ZONE  
DISTANCES ARE GROUND  
NAD 83, NAVD 88  
PAF: 1.000235

Prepared for:  
RANDY REED  
1 WOODLAND PARK RD  
SHERIDAN, WY 82801

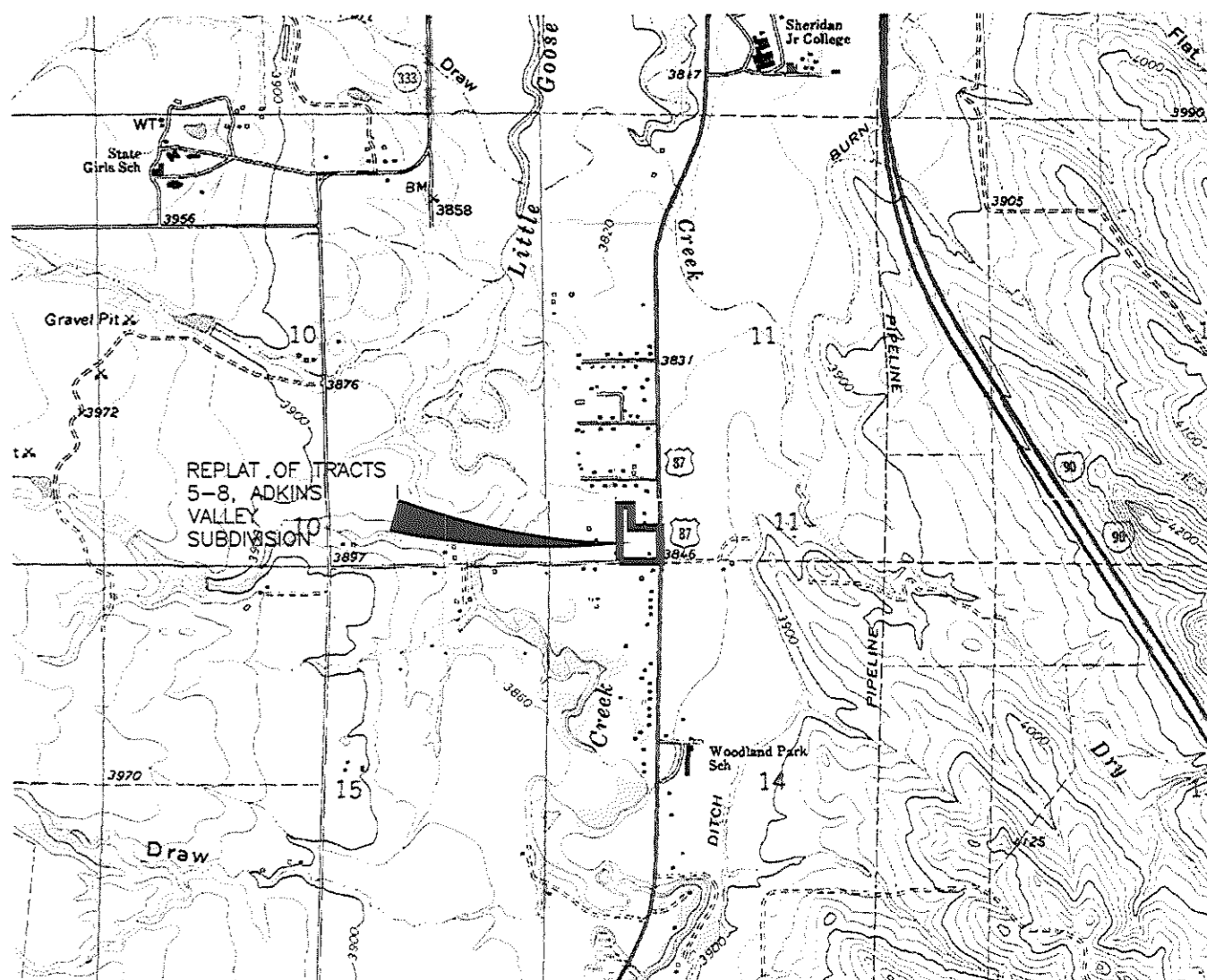
WESTERN LAND SERVICES  
SHERIDAN, WY 82801 (307)675-1817

DP: L:\Client\Reed\Reed\Drawings\Reed\_AdkinsValleySub.dwg Date: 07/30/2015  
Rev: Sheet 1 of 2

# REPLAT OF TRACTS 5-8, ADKINS VALLEY SUBDIVISION

BEING A SUBDIVISION OF TRACTS 5-8 OF ADKINS VALLEY SUBDIVISION, LOCATED IN THE SW1/4SW1/4, SECTION 11, T55N, R85W, 6TH P.M., SHERIDAN COUNTY, WYOMING

NOTICE  
This plat is an image or reproduction of the original as is recorded in the  
Sheridan County Clerk's Office. It is not a certified, complete or  
authoritative depiction of current property lines, easements or rights-of-  
way. Delineations, measurement or representations may have occurred  
since the original plat was recorded.



LOCATION MAP  
SCALE: 1"=2000'

## LEGEND:

- - FOUND MONUMENT AS NOTED
- - SET 5/8" REBAR W/ 1-1/2" ALUM CAP LS#10287
- - FOUND HIGHWAY ROW MONUMENT
- - CALCULATED CORNER
- AL - ALUMINUM CAP
- WC - WITNESS CORNER
- RM - REFERENCE MONUMENT
- POB - POINT OF BEGINNING
- CL - CENTERLINE
- - UTILITY EASEMENTS
- - CL OF DITCH
- - ORIGINAL TRACT LINES (TO BE VACATED)

## NOTES

- LOTS SUPPLIED FROM SHERIDAN AREA WATER SUPPLY (SAWS).
- ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- BUILDING IS RESTRICTED ON ALL DITCH EASEMENTS.
- 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.
- A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEER'S OFFICE IN CHEYENNE, WYOMING.

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