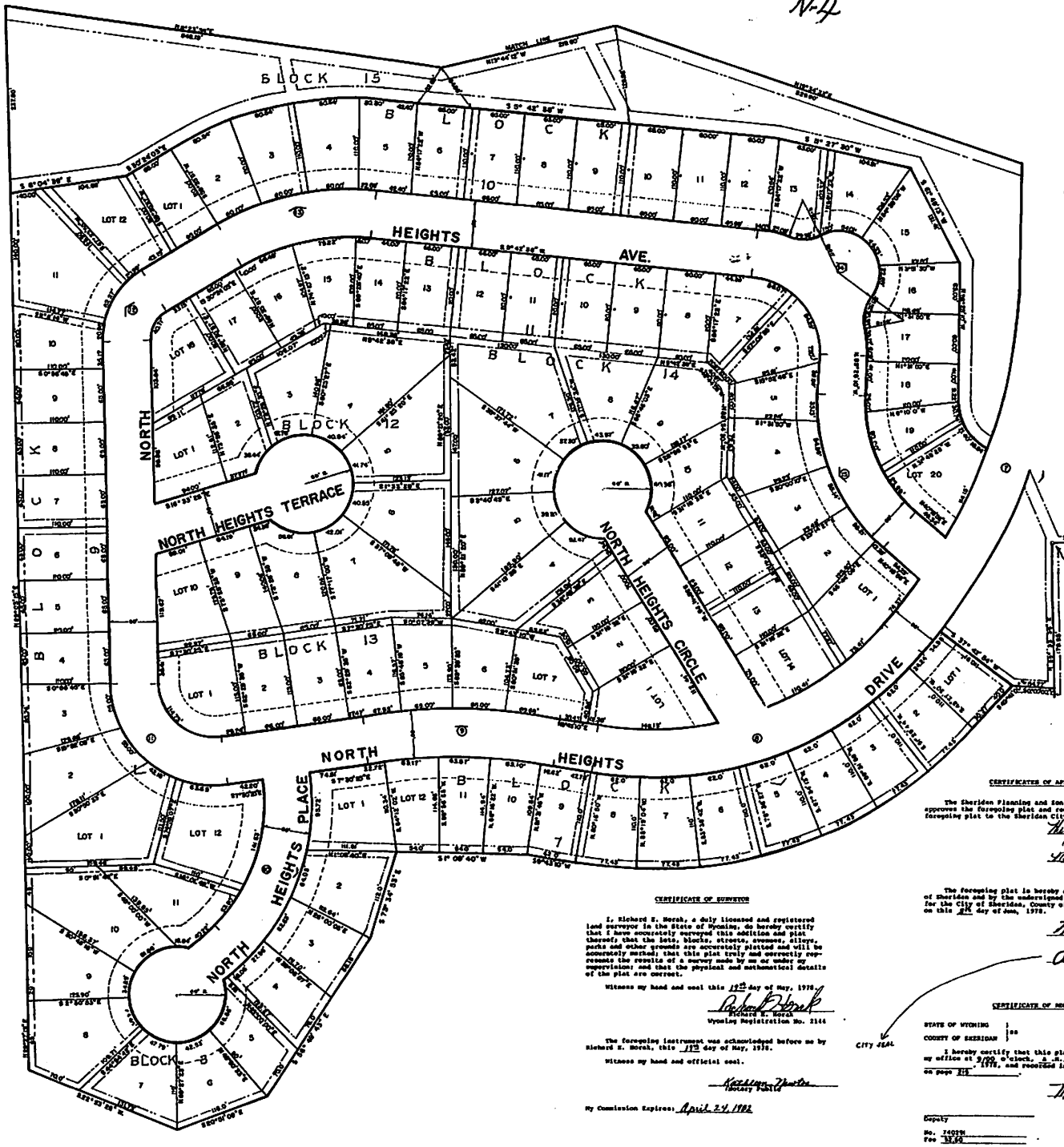
N-4

Partial Vacation 7-1-94 Bk 547 P 394

NORTH HEIGHTS



CURVE DATA - NORTH HEIGHTS

#7 R=740.63' Δ=30°41'22" T=367.31' L=313.07'

#8 R=411.98' Δ=39°24'10" T=232' L=227.12'

#9 R=772.23' Δ=17°13'23" T=120' L=238.19'

#10 R=243.27' Δ=22°30'23" T=119.99' L=222.87'

#11 R=98.07' Δ=96°22'40" T=110' L=165.29'

#12 R=48.53' Δ=60°22'42" T=30.07' L=73.41'

#12 R=391.43' Δ=34°06'41" T=95' L=233.67'

#14 R=123.71' Δ=62°09'12" T=119' L=481.52'

#15 R=208.65' Δ=31°17'54" T=107' L=466.30'

NORTH

SCALE 1" = 50'

7 1/2' UTILITY EASEMENT

CERTIFICATE OF OWNER

The above or foregoing subdivision of Section 21, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Commencing at the NE corner of the SE¼ of the NE¼ of Section 21, T56N, R84W of the 6th P.M.; thence S 89°03'15" W, 85.34 feet to the point of beginning, from the point of beginning S 89°03'15" W, 1823.34 feet; S 89°37'19" W, 185.8 feet; S 23°23'28" W, 261.73 feet; S 26° 31'05" W, 115.8 feet; S 36°19'43" E, 334.15 feet; S 73°36'55" E, 112.0 feet; S. 1°09'42" W, 163.9 feet; S 5°42'10" W, 51.0 feet; thence along a curve, which has a radius point located S 82°16'58" E, 551.58 feet, and a central angle of 39°26'16", 372.28 feet; S 49°11'00" E, 49.0 feet; S 0°00'00" E, 66.77 feet; S 85°33'36" E, 139.55 feet; S 17°27'00" E, 418.50 feet; N. 90° 00'00" E, 1303.99 feet; N 0°58'34" W, 419.45 feet; S 19°12'51" W, 63.00 feet; S 8°25'27" W, 1239.90 feet to the point of beginning.

as appears on this plat, is with the free consent and in accordance with the desires of the undersigned owner and proprietor.

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 "North Heights".

The undersigned owner and proprietor does hereby release and waive all rights, under and by virtue of the homestead exemption laws of the State of Wyoming.

An easement is hereby dedicated for public use, the location and width right-of-way of which are shown in dotted line on the accompanying plat, and said easement may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, relocating, replacing and maintaining sewers, water lines, gas lines, electric lines and fixtures, telephone lines and fixtures, cable television lines and fixtures and other 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 easement 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 and Block 15 of this plat is hereby dedicated to the City of Sheridan.

In Witness Whereof we have caused these presents to be signed this 19th day of May, 1978.

HEIGHTS DEVELOPMENT CORPORATION

by John Shellcross
Vice President

ATTEST:

Donald W. Robertson
Secretary

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by John Shellcross as Vice President of Heights Development Corporation, this 19th day of May, 1978.

WITNESS my hand and official seal.

Kathleen Newton
Notary Public

My Commission Expires: April 24, 1982

CERTIFICATES OF APPROVAL

The Sheridan Planning and Zoning Commission herewith approves the foregoing plat and recommends approval of the foregoing plat to the Sheridan City Council.

Terry Kramer
Chairman

Mary Fleischmann
Secretary

The foregoing plat is hereby approved for filing by the City of Sheridan and by the undersigned Mayor and City Clerk in and for the City of Sheridan, County of Sheridan, State of Wyoming, on this 20th day of June, 1978.

Jim Moschetti
Mayor

Otto W. Ellis
City Clerk

CERTIFICATE OF SURVEYOR

I, Richard E. Morsh, a duly licensed and registered land surveyor in the State of Wyoming, do hereby certify that I have accurately surveyed this addition and plat thereof; that the lots, blocks, streets, avenues, alleys, parks and other grounds are accurately platted and will be accurately marked; that this plat truly and correctly represents the results of a survey made by me or under my supervision; and that the physical and mathematical details of the plat are correct.

Witness my hand and seal this 19th day of May, 1978.

Richard E. Morsh
Wyoming Registration No. 2144

The foregoing instrument was acknowledged before me by Richard E. Morsh, this 19th day of May, 1978.

Witness my hand and official seal.

Kathleen Newton
Notary Public

My Commission Expires: April 24, 1982

CITY SEAL

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., this 20th day of June, 1978, and recorded in Plat Book No. 1 on page 214.

Mary Fleischmann
County Clerk

Deputy

No. 740214
Fee $7.50

SUPPLEMENTARY INFORMATION TO ACCOMPANY FINAL PLAT

Comes now John Shellcross, Vice President of Heights Development Corporation and hereby certifies that all taxes and encumbrances upon the lands shown on the foregoing plat to be dedicated as streets, alleys or other public purposes have been satisfied on record.

John Shellcross
Vice President
Heights Development Corporation

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by John Shellcross, as Vice President of Heights Development Corporation this 19th day of May, 1978.

WITNESS my hand and official seal.

Kathleen Newton
Notary Public

My Commission Expires: April 24, 1982

NORTH HEIGHTS

SCALE 1" = 60'

CURVE DATA - NORTH HEIGHTS

#1 R=300' Δ=90°21'18" T=291.42' L=315.98'

#2 R=440' Δ=70° T=308.09' L=537.06'

#3 R=160' Δ=70° T=112.03' L=195.48'

#4 R=130' Δ=90°23'27" T=151.19' L=236.73'

#5 R=105' Δ=88°38' T=102.32' L=162.43'

#6 R=200' Δ=71°03'03" T=142.79' L=248.02'

#7 R=740.67' Δ=39°41'22" T=267.31' L=513.02'

WEST BOUNDARY HIGHLAND AVENUE DETAIL

The adjoining street dedication for Highland Avenue fulfills the roadway easement agreement entered into on October 13, 1953 by John Budde and Sheridan County, such easement now assigned to the City of Sheridan by virtue of annexation of the subject project. (Filed in Book 104 of Deeds, page 208 on October 13, 1953).

SE. COR. SW1/4 NE1/4 SEC. 21 T56N., R84W.

1/2