BONNET SUBDIVISION

FINAL PLAT

A Part of Lot "A", Held Addition To The Town, Now City Of Sheridan, Wyoming Located In The SW1/4 Section 27, T56N R84W 6th P.M. SHERIDAN COUNTY, WYOMING

Existing 1.5" Alum. Cap /PLS 2615 5 89°34'36" E 218.14' $D = 60^{\circ}02'26"$ R = 65.00'L = 68.11'BRG = N 30'26'41" E\ C LEN = 65.04'TRACT 1 0.24 ACRES D = 03'56'52"R = 60.00'L = 4.13'BRG = N 58'29'28" EC LEN = 4.13'this does not measure N 89°34'36" W NAD 83 Wyoming East Central Zone Vertical Datum NAVD 88 10' Utility Existing 1.5" Alum. Cop /PLS 2615 Existing 1.5" Alum. Cap PLS 2615 LEGEND 5 89°34'36" E 79.40' These standard symbols will be found in the drawing. Dedicated ROW 0.23 Ac BRG = N 27'51'51''Lot Line C LEN = 57.54Right of Way $D = 146^{\circ}37'49"$ Construction Easemen L = 153.55BRG = N 12.51.00 W C LEN = 114.95'100.09 Existing Monument Rebar With Aluminum Cap RLS 5300 10' Utility / Easement DECLARATION VACATING PREVIOUS PLATTING This plat is the re-subdivision of A Part of Lot "A", Held Addition To The Town, Now City of Sheridan, Wyoming, as recorded in Book of Plats, Page 17, of the records of the Sheridan County Clerk. All earlier plats or $D = 85^{\circ}22'34"$ portions thereof encompassed by the R = 60.00'boundaries of this plat are hereby vacated L = 89.41'BRG = $N 43^{\circ}28'37"$ W C LEN = 81.36'CERTIFICATE OF PUBLIC PLANNING COMMISSION Reviewed by the City of Sheridan of Planning Commission this The day of Poil 2007. 15' Temporary Construction Easement Attest: Vice-Chairman Chairman 10.00' 20' Storm Sewer Easement 10' Utility Easemen CERTIFICATE OF CITY COUNCIL Approved by the City Council of the City of Sheridan, Wyoming, this $3^{1/4}$ day of /14. 2007. N 89°34'36" W 246.42' Existing 1.5" Alum. Cap PLS 2615 Existing 1.5" Alum. Cop PLS 2615

That this subdivision, as it is described and as it appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner; and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

CERTIFICATE OF OWNER

That the undersigned owner of the land shown and described on this plat does hereby dedicate to the City of Sheridan and its purposes, all streets, ROW's, alleys, easements and other public lands, within the boundary lines of the plat, as indicated, and not already

are hereby dedicated to the City of Sheridan and its licensees for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms and types of public utilities now or hereafter generally utilized by the public.

CERTIFICATE OF OWNER All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby

Executed this 9 day of APAIL 2007, by

Orville A. Engelbretson

Aldeen J. Engelbretson

STATE OF WYOMING SHERIDAN COUNTY

The foregoing instrument was acknowledged before me this __ day of <u>lipeil</u>,

2007, by (Rville A. Engelbrotson) Witness my hand and official seal. Jeylene, B. Nelson Notary Public

COUNTY OF STATE OF WYOMING

MY COMMISSION EXPIRES 2010

CERTIFICATE OF SURVEY I, William E. Pugh, a registered land surveyor in the state of Wyoming do hereby certify that this plat was prepared from notes taken during a

DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE

SW1/4 SECTION 27, TOWNSHIP 56 NORTH, RAGE 84 WEST, 6TH PRINCIPAL MERIDIAN,

Also, being Tract B of a re-subdivision of a portion of Lot A, Held Addition to the City of Sheridan, described as follows:

Beginning at the NE corner of said tract B;

Thence South 00'55'20" West, 151.66 feet; Thence South 31'02'50" West, 102.25 feet;

Thence North 89'34'36" West, 246.42 feet;

Thence North 00°57'21" East, 127.27 feet;

Thence South 89'34'36" East, 79.40 feet;

Thence North 00'57'26" East, 112.39 feet;

Thence South 89'34'36" East, 218.14 feet to

the point of Beginning, containing 1.38 acres.

LEGAL

B



UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.

Y:\2006\Drawings\06018 Bonnet\06018 FP-1 DRC.dwg, 4/9/2007 9:38:21 AM, 1:20

STATE OF WYOMING SHERIDAN COUNTY

was filed for record in my office at 2:00 o'clock on the 18 day of APRIL, 2007 and filed as Instrument No. 571358 (8-54) Fee 50.00 The foregoing instrument was acknowledged before me this __ day of Upril____ aldeen . Engelbratson Witness my hand and official seal.

Jeylene B. Nelson Notary Public Deputy County Clerk JOYLENE B NELSON - NOTARY PUBLIC COUNTY OF STATE OF WYOMING

CERTIFICATE OF PUBLIC WORKS This plat has been prepared in accordance with the requirements and procedures outlined Orville A. and Aldeen J. Engelbretson in the Subdivision Regulation of the City of Sheridan, and certify this 12 day of Library of Sheridan, Wyoming.

Director of Public Works 3213 Bethany Loop Bismark, ND 58503-0799

CERTIFICATE OF RECORDER

I hereby certify that the above plat

STATE OF WYOMING

COUNTY OF SHERIDAN

3 Lots 1.15 Acres 0.23 Acres

TOTAL ACREAGE

(701) 222 1455

 LINE
 BEARING
 DISTANCE

 L1
 S 00'25'28" W 30.45'

40 140

FIRM Map 560047 0013 C Zone X

Zoning R1 Unless otherwise shown all setbacks are as specified for R1 Zoning.

Professional Consultants

Architecture

Engineering Materials Testing

237 North Main Street Sheridan, Wyoming 82801 (307) 672-1711

Surveying

DATE: 16 Feb 07

SCALE: 1"=20' DRAWN BY: wep

CHK'D:

REVISIONS:

SION SHERIDAN **UBDIVI** 0 0 CITY NNO

PROJECT NO. 06018 FP

SHEET NO.