

AFFIDAVIT OF KY DIXON

STATE OF WYOMING)
) ss.
County of Sheridan)

I, **KY DIXON**, being first duly sworn, depose and say:

1. I am the Chair of the Board of County Commissioners of Sheridan County and Sheridan County is the legal owner of the Welch Subdivision.

2. The legal description of the Welch Subdivision is as follows:

A tract of land encompassing Blocks 4, 5, 6, 7, 8, 9, contiguous vacated streets and alleys, all in Mead Addition, a portion of Partridge Plaza Subdivision, and a portion of the S½SE¼, Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the southeast corner of said Section 21; thence N06°39'28"W, 471.34 feet to the **POINT OF BEGINNING**, said point being the southeast corner of Block 6, Mead Addition; thence N87°56'46"W, 1298.78 feet along the north right of way line of State Highway No. 330 (A.K.A. West Fifth Street) to a point; thence, along said north right of way line, through a spiral curve to the left having a centerline radius of 572.96 feet, a centerline spiral length of 125.00 feet, a right of way chord bearing of S89°55'11"W, and a right of way chord length of 129.29 feet to a point; thence, along said north right of way line, through a curve to the left having a radius of 612.96 feet, an arc length of 128.16 feet, a chord bearing of S79°48'17"W, and a chord length of 127.92 feet to a point, said point being the southwest corner of a tract of land recorded in Book 418 of Deeds, Page 161; thence N16°09'55"W, 34.04 feet along the west line of said tract described in Book 418 of Deeds, Page 161 to a point, said point being the southeast corner of a tract of land described in Book 418 of Deeds, Page 165; thence N02°09'13"E, 501.49 feet along the east line of said tract described in Book 418 of Deeds, Page 165 and the west line of a tract of land described in Book 418 of Deeds, Page 163 to a point; thence N53°18'23"E, 299.82 feet along the north line of said tract of land described in Book 418 of Deeds, Page 163 to a point; thence S01°37'02"W, 57.76 feet along the east line of said tract of land described in Book 418 of Deeds, Page 163 to a point, said point lying on the centerline of vacated Boulevard Street; thence N57°14'34"E, 68.94 feet along said centerline to a point; thence N79°54'06"E, 495.09 feet along said centerline to a point; thence N83°05'31"E, 351.51 feet along said centerline to a point; thence S88°10'15"E, 70.01 feet along said centerline to a point; thence S78°31'13"E, 308.06 feet along said centerline to a point, said point lying on the west right of way line of Highland Avenue; thence S02°50'20"E, 782.77 feet along said west right of way line to the **POINT OF BEGINNING** of said tract.

Said tract contains 26.09 acres of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

3. In accordance with Wyo. Stat. Ann. § 34-12-106 (LexisNexis 2003), this written instrument declares that the Blocks, streets and alleys referenced in the legal description above in the Mead Addition and Partridge Plaza Subdivision have been vacated.

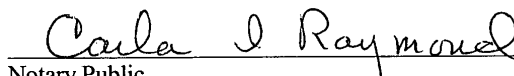
4. The City of Sheridan approved of the vacation of the Blocks, streets and alleys referenced above in the Mead Addition and Partridge Plaza Subdivision. The City of Sheridan executed a Certificate of Approval on the final plat of the Welch Subdivision in accordance with Sheridan Municipal Ordinance Section 403 and executed the attached Certificates of Approval in accordance with Wyo. Stat. Ann. § 34-12-106 (LexisNexis 2003).

Further Affiant saith not.



KY DIXON

Sworn and subscribed in my presence this 24 day of August, 2004, by Ky Dixon.



Notary Public

My Commission expires: April 22, 2007



DECLARATION VACATING PREVIOUS PLATTING

The Welch Subdivision plat is the re-subdivision of a portion of **MEAD ADDITION**, as recorded in Drawer M, Plat No. 2, and **PARTRIDGE PLAZA SUBDIVISION** as recorded in Drawer P, Plat No. 29, of the Records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of the final plat of the Welch Subdivision are hereby vacated.

CERTIFICATES OF APPROVAL

Reviewed by the City of Sheridan Planning Commission this 25 day of OCT., 2004.

Wayne Blank
ATTEST:

Marty M. Wells
CHAIRMAN

Approved by the City Council of the City of Sheridan, Wyoming, this 1st day of November, 2004.

[Signature]
ATTEST: CITY CLERK

[Signature]
MAYOR