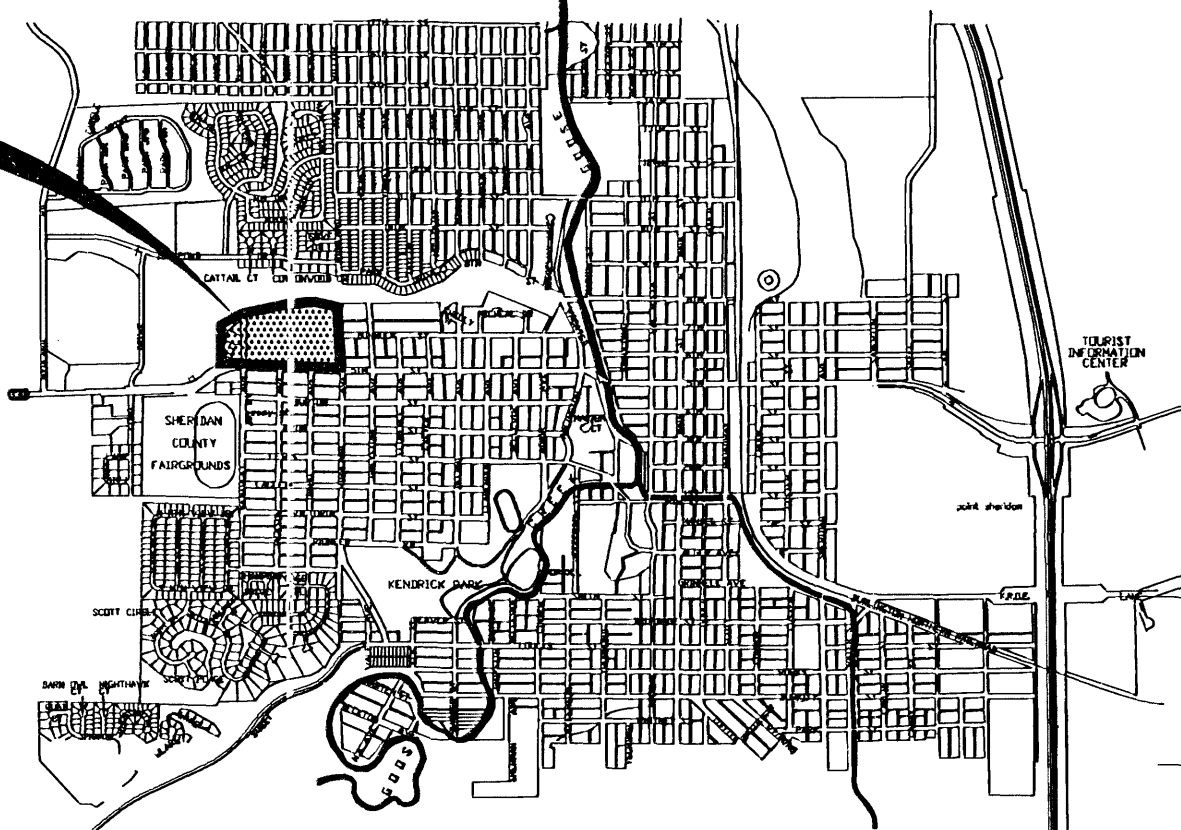


FINAL PLAT OF THE WELCH SUBDIVISION

RE-PLAT OF A PORTION OF PARTRIDGE PLAZA SUBDIVISION; BLOCKS 4, 5, 6, 7, 8, AND 9 OF THE MEAD ADDITION; A PORTION OF THE S1/2SE1/4, SECTION 21, T56N, R84W, 6TH P.M. ALL IN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

3 LOTS CONTAINING ±26.09 ACRES

WELCH SUBDIVISION



LOCATION MAP
NO TRUE SCALE

LEGAL DESCRIPTION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SHERIDAN COUNTY MEMORIAL HOSPITAL FOUNDATION, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN IN THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS WELCH SUBDIVISION, IS LOCATED IN THE S1/2SE1/4, SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED 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 S1/2SE1/4, 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 128.18 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 N57°14'34"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 THE POINT OF BEGINNING 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.

THE 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 OWNERS AND PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS.

THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE OF ALL EASEMENTS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATERLINES, 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.

IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 25th DAY OF JULY, 2002.

Steve Cox
STEVE COX
CHAIRMAN OF THE SHERIDAN COUNTY COMMISSIONERS

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF JULY, 2002.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES Dec. 22, 2004

Robert L. Padden
ROBERT L. PADDEN
NOTARY PUBLIC

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 3:30 O'CLOCK P.M., THIS 22 DAY OF AUGUST, 20 03, AND IS DULY RECORDED IN DRAWER W, PLAT NO. 45.
FEE \$ 50.00

Quincy Kattiska
QUINCY KATTISKA
COUNTY CLERK

STAMP RECEIVING NUMBER 451654

FINAL PLAT OF THE WELCH SUBDIVISION

RE-PLAT OF A PORTION OF PARTRIDGE PLAZA SUBDIVISION; BLOCKS 4, 5, 6, 7, 8, AND 9 OF THE MEAD ADDITION; A PORTION OF THE S1/2SE1/4, SECTION 21, T56N, R84W, 6TH P.M. ALL IN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

RESTFELDT
RESTFELDT
SURVEYING
PO BOX 3082
SHERIDAN, WY 82801
307-872-7415
FAX 674-5000

CLIENT: SHERIDAN COUNTY MEMORIAL HOSPITAL
1401 WEST FIFTH STREET
SHERIDAN, WY 82801
(307) 672-1000

JN: 96019
DF: 96/98019F
JULY 10, 2002

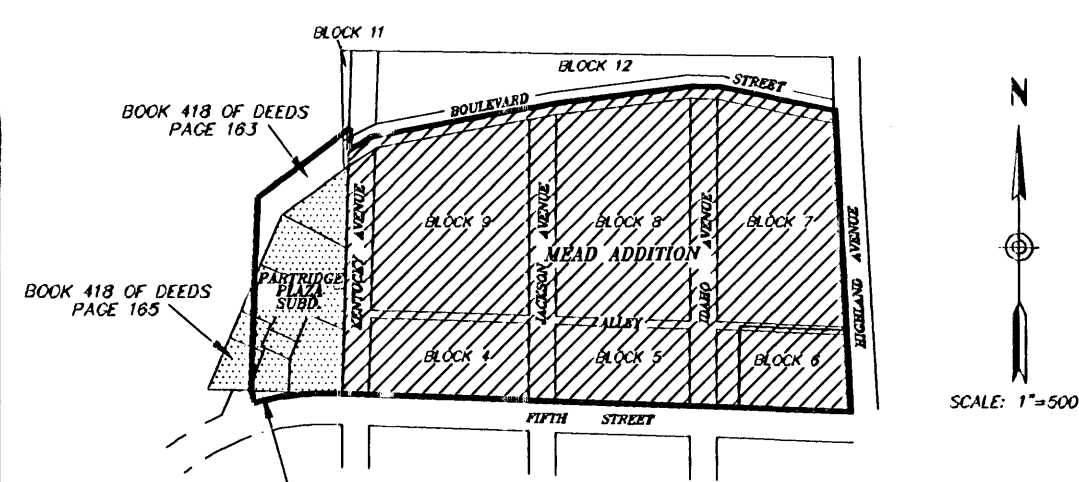
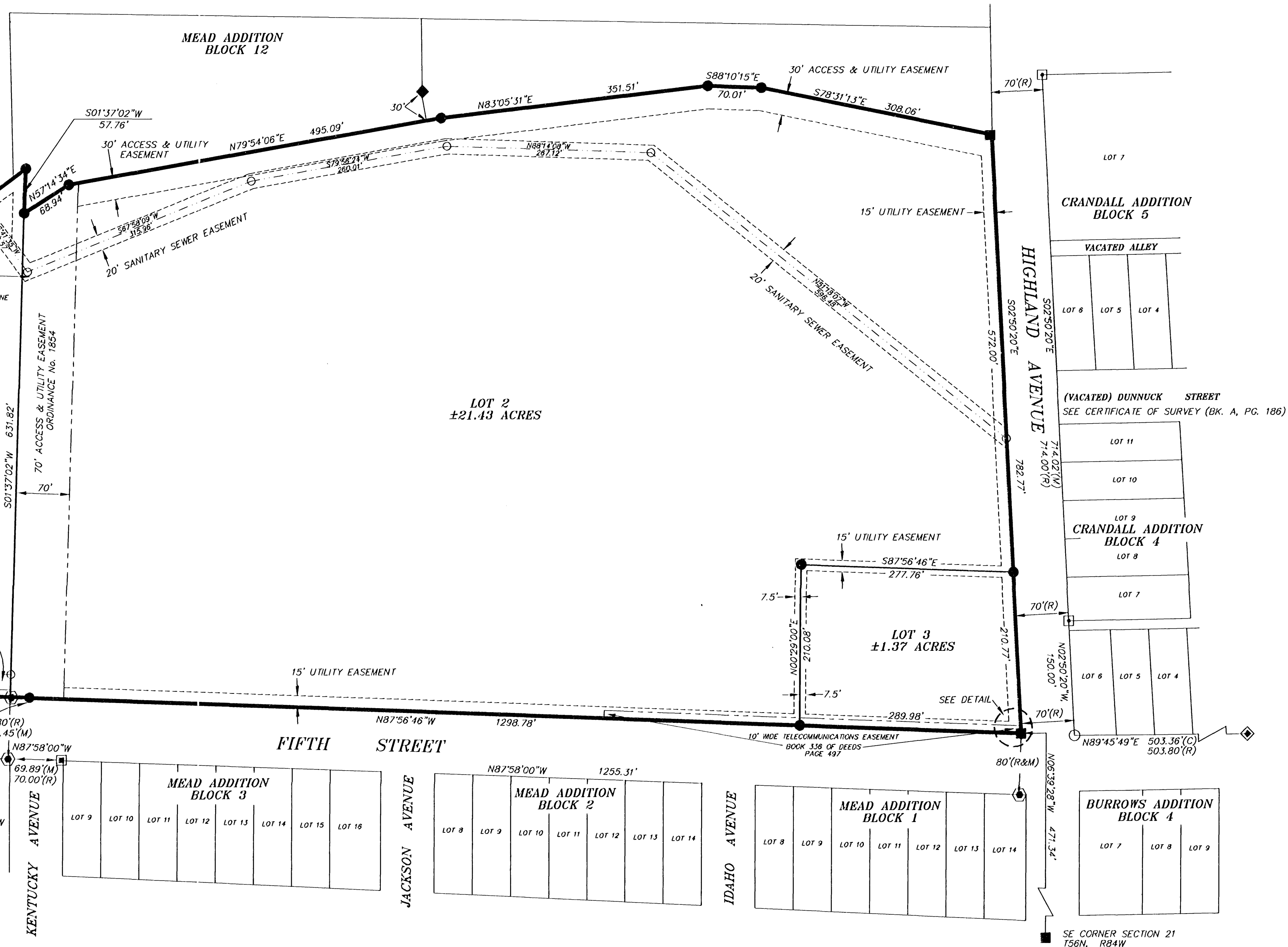


EXHIBIT OF A PORTION OF THE MEAD ADDITION, PARTRIDGE PLAZA SUBDIVISION, AND S1/2SE1/4, SECTION 21 TO BE PLATTED AS THE WELCH SUBDIVISION



DECLARATION VACATING PREVIOUS PLATTING

THIS 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 THIS PLAT ARE HEREBY VACATED.

CERTIFICATES OF APPROVAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 30th DAY OF JULY, 2002

Arthur W. Whelan
ARTHUR W. WHELAN
ATTEST: VICE-CHAIRMAN

Joe Abel
JOE ABEL
CHAIRMAN

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 23rd DAY OF JULY, 2002

Carl E. Elkin
CARL E. ELKIN
ATTEST: CITY CLERK

Jim Wilk
JIM WILK
MAYOR

DATA ON THIS PLAT APPROVED THIS 23rd DAY OF JULY, 2002, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Geoffrey Horvath
GEOFFREY HORVATH
DIRECTOR OF PUBLIC WORKS

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, RONALD W. PRESFELDT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF WELCH SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Ronald W. Presfeldt
RONALD W. PRESFELDT
Date: 7/30/2002
WYOMING

PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED

LEGEND

- ◆ FOUND 1&1/2" ALUMINUM CAP PER PLS-102
- SET 3&1/4" ALUMINUM CAP PER PLS-2615
- SET 1&1/2" ALUMINUM CAP PER PLS-2615
- FOUND 1&1/2" ALUMINUM CAP PER PLS-3159
- ① FOUND WYDOT RIGHT OF WAY MARKER
- NOTHING FOUND/SET (CALCULATED CORNER)
- ◆ FOUND 1&1/2" ALUMINUM CAP PER PLS-3864
- FOUND 1&1/2" IRON PIPE
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- TRACT/LOT LINE
- WELCH SUBDIVISION BOUNDARY
- UTILITY EASEMENT LINE WIDTH AS SHOWN
- CENTERLINE 20' WIDE SANITARY SEWER EASEMENT
- EASEMENT OF RECORD

Partial Vacation 4-15-06 BK 473 Pg 607