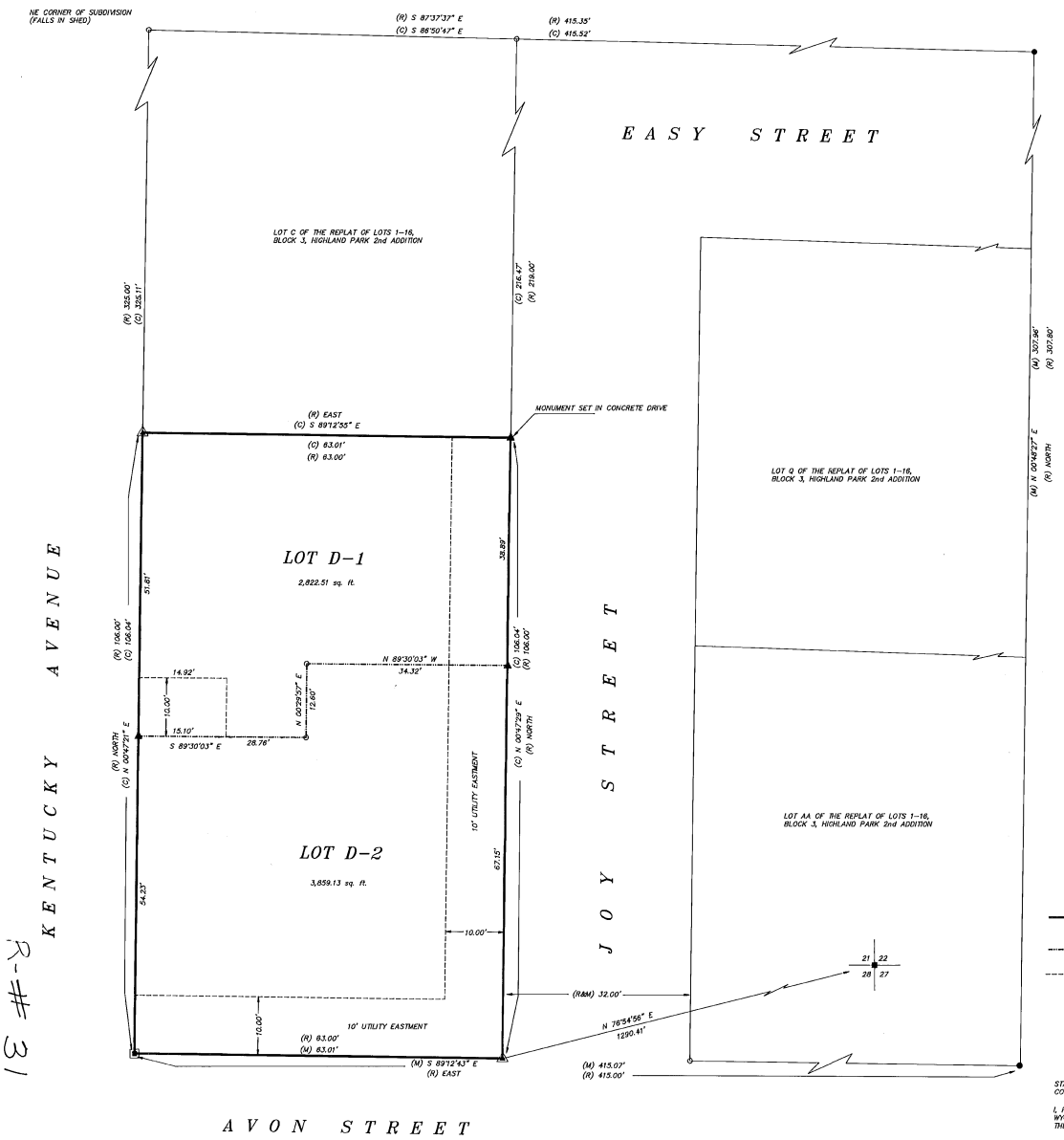
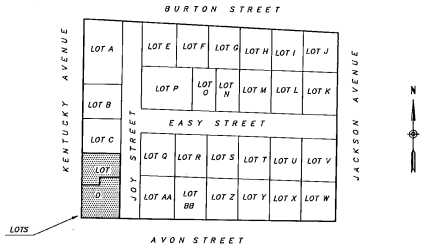
RADER MINOR SUBDIVISION



SCALE: 1"=10'

REPLAT OF LOTS 1–16 BLOCK 3 HIGHLAND PARK 2nd ADDITION



LOCATION MAP

SCALE: 1"=100'

LEGAL DESCRIPTION

LOT D OF THE REPLAT OF LOTS 1–16, BLOCK 3, HIGHLAND PARK 2ND ADDITION TO THE CITY OF SHERIDAN, WYOMING, SAID ADDITION SITUATED IN THE NE1/4NE1/4 OF SECTION 28, TOWNSHIP 58 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID LOT D BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S76°54'56"W, 1290.41 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT D, AND THE INTERSECTION OF THE NORTH RIGHT–OF–WAY LINE OF AVON STREET AND THE WEST RIGHT–OF–WAY LINE OF JOY STREET; THENCE N89°12'43"W, 63.01 FEET ALONG SAID NORTH RIGHT–OF–WAY LINE TO THE SOUTHWEST CORNER OF SAID LOT D, SAID SOUTHWEST CORNER BEING THE INTERSECTION OF SAID NORTH RIGHT–OF–WAY LINE OF AVON STREET AND THE EAST RIGHT–OF–WAY LINE OF KENTUCKY AVENUE; THENCE N00°46'27"E, 106.04 FEET ALONG SAID EAST RIGHT–OF–WAY LINE TO THE NORTHWEST CORNER OF SAID LOT D; THENCE S89°12'55"E, 63.01 FEET ALONG THE NORTH LINE OF SAID LOT D TO THE NORTHEAST CORNER OF SAID LOT D, SAID NORTHEAST CORNER LYING ON SAID WEST RIGHT–OF–WAY LINE OF JOY STREET; THENCE S00°47'29"W, 106.04 FEET ALONG SAID WEST RIGHT–OF–WAY LINE TO THE POINT OF BEGINNING

SAID TRACT CONTAINS 6681.64 SQUARE FEET OF LAND MORE OR LESS.

BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE).

LEGEND

- ● FOUND 1–1/2" ALUMINUM CAP PER LS 580
- ▲ SET 1–1/2" ALUMINUM CAP ON 5/8" REBAR PER LS 2615
- ▣ FOUND 1–1/2" ALUMINUM CAP PER LS 580 SET 3–1/4" ALUMINUM CAP ON 30" ROD PER LS 2615
- ◭ SET 3–1/4" ALUMINUM CAP ON 30" ROD PER LS 2615
- ■ FOUND 3–1/4" ALUMINUM CAP PER LS 551 AND LS 2615
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- PROPERTY LINE
- ○ NOT FOUND\NOT SET
- LOT DIVISION LINE ALONG THE APPROXIMATE CENTERLINE OF THE COMMON WALL. (±0.8' WIDE)
- 10' UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

RONALD W. PRESTFELDT WY L.S. 2615

Professional Land Surveyor RONALD W. PRESTFELDT 2615 WYOMING

DEDICATION

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 THE RADER MINOR SUBDIVISION. SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND THE UNDERSIGNED OWNERS AND PROPRIETORS DO HEREBY RELEASE AND WAIVE ALL RIGHTS, UNDER AND BY VIRTUE OF THE HOMESTEAD EXCEPTION LAWS OF THE STATE OF WYOMING.
AN EASEMENT IS HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND WIDTH RIGHT–OF–WAY OF WHICH IS SHOWN IN DASHED LINES ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATERLINES, GASLINES, ELECTRIC LIGHTLINES AND POLES, TELEPHONE LINE AND POLES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER BEING GENERALLY UTILIZED BY THE PUBLIC.

IN TESTIMONY WHEREOF:

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS Sixth DAY OF February, 19 92.

Maxine Powers — Wyoming Lic. #103261-722C

MAXINE POWERS
OWNER

STATE OF WYOMING Florida, FL
COUNTY OF SHERIDAN South Ros(FL) :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS Sixth DAY OF February, 19 92. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES MAY 13, 1993 BONDED BY NOTARY PUBLIC UNDERWRITERS

Vanessa G. Barker
NOTARY PUBLIC

CERTIFICATES OF APPROVAL

THE SHERIDAN PLANNING AND ZONING COMMISSION HEREWITH RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 12 DAY OF December, 19 91.

Craig H. Beale — CHAIRMAN
Robert W. Brown — SECRETARY

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED MAYOR AND CITY CLERK IN AND FOR THE CITY OF SHERIDAN, COUNTY OF SHERIDAN, STATE OF WYOMING, ON THIS 10 DAY OF February, 19 92.

Miles A. Kirkbride — MAYOR
David D. Oedekoven — ATTEST: CITY CLERK

APPROVED BY THE CITY ENGINEER OF SHERIDAN, WYOMING THIS 7 DAY OF February, 19 92

ATTEST: J. Sean McKnight — CITY ENGINEER

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:20 AM O'CLOCK ON Feb 13 19 92
AND FILED IN DRAWER R, PLAT NUMBER 31 INSTRUMENT No. # 101833
FEE $ 50.00

Ronald L. Dailey — COUNTY CLERK
DEPUTY COUNTY CLERK

PLAT OF RADER MINOR SUBDIVISION

CLIENT: MAXINE POWERS
LOCATION: LOT D OF THE REPLAT OF LOTS 1–16, BLOCK 3, HIGHLAND PARK 2ND ADDITION TO THE CITY OF SHERIDAN, WYOMING

PREPARED BY: PRESTFELDT SURVEYING
P.O. BOX 3082
SHERIDAN, WY
307–672–7415
JN: 900910
11–12/1991

R-# 31