

USE PERMIT

RECORDED OCTOBER 17, 1986 BK 306 PG 211 NO 969589 MARGARET LEWIS, COUNTY CLERK

This Use Permit granted by the City of Sheridan, Wyoming, to Anna Tetschner, a single person, witnesseth as follows:

WHEREAS Anna Tetschner, is the owner of the home and garage at 150 W. 7th Street situated on Lot 6, Block 10 of Sheridan Land Co.'s Addition to the City of Sheridan, Wyoming, a portion of the south side of said garage being 28.0 feet in length, extends 0.7 feet into the right-of-way of Spaulding Street, all of which more clearly appears from the Surveyor's Certificate attached hereto, and

WHEREAS this small encroachment on the public right-of-way has existed for a great many years without notice or hindrance to the public, and it does not appear that any such hindrance will result in the future, but

WHEREAS this small encroachment onto the public right-of-way now renders it impossible to sell, or finance a sale, of said property, or to use said property for security purposes, without some assurance that the City will not seek to remove said encroachment from the public right-of-way, now

THEREFORE, the City of Sheridan hereby grants unto Anna Tetschner, a single person, her heirs, representatives, or assigns, permission to continue using the small encroachments upon the public right-of-way, as set forth and described herein, for so long as the present building situate upon the property as above described shall remain standing upon its present foundation, and further provided that no additional encroachment of any sort upon the public right-of-way shall occur.

This Use Permit is granted in accordance with a Motion duly made and adopted by the Sheridan City Council at it's regular meeting on the 15th day of September, 1986.

Dated this 16th day of September, 1986.

CITY OF SHERIDAN, WYOMING

Max A. DeBolt
MAYOR

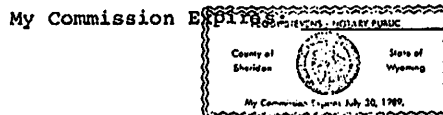
ATTEST:

David D. Oedekoven
CITY CLERK

The foregoing instrument was acknowledged before me by Max A. DeBolt, Mayor of the City of Sheridan, Wyoming this 17th day of September, 1986.

Witness my hand and official seal.

Reggie Starnes
NOTARY PUBLIC



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SURVEYOR'S CERTIFICATE

I, Elmer Kuball, a duly licensed surveyor, hereby certify that this Surveyor's Certificate was made from surveys made by me, or under my direct supervision, of the parcel of land in the City of Sheridan, State of Wyoming, and described as follows:
 LOT 6, BLOCK 10, OF SHERIDAN LAND CO.'S ADDITIONS.

(SEE SHEET 2 OF 2
 FOR DRAWING.)

Street Number 150 W. 7TH, this property being
 situated on the SOUTH side of said street.

I further certify as follows:

1. The residence and garage situated upon the above-described property are ^{NOT} wholly within the boundary lines of the above described property.
2. The driveway lies within the said boundary lines.
3. No side line of the residence is less than 4 feet from any of the said boundary lines.
4. There are no encroachments upon the lot from any buildings located upon the adjoining lots.
5. The building line restrictions have ~~not~~ been violated.
6. The front wall of the building is 25.7 feet from the front lot line.
7. This residence is not in the Flood Plain as designated by H.U.D..
8. This certificate correctly represents all the data shown hereon.

Signed and dated at 2:45 PM this 27TH day of AUGUST.

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Elmer Kuball, Wyo. L.S. # 2614

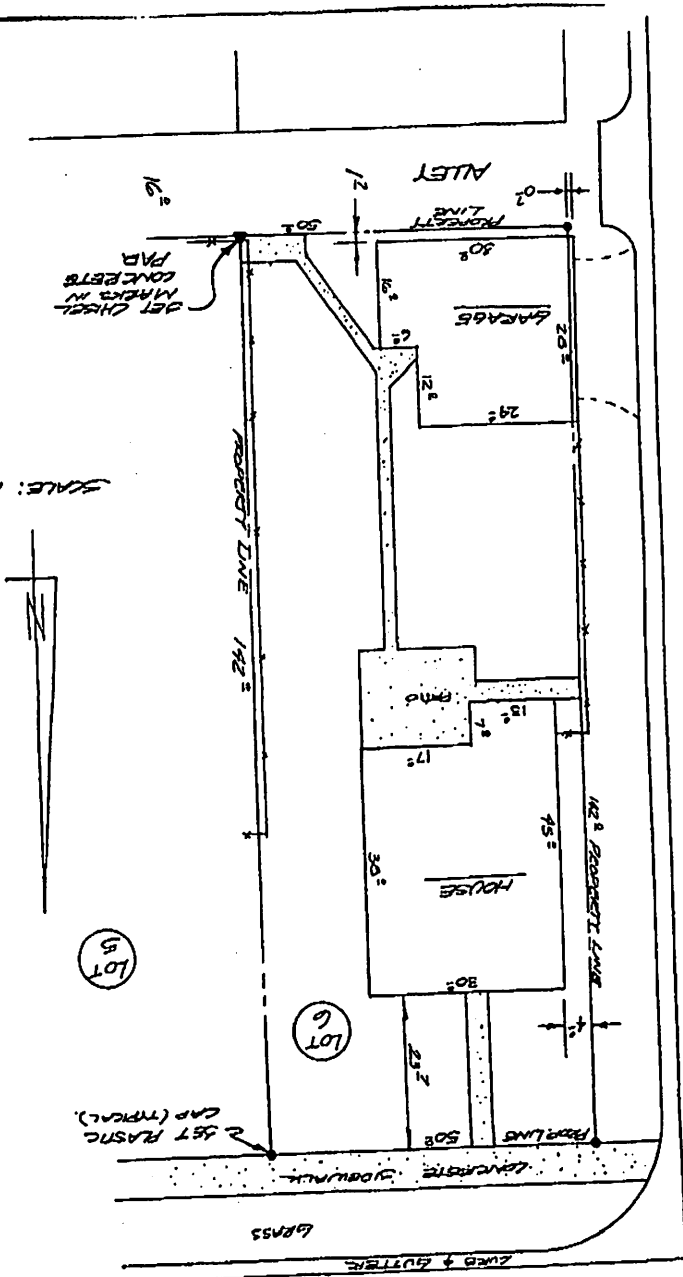
7th ST

70-

ASPHALT

800

SPREADING 5%



SCALE: 1" = 20'