

RECORDED MARCH 14, 1984 BK 283 PG 468 NO. 896563 MARGARET LEWIS, COUNTY CLERK

DEDICATION DEED

HEIGHTS DEVELOPMENT CORPORATION, a Wyoming corporation, does hereby dedicate, grant and convey to the CITY OF SHERIDAN, WYOMING, as a gift without consideration, condition or restriction, except as to use, the following described real property situate within the City of Sheridan, Sheridan County, Wyoming, to wit:

A tract of land situated in Section 21, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Commencing at the most southerly corner of Lot 1, Block 7, North Heights, also being the true point of beginning; thence S.00°00'00", 64.77 feet; thence S.85°33'36"W., 485.82 feet to a point on the south boundary of West Park; thence N. 01°07'34"W., 138.01 feet; thence N.43°53'25"E. 27.29 feet; thence N. 88°20'04"E., 148.06 feet; thence N.01°00'44"W., 585.13 feet; thence S.88°20'04"W., 147.68 feet; thence N.30°43'16"W., 298.53 feet; thence N.50°40'55"W., 99.35 feet; thence N.00°38'55"W., 257.42 feet to a point on the north boundary of West Park; Thence N.89°27'19"E., 238.14 feet, along said boundary to the northwest corner of Lot 8, Block 8, North Heights; thence, along the west boundary of North Heights, the following bearings and distances: S.22°23'28"W., 201.73 feet; thence S.20°51'08"E., 118.00 feet; thence S.56°49'43"E., 234.15 feet; thence S.73°34'53"E., 112.00 feet; thence S.01°09'40"W., 162.00 feet; thence S.09°43'10"W., 62.00 feet to the beginning of a curve with a Delta of 59°24'08", a radius of 551.97 feet, and a tangent bearing of S.09°43'10"W; thence along said curve for an arc distance of 572.27 feet to the end of said curve; thence S.49°41'00"E., 40.00 feet to the true point of beginning; said tract of land containing 6.30 acres more or less.

SUBJECT, however, to all reservations, easements and rights-of-way of record, if any, and specifically to the following described utility easements and right of entry as may be necessary or convenient for the operation, maintenance and repair of such utilities, being 30 feet in width, and lying 15 feet on each side of the following described centerlines:

SANITARY SEWER EASEMENT: Commencing at the SW corner of Lot 6, Block 8, North Heights, Thence N.20°51'08"W., 2.62 feet to the point of beginning of the sanitary sewer centerline; Thence S.51°58'18"W., 76.41 feet to a manhole; thence N.76°29'06"W., 61.36 feet to the westerly property line of said park land.

WATERLINE EASEMENT: Commencing at the most southerly corner of Lot 1, Block 7, North Heights; thence S.0°00'00"W., 37.81 feet to the point of beginning for the waterline; thence N.67°30'43"W., 74.29 feet; thence N.75°41'51"W., 52.96 feet; thence N.83°22'34"W., 311.15 feet; thence S.85°38'59"W., 21.90 feet to a manhole; thence S.86°20'50"W., 36.28 feet to the westerly property line of said park land.

BURIED JOINT UTILITIES: Commencing at the most southerly corner of Lot 1, Block 7, North Heights; Thence S.0°00'00"W., 64.77 feet; thence S.85°33'36"W., 485.82 feet to the point of beginning of the Buried Joint Utilities; thence N.32°59'36"E., 189.67 feet to a point on the property line of said park land; and also commencing at the SW corner of Lot 6, Block 8, North Heights; said point being the point of beginning for this portion of the easement; thence S.33°45'14"W., 127.42 feet; thence S.48°19'53"E., 174.87 feet; thence S.54°10'47"E., 97.50 feet to a point on the property line of said park land.

PROVIDED, however, that this conveyance is made upon the express condition that said lands hereby conveyed and dedicated shall be held and used by the City of Sheridan for public park and recreation purposes only.

DATED this 17 day of November, 1983.



HEIGHTS DEVELOPMENT CORPORATION,
A Wyoming Corporation

Donald B. Roberts
President

ATTEST:

Donald B. Roberts
Secretary

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss

The foregoing instrument was acknowledged before me this 17th day of November, 1983, by Donald B. Roberts, President of the Heights Development Corporation, a Wyoming corporation.

Witness my hand and official seal.



Harry J. Schwartz
Notary Public

My Commission Expires: July 19, 1987

