

SPARROW HAWK HILL THREE

LEGAL DESCRIPTION

THE ABOVE OR FOREGOING SUBDIVISION OF THE FOLLOWING DESCRIBED LAND OR REAL ESTATE, TO WIT:
TH
THIS IS A SUBDIVISION OF PART OF THE SE 1/4 SW 1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6th P.M., SHERIDAN COUNTY, WYOMING, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6th P.M., THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°48'53" EAST, 385.33 FEET; THENCE SOUTH 01°11'07" WEST, 292.95 FEET; THENCE SOUTHERLY 123.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 37°14'48" AND THE CHORD OF WHICH ARC BEARS SOUTH 17°26'17" EAST 121.35 FEET; THENCE SOUTHERLY 280.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 91°40'47" TO A POINT OF TANGENCY; THENCE SOUTH 37°20'00" EAST, 237.00 FEET; THENCE SOUTHEASTERLY 141.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 37°45'10" AND THE CHORD OF WHICH ARC BEARS SOUTH 56°12'35" EAST A DISTANCE OF 139.12 FEET; THENCE SOUTH 68°00'00" WEST, 45.63 FEET; THENCE SOUTH 06°39'10" EAST 104.75 FEET; THENCE SOUTH 54°30'00" WEST, 247.17 FEET; THENCE SOUTH 88°58'10" WEST, 384.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 01°01'50" WEST; THENCE NORTH 01°01'50" WEST, 1202.56 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS, IN ALL, 11.733 ACRES; MORE OR LESS.

DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS 'SPARROW HAWK HILL THREE'.

SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS AND THE UNDERSIGNED OWNERS AND PROPRIETORS DO HEREBY RELEASE AND WAIVE ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

ALL EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND RIGHT-OF-WAY WIDTH WHICH IS SHOWN IN DOTTED LINE 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, RE-INSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LIGHT LINES AND POLES, TELEPHONE LINES AND POLES, CABLE TELEVISION LINES AND POLES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER BEING GENERALLY UTILIZED BY THE PUBLIC. A TWELVE (12) FOOT TEMPORARY CONSTRUCTION EASEMENT IS ALSO PROVIDED ON EACH SIDE OF THE FOREMENTIONED EASEMENTS FOR THE INITIAL CONSTRUCTION OF WATER, SEWER AND OTHER UTILITIES.

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF:

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 28th DAY OF MARCH, 1980. McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION.

Thomas R. Hoyt
THOMAS R. HOYT, PRESIDENT

Caroline Hoyt
CAROLINE HOYT, SECRETARY

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF MARCH, 1980, BY THOMAS R. HOYT AS PRESIDENT AND CAROLINE HOYT AS SECRETARY OF McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION.

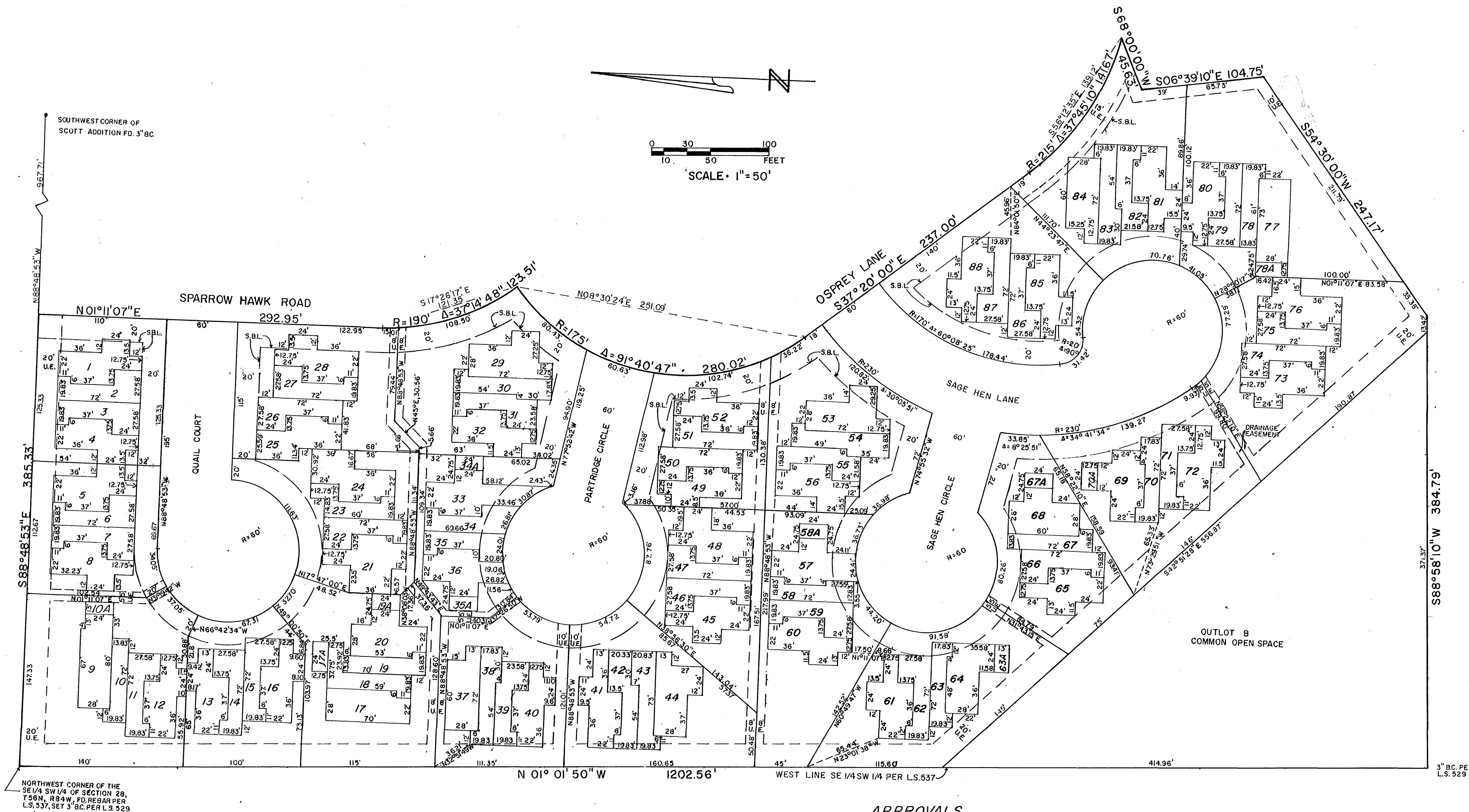
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES June 1, 1982.

Eve Canfield
NOTARY PUBLIC

CITY SEAL

PLAT OF SPARROW HAWK HILL THREE

A SUBDIVISION OF PART OF THE SE 1/4 SW 1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6th P.M., SHERIDAN COUNTY, WYOMING.



NOTES:

McSTAIN ENTERPRISES, INC. IN RECORDING THIS PLAT OF SPARROW HAWK HILL THREE HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON OPEN SPACES INTENDED FOR USE BY THE HOMEOWNERS IN SPARROW HAWK HILL AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO SPARROW HAWK HILL THREE DATED 19 SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

UNLESS OTHERWISE DENOTED, ALL NORTH-SOUTH LOT LINES BEAR N01°11'07"E AND ALL EAST-WEST LOT LINES BEAR N88°48'53"W.

5/8" REBAR WITH PLASTIC CAP SET AT ALL CORNERS ON THE BOUNDARY OF SPARROW HAWK HILL THREE.

"U.E." INDICATES UTILITY EASEMENT.

"S.B.L." INDICATES SET BACK LINE.

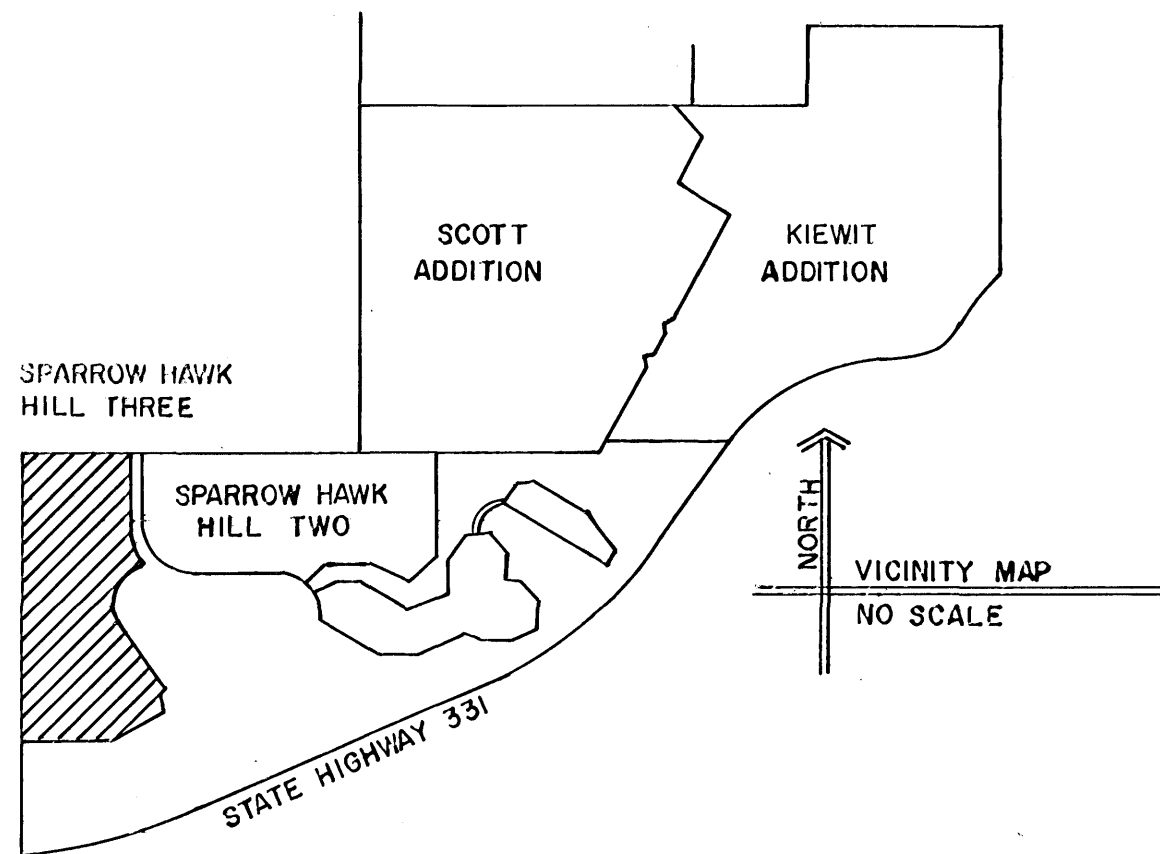
OUTLOTS A AND B WILL BE CONVEYED TO THE SPARROW HAWK HILL THREE HOMEOWNERS ASSOCIATION.

ALL AREAS EXCEPT THOSE DESIGNATED OUTLOT B, LOTS 1-88, OR DEDICATED STREET RIGHTS OF WAY SHALL BE CALLED OUTLOT A.

ALL DISTANCES SHOWN ON CURVES INDICATE CURVE LENGTH.

ALL DISTANCES NOT SO INDICATED SHALL BE DEEMED ACCURATE TO ONE-HUNDREDTH FOOT.

Partial Vacation 4-29-96
BL 379 Pg 312



APPROVALS

THE SHERIDAN PLANNING AND ZONING COMMISSION HERewith RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 1 DAY OF April, 1980.

Bab Jurek
CHAIRMAN

Donna M. Tait
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 5th DAY OF MAY, 1980.

Don Marshall
MAYOR

Arthur W. Elkins
CITY CLERK

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I, DAVID M. GRAHAM, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THE LINES SHOWN ON THIS PLAT WERE SURVEYED UNDER MY SUPERVISION AND ARE ACCURATE AND CORRECT AS SHOWN.

David M. Graham
DAVID M. GRAHAM, WYOMING L.S. 529

CERTIFICATE OF RECORDER

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:25 O'CLOCK P.M. ON THE 14th DAY OF MAY, 1980 AND RECORDED IN PLAT BOOK NO. 1 ON PAGE NO. 300.

NO. 790969

FEES: 50.00

Margaret Lewis
COUNTY CLERK