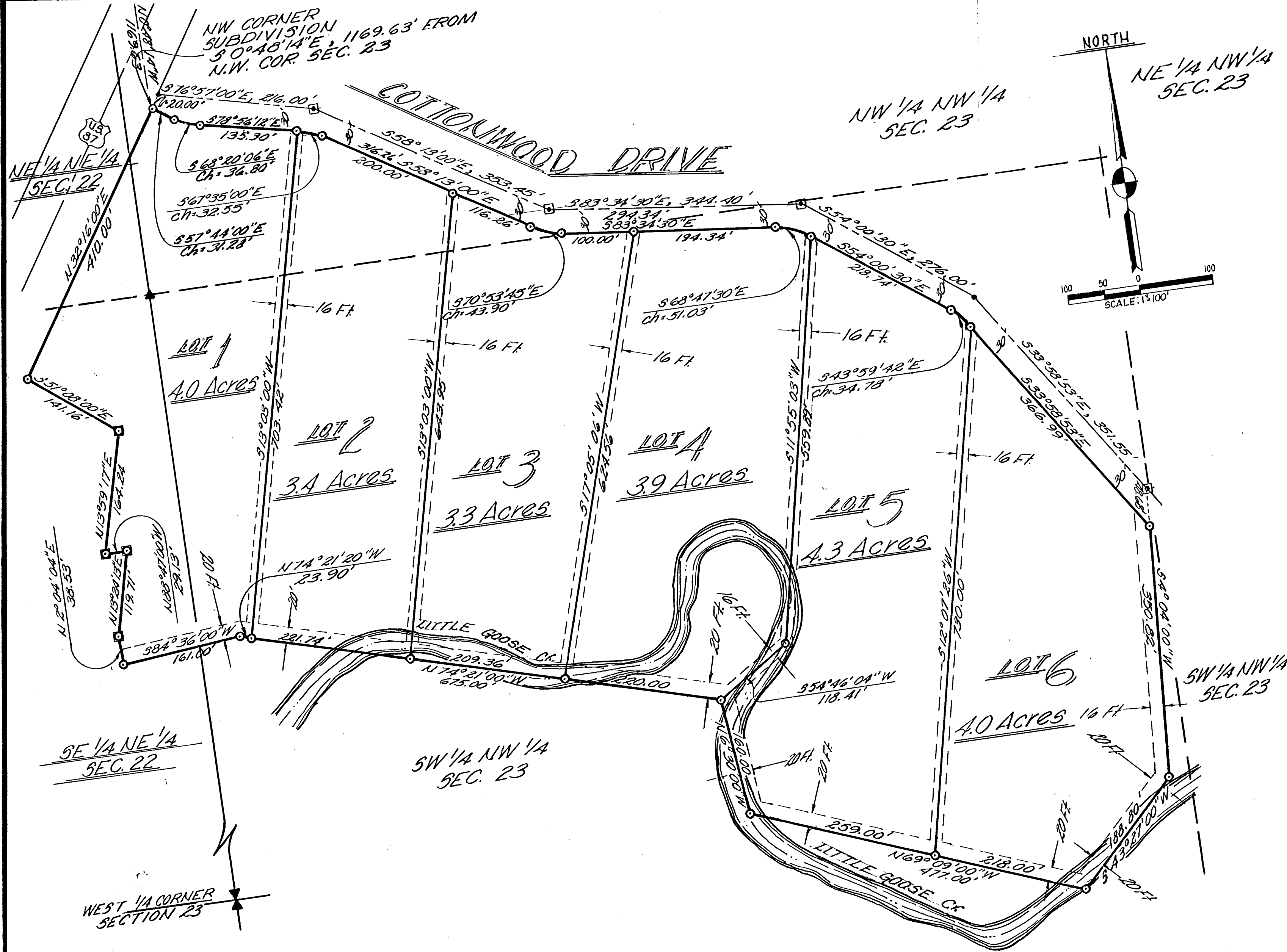




COTTONWOOD GROVE SUBDIVISION

THIS IS A SUBDIVISION OF PART OF THE W 1/2 NW 1/4 SEC 23 AND THE E 1/2 NE 1/4 SEC 22 T55N R84W 6E PM. SHERIDAN COUNTY, WYOMING. BEGINNING AT A POINT WHICH BEARS S0°48'14"E A DISTANCE OF 1169.63 FEET FROM THE NW CORNER OF SECTION 23, T55N, R84W, 6E PM. SHERIDAN COUNTY, WYOMING.

THENCE S57°44'00"E A DISTANCE OF 31.28 FEET
THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 100 FEET AND WHOSE CHORD BEARS S68°20'06"E A DISTANCE OF 36.80 FEET.
THENCE S78°56'12"E A DISTANCE OF 135.30 FEET.
THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS IS 100 FEET AND WHOSE CHORD BEARS S67°35'00"E A DISTANCE OF 32.55 FEET.
THENCE S58°13'00"E A DISTANCE OF 316.26 FEET
THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 100 FEET AND WHOSE CHORD BEARS S70°53'45"E A DISTANCE OF 43.90 FEET
THENCE S83°34'30"E A DISTANCE OF 294.34 FEET
THENCE ALONG CURVE TO THE RIGHT WHOSE RADIUS IS 100 FEET AND WHOSE CHORD BEARS S68°47'30"E A DISTANCE OF 51.03 FEET.
THENCE S54°00'30"E A DISTANCE OF 218.74 FEET
THENCE ALONG A CURVE WHOSE RADIUS IS 100 FEET AND WHOSE CHORD BEARS S43°59'42"E A DISTANCE OF 34.78 FEET.
THENCE S33°58'53"E A DISTANCE OF 366.99 FEET
THENCE S4°04'00"W A DISTANCE OF 350.82 FEET
THENCE S43°27'00"W A DISTANCE OF 188.80 FEET
THENCE N69°09'00"W A DISTANCE OF 471.00 FEET
THENCE N6°30'00"W A DISTANCE OF 160.00 FEET
THENCE N74°21'00"W A DISTANCE OF 615.00 FEET
THENCE S84°36'00"W A DISTANCE OF 161.00 FEET
THENCE N2°04'04"E A DISTANCE OF 38.53 FEET
THENCE N13°24'13"E A DISTANCE OF 119.71 FEET
THENCE N88°47'00"W A DISTANCE OF 29.13 FEET
THENCE N13°59'17"E A DISTANCE OF 164.24 FEET
THENCE N51°08'00"E A DISTANCE OF 141.16 FEET
THENCE N32°16'00"E A DISTANCE OF 410.00 FEET
THENCE TO THE POINT OF BEGINNING

CERTIFICATE of APPROVAL

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 20 DAY OF May, 1975.

ATTEST:

John E. McWilliam
CLERK OF PLANNING COMMISSION

Richard J. Leady
CHAIRMAN OF THE SHERIDAN COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY BOARD OF COUNTY COMMISSIONERS THIS 3rd DAY OF March, 1976.

ATTEST:

Margaret Lewis
CLERK OF BOARD

William J. Laya
CHAIRMAN

CERTIFICATE of DEDICATION

THE FOREGOING SUBDIVISION OF LANDS EMBRACED WITHIN THE COTTONWOOD GROVE SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 22.95 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS THE COTTONWOOD GROVE SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE FOREVER HEREAFTER THE ROAD AS LAID OUT AND DESIGNATED ON THIS PLAT, AND TO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS. WITNESS OUR HANDS AND SEALS THIS 10 DAY OF MARCH 1976.

Curtis G. Sales
OWNERS
Helen M. Sales
HELEN M. SALES

STATE OF WYOMING
COUNTY OF SHERIDAN } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Curtis G. and Helen M. Sales

THIS 10th DAY OF March, 1976.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: March 6, 1978

Sara W. Graden
Notary Public

CERTIFICATE of SURVEYOR

STATE OF WYOMING
COUNTY OF SHERIDAN } ss.

I, DAVID M. GRAHAM, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF THE COTTONWOOD GROVE SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

David M. Graham
DAVID M. GRAHAM
REG. LAND SURVEYOR NO. 529

CERTIFICATE of ENGINEER

STATE OF WYOMING
COUNTY OF SHERIDAN } ss.

I, THOMAS L. BARKER OF SHERIDAN, WYOMING HEREBY CERTIFY THAT THE PHYSICAL AND MATHEMATICAL DETAILS OF THE ACCOMPANYING PLAT ARE CORRECT AS DESCRIBED.

Thomas L. Barker
THOMAS L. BARKER
WYOMING FE REG. NO. 1355

STATE OF WYOMING } ss.
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 10:35 A.M. O'CLOCK March 19, 1976 AND RECORDED IN PLAT BOOK NUMBER 1 ON PAGE NUMBER 136 NO. 681851

FEE 25.00

Margaret Lewis
COUNTY CLERK

LEGEND

- FOUND REBAR
- FOUND REBAR, REPLACE WITH B.C.
- SET BRASS CAP
- UTILITY EASEMENT

