



LOCATION MAP

ACRT SUBDIVISION  
The above or foregoing subdivision of the following described land or real estate, to wit:

A tract of land in the E 1/4 of Section 35, T56N, R56W, R84W of the 6th P.M., within the limits of the City of Sheridan, Sheridan County, Wyoming described as follows:

Beginning at a point on the northeasterly line of Coffeen Avenue, said point being located N23°47'W, 1267.6 feet from the center of said Section 35; thence along said northeasterly line of Coffeen Avenue, N 42° 00'W, 314.0 feet; thence N 48° 00' E, 9.0 feet; thence S 42° 23'E, 125.5 feet; thence N 79° 49'E, 113.0 feet; thence N 0° 35' W, 75.0 feet; thence N 89° 25' E, 180.0 feet; thence S 8° 40' E, 197.0 feet; thence S 76° 59' W, 216.9 feet to the point of beginning. Said tract contains 1.28 acres, more or less.  
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 ACRT SUBDIVISION. 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 exception laws of the State of Wyoming.

EASEMENTS  
Easements are dedicated for the use designated on the plat, the location and width of the right of way being shown on the Plat. 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 the public utility designated on the plat.

BUILDING LINES  
Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the property line.

PARK ACCESS  
The access to Washington Park shown on this plat and not heretofore dedicated to public use is hereby so dedicated.

IN TESTIMONY WHEREOF: S. Thomas Throne, Steven Wm. Ash, Donald R. Carroll and Marlon Rears, ACRT Land Partners, has caused these presents to be signed this 4 day of September, 1985.

ACRT Land Partnership  
*Steven Wm. Ash*  
*Donald R. Carroll*  
*Marlon P. Rears*

STATE OF WYOMING } SS  
County of Sheridan }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF SEPTEMBER, 1985, BY STEVEN Wm. ASH, DONALD R. CARROLL, MARLON D. REARS, AND S. THOMAS THRONE, PARTNERS OF A.C.R.T. LAND PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.  
*Magaret Lewis*  
Notary Public

MY COMMISSION EXPIRES  
(SEAL)

State of Wyoming } ss.  
County of Sheridan }

The foregoing instrument was acknowledged before me this 4 day of September, 1985.  
Witness my hand and official seal: *Magaret Lewis*  
Notary Public

My Commission Expires  
State of Wyoming

APPROVAL BY THE CITY: The Sheridan Planning and Zoning Commission herewith recommends the approval of the foregoing plat this 4 day of September, 1985.

Chairman *W. J. Armes*  
Secretary *Robert W. Brown*

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 4 day of September, 1985.

Mayor *Max A. DeBell*  
City Clerk *David P. Oedekoven*

State of Wyoming } ss.  
County of Sheridan }

I hereby certify that the above plat was filed for record in my office at 4:30 P.M. on Sept 6, 1985 and filed in drawer A, plat number 30.

Instrument No. 939322 Fee 50.00

*Magaret Lewis*  
County Clerk Deputy County Clerk

PLAT OF  
**ACRT SUBDIVISION**  
CITY OF SHERIDAN, WYOMING

PREPARED FOR: ACRT LAND PARTNERSHIP  
P.O. BOX 665  
SHERIDAN, WYOMING  
PREPARED BY: ENGINEERING INC. OF WYOMING  
45 EAST LOUCKS SUITE 301  
SHERIDAN, WYOMING

AUGUST, 1985

CERTIFICATE OF SURVEYOR

I, Charles E. Luxmoore, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat of ACRT SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision.

*Charles E. Luxmoore*  
Charles E. Luxmoore  
No. 520