



# GRANVILLE 2nd. ADDITION

## LEGAL DESCRIPTION

THE ABOVE OR FOREGOING SUBDIVISION OF THE FOLLOWING DESCRIBED LAND OR REAL ESTATE, TO WIT:

THIS IS A SUBDIVISION OF A PART OF THE 1/2 OF SECTION 3, T54N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF GRANVILLE ADDITION, SAID POINT BEING N89°03'36"E, 11.07 FEET FROM THE SOUTH-WEST CORNER OF SAID GRANVILLE ADDITION TO THE CITY OF SHERIDAN, WYOMING; THENCE N89°03'36"E, 603.39 FEET ALONG THE SOUTH LINE OF SAID ADDITION TO THE SE CORNER OF GRANVILLE ADDITION; THENCE S0°58'43"E, 14.05 FEET TO A POINT; THENCE N89°16'05"E, 328.34 FEET TO A POINT; THENCE N89°49'48"E, 165.15 FEET TO A POINT; THENCE N89°35'56"E, 36.94 FEET TO A CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF 13°54'54" AND AN ARC LENGTH OF 255.01 FEET; THENCE S50°30'10"W, 958.43 FEET TO A POINT; THENCE N84°26'22"W, A DISTANCE OF 158.83 FEET TO A POINT; THENCE N01°42'50"W, 730.57 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 10.70 ACRES MORE OR LESS.

SAID TRACT ALSO INCLUDES LOT 9, BLOCK 2, GRANVILLE ADDITION TO THE CITY OF SHERIDAN, WYOMING, CONTAINING 10,984 SQ. FT. (see legend). LOT 9, BLOCK 2, GRANVILLE ADDITION HAS BEEN VACATED HEREBY AND HAS BEEN REDEDICATED AS PARTS OF PAPAGO DRIVE AND PIMA DRIVE AND PLATTED AS PARTS OF LOTS 1 AND 16, BLOCK 2 OF THIS PLAT.

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 GRANVILLE 2ND ADDITION.

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.

**Curve Data Table**

Curve No.	Radius	Δ	Length	Chord
1	190'	71°43'31"	237.85'	222.62'
2	153.07'	90°00'00"	240.44'	218.47'
3	20'	101°19'21"	35.37'	30.94'
4	40'	58°50'16"	38.98'	37.46'
5	115'	51°28'21"	103.31'	99.87'
6	1050'	13°54'54"	255.01'	254.38'

▽ Curve Data for C of Street  
 † Curve Data for Short Radius  
 □ Curve Data for Long Radius

- LEGEND**
- UTILITY EASEMENTS
  - BUILDING LINE
  - LOT 9 BLOCK 2 GRANVILLE ADDITION
  - 2" IRON PIPE WITH 3" BRASS CAP SET ON ALL EXTERIOR BOUNDARY ANGLE POINTS.
  - 5/8" REBAR AND PLASTIC CAP, MARKED 529, SET AT EACH INTERIOR LOT CORNER

**SURVEYORS CERTIFICATE**

I, DAVID M. GRAHAM, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF GRANVILLE 2ND ADDITION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

L.S. 529 *David M. Graham*  
 DAVID M. GRAHAM

## EASEMENTS

**DRAINAGE**  
 DRAINAGE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE 5 FEET EITHER SIDE OF EACH LOT LINE TOGETHER WITH THE RIGHT-OF-ENTRY AT ANY TIME FOR THE PURPOSE OF FURTHER CONSTRUCTION AND REPAIR.

**UTILITY**  
 AN EASEMENT IS HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND WIDTH RIGHT-OF-WAY OF WHICH IS SHOWN IN DASHED LINE ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND.

ALL DEDICATED ROADWAYS, STREETS, PUBLIC GROUNDS, AND ALLEYS INCLUDING EASEMENT AND RIGHT-OF-WAY OF SEVEN AND ONE HALF (7 1/2) FEET EACH SIDE OF DESIGNATED PROPERTY LINES OF THE ORIGINAL LOTS OF THE SUBDIVISION ARE HEREBY RESERVED FOR WIRES, PIPES, AND CONDUITS FOR HEATING, LIGHTING, ELECTRICITY, GAS, TELEPHONES, SEWER, WATER, CATV, OR OTHER PUBLIC OR QUASI-PUBLIC UTILITY SERVICE PURPOSES, TOGETHER WITH THE RIGHT-OF-ENTRY AT ANY TIME FOR THE PURPOSE OF FURTHER CONSTRUCTION AND REPAIR.

A TWELVE (12) FOOT TEMPORARY CONSTRUCTION EASEMENT IS ALSO PROVIDED ON EACH SIDE OF THE AFOREMENTIONED EASEMENT FOR THE INITIAL CONSTRUCTION OF WATER AND SEWER LINES AND OTHER UTILITIES.

## AVIGATION EASEMENT

GRANVILLE 2nd. ADDITION SUBDIVISION IS LOCATED IN CLOSE PROXIMITY TO THE SHERIDAN COUNTY AIRPORT AND NO OWNER OF ANY TRACT, NOR HIS SUCCESSORS OR ASSIGNS, SHALL HAVE A CAUSE OF ACTION AGAINST DECLARANT OR COUNTY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCE WHICH MAY RESULT FROM THE LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER THE SUBDIVISION.

## STREETS

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

## 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 STREET LINE.

IN TESTIMONY WHEREOF RAYMOND TESCH HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 11th DAY OF January, 1979.

OWNER: EXCEL HOMES, A Wyoming Corporation  
*Raymond Tesch*  
 President: Raymond Tesch  
 ATTEST: *John Carroll*  
 Secretary: John Carroll

## NOTARY PUBLIC

STATE OF WYOMING }  
 COUNTY OF SHERIDAN }  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January, 1979.  
 WITNESS MY HAND AND OFFICIAL SEAL John M. Husman  
 MY COMMISSION EXPIRES June 1, 1982 NOTARY  
 JOHN M. HUSMAN, Notary Public  
 County of Sheridan, State of Wyoming  
 My Commission expires June 1, 1982

## APPROVAL BY THE CITY

THE SHERIDAN PLANNING AND ZONING COMMISSION HEREBY RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 23 DAY OF January, 1979.

*Vernie Kimer*  
 CHAIRMAN  
*Nancy L. Quarterman*  
 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 FEBRUARY, 1979.

*M. Sean Marsalate*  
 MAYOR  
*Arthur W. Olsen*  
 CITY CLERK

## STATE OF WYOMING COUNTY OF SHERIDAN } ss

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:30 PM O'CLOCK May 18, 1979 AND RECORDED IN PLAT BOOK NUMBER 1 ON PAGE NUMBER 264

No. 765061  
 FEE 50.00

*Margaret Lewis*  
 COUNTY CLERK, EX-OFFICIAL RECORDER OF DEEDS

DEPUTY