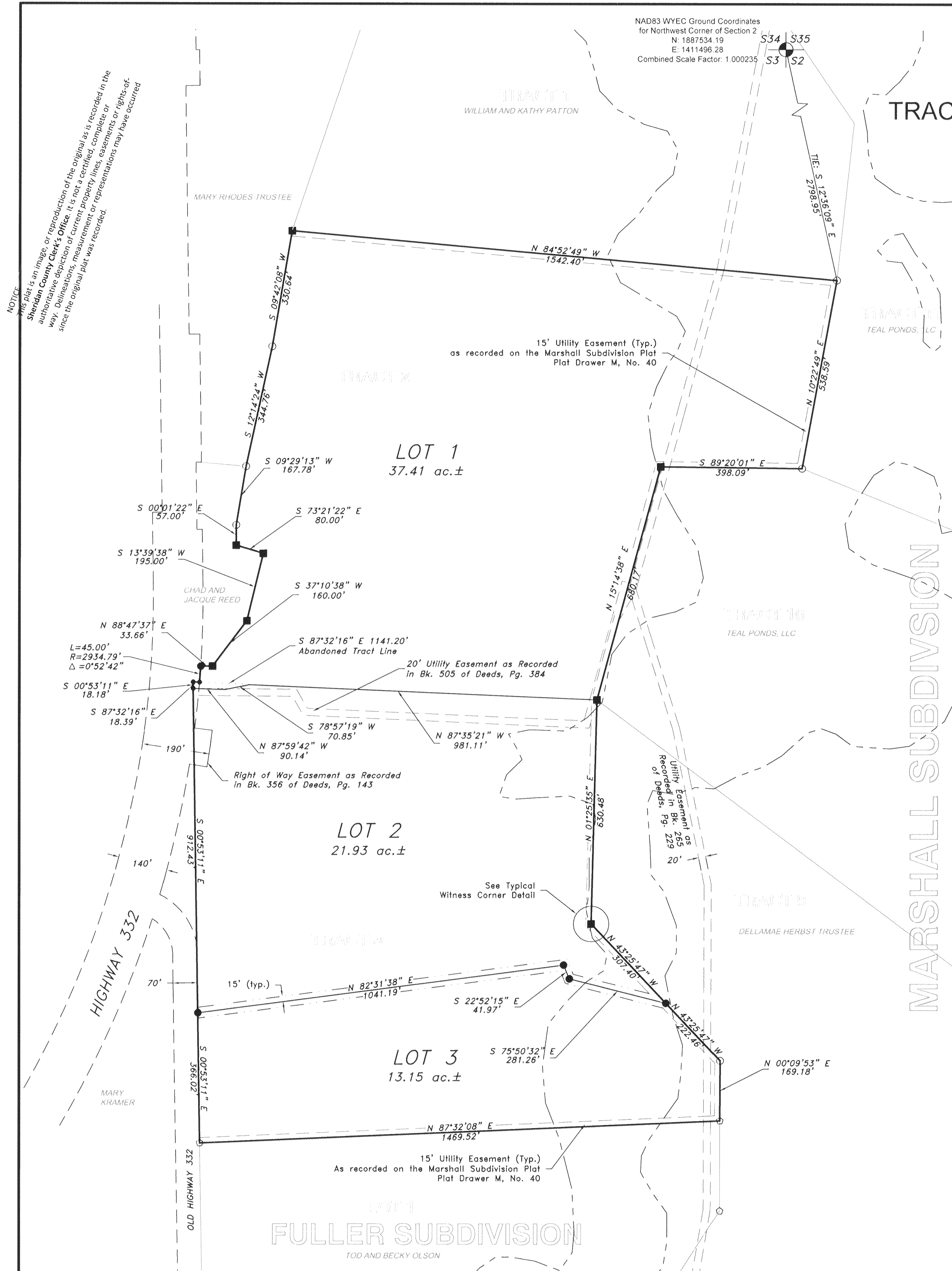


NOTE: This is an image or reproduction of the original as it is recorded in the official records of the State of Wyoming. It is not a certified copy of the original. The original plat was recorded in the official records of the State of Wyoming.



# FINAL PLAT OF R.O. MINOR SUBDIVISION BEING A RESUBDIVISION OF TRACTS 2 AND 3 OF THE MARSHALL SUBDIVISION (PART OF SECTIONS 2,3,10, AND 11, T 55 N., R 84 W. 6th P.M.) SHERIDAN COUNTY, WYOMING TOTAL AREA = 72.49 Acres ± 3 LOTS

## LEGEND

- SECTION CORNER
- FOUND 1.5" ALUMINUM CAP STAMPED PLS2615
- FOUND 2" ALUMINUM CAP STAMPED PLS2615
- SET 2" ALUMINUM CAP STAMPED PLS8663
- SET TWO 2" ALUMINUM CAPS ON LINE AT 5' AS WITNESS CORNERS
- CALCULATED POSITION
- PROPERTY LINE
- PREVIOUSLY RECORDED EASEMENT
- UTILITY EASEMENT
- VACATED LOT LINE
- FEMA FLOODPLAIN

## CERTIFICATE OF DEDICATION R.O. MINOR SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED LONNIE L. REED, TOD OLSON, AND BECKY L. OLSON, BEING THE OWNERS, PROPRIETORS, OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT DO HEREBY CERTIFY: THAT THE FOREGOING PLAT DESIGNATED AS THE R.O. MINOR SUBDIVISION IS LOCATED IN TRACT 2 AND TRACT 3 OF THE MARSHALL SUBDIVISION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A tract of land being Tract 2 and Tract 3 of Marshall Subdivision to the City of Sheridan, Wyoming being filed in the Office of the Clerk, Sheridan County, Wyoming Drawer M, Instrument No. 123456, Plat No. 40 more particularly described as follows:

Beginning at a point located 512°36'09"E, 2788.95 feet from the Northeast Corner of Section 3 to a point monumented by a 1 1/2" aluminum cap stamped PLS 2615 and marking the Northeast corner of said Tract 2 of Marshall Subdivision thence N 84°52'49" W, 1542.40 feet along North line of said Tract 2 of Marshall Subdivision to a point monumented by a 2" aluminum cap stamped PLS 8663 being a witness corner offset 5 feet on the property line; Thence along the West line of said Tract 2 of Marshall Subdivision, S 09°42'08" W, 330.64 feet to a point monumented by a 1 1/2" aluminum cap stamped PLS 2615; Thence along the West line of said Tract 2 of Marshall Subdivision, S 12°14'24" W, 344.76 feet to a point monumented by a 1 1/2" aluminum cap stamped PLS 2615; Thence along the West line of said Tract 2 of Marshall Subdivision, S 09°29'13" W, 167.78 feet to a point monumented by a 1 1/2" aluminum cap stamped PLS 2615; Thence along the West line of said Tract 2 of Marshall Subdivision, S 00°01'22" E, 57.00 feet to the true position; said point being witnessed at 5 feet in two positions on the property line by a 2" aluminum cap stamped PLS 8663; Thence along the West line of said Tract 2 of Marshall Subdivision, S 73°21'22" E, 80.00 feet; said point being witnessed at 5 feet in two positions on the property line by a 2" aluminum cap stamped PLS 8663; Thence along the West line of said Tract 2 of Marshall Subdivision, S 37°10'38" W, 195.00 feet; said point being witnessed at 5 feet in two positions on the property line by a 2" aluminum cap stamped PLS 8663; Thence along the West line of said Tract 2 of Marshall Subdivision, S 37°10'38" W, 160.00 feet; said point being witnessed at 5 feet in two positions on the property line by a 2" aluminum cap stamped PLS 8663; Thence along the West line of said Tract 2 of Marshall Subdivision, S 88°47'37" W, 55.98 feet to a point monumented by 2" aluminum cap stamped PLS 8663; Thence along the West line of said Tract 2 of Marshall Subdivision, S 00°52'39" E, 43.62 feet to a point monumented by a 2" aluminum cap stamped PLS 2615; Thence along the West line of said Tract 3 of said Marshall Subdivision S 00°53'11" E, 1296.62 feet to a point monumented by a 2" aluminum cap stamped PLS 2615; Thence along the South line of said Tract 3 of Marshall Subdivision, N 87°32'08" E, 1469.52 feet to a point monumented by a 2" aluminum cap stamped PLS 2615; Thence along the East line of said Tract 3 of Marshall Subdivision, N 00°09'53" E, 169.18 feet to a point monumented by a 1 1/2" aluminum cap stamped PLS 2615; Thence along the East line of said Tract 3 of Marshall Subdivision, N 43°25'47" W, 529.85 feet to the true position; said point being witnessed at 5 feet in two positions on the property line by a 2" aluminum cap stamped PLS 8663; Thence along the East line of said Tract 3 of Marshall Subdivision, N 01°25'35" E, 630.48 feet to the true position and being the Northeast corner of said Tract 3; said point being witnessed at 5 feet in two positions on the property line by a 2" aluminum cap stamped PLS 8663; Thence along the East line of said Tract 2 of Marshall Subdivision, N 15°14'38" E, 680.17 feet to the true position; said point being witnessed at 5 feet in two positions on the property line by a 2" aluminum cap stamped PLS 8663; Thence along said East line of Tract 2 of Marshall Subdivision, S 89°20'01" E, 398.09 feet to a point monumented by a 1 1/2" aluminum cap stamped PLS 2615; Thence along said East line of Tract 2 of Marshall Subdivision, N 10°22'49" E, 538.59 feet to the point of beginning and being a 1 1/2" aluminum cap stamped PLS 2615;

Said tract of land encompasses 72.52 acres more or less;

Basis of bearing of said description is NAD83 Wyoming State Plane Coordinates, East Central Zone with a combination factor of 1.0002325;

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INTENDED PURPOSES ALL EASEMENTS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REPLACING, AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 26th DAY OF August, 2010,  
BY:

TOD OLSON

BECKY L. OLSON

LONNIE L. REED

STATE OF WYOMING }  
COUNTY OF SHERIDAN } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF August, 2010, BY: Tod Olson  
Becky L. Olson  
Lonnie L. Reed

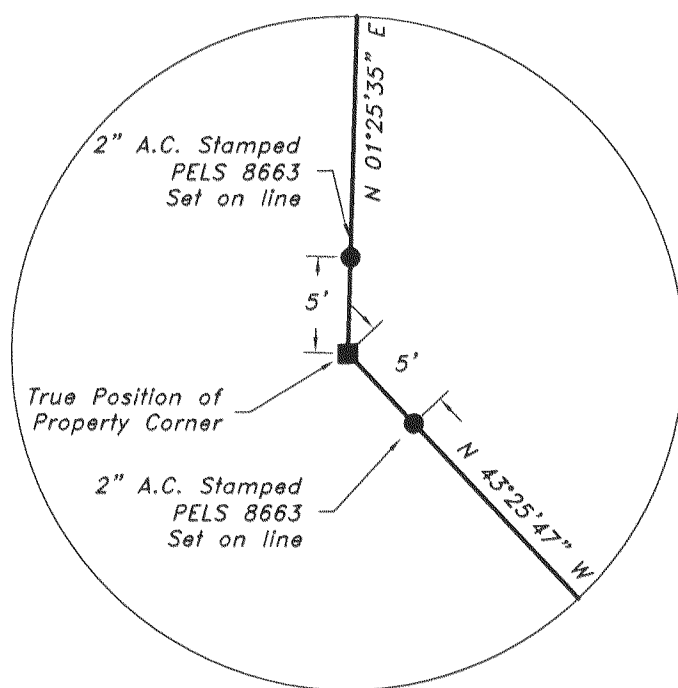
MY COMMISSION EXPIRES: \_\_\_\_\_

My Commission Expires April 14, 2014

NOTARY PUBLIC

## TYPICAL WITNESS CORNER DETAIL

NOT TO SCALE



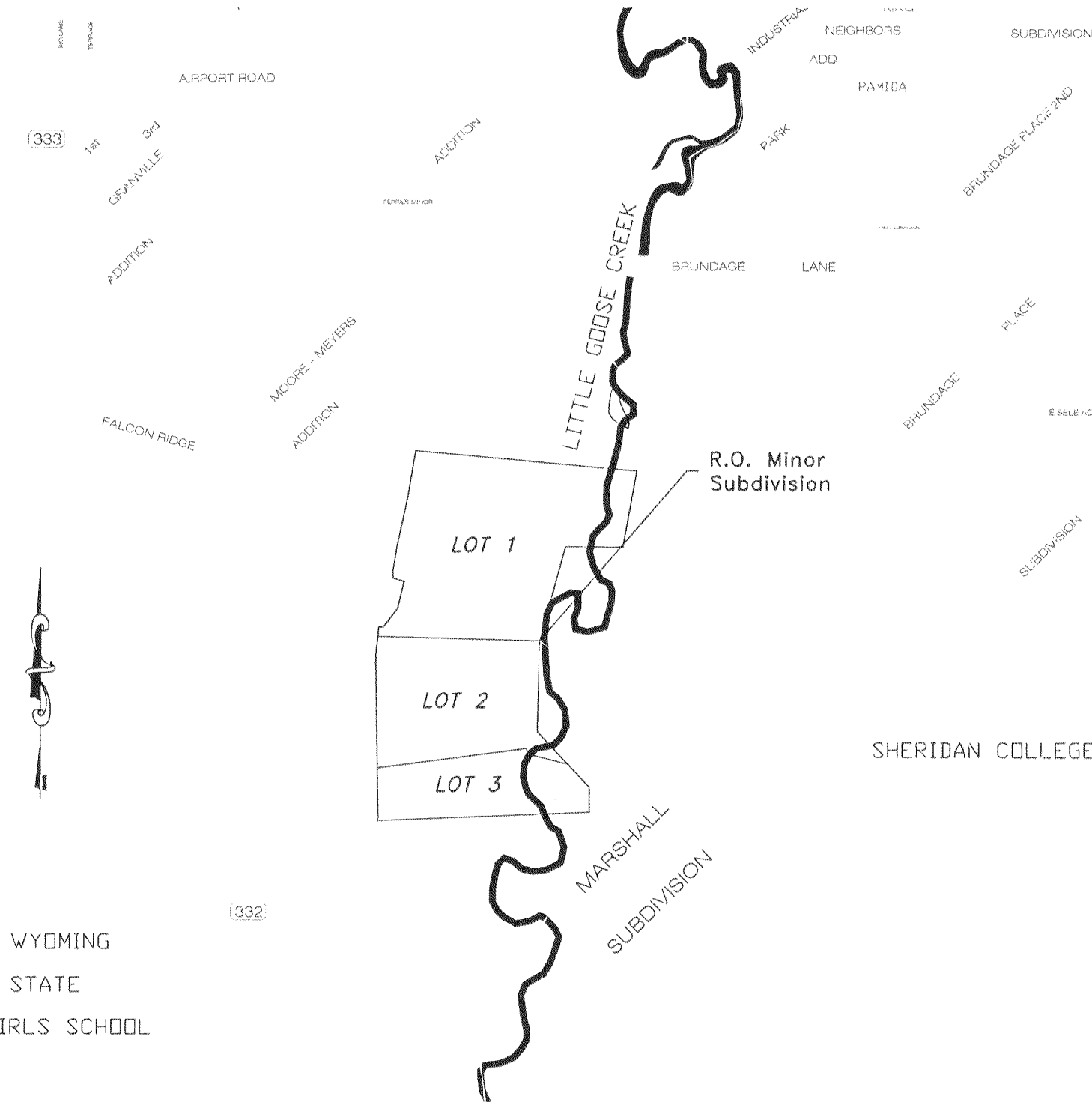
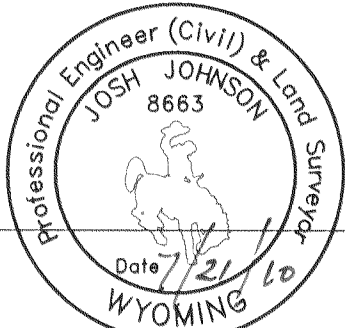
Note: Blanket easements to Mountain States Telephone and Telegraph, recorded in Bk. 40 of Deeds, pg. 387, and to the State of Wyoming, recorded in Bk. 85 of Deeds, pg. 187, (later assigned to the Montana Dakota Utilities Co. as recorded in Bk. 85 of Deeds, pg. 187) apply to the area of this subdivision.

## CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF JOHNSON } ss

I, JOSH JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF THE R.O. MINOR SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED, AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION, AND CORRECTLY SHOWS THE DIMENSIONS OF ALL LOTS, AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

JOSH JOHNSON  
WYO P.E. & L.S. No. 8663



## LOCATION MAP SCALE 1"=1000'

## DIRECTOR OF PUBLIC WORKS CERTIFICATE OF REVIEWAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN AND CERTIFIED THIS 17th DAY OF August, 2010, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Nicholas Butcher  
DIRECTOR OF PUBLIC WORKS  
CITY OF SHERIDAN

## SHERIDAN PLANNING COMMISSION CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 28th DAY OF June, 2010.

Nancy A. Siler Shirley E. Siler  
ATTEST: VICE-CHAIRMAN CHAIRMAN

## CITY COUNCIL OF SHERIDAN CERTIFICATE OF APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 19th DAY OF July, 2010.

Scott Bula Dave Kinsey  
ATTEST: CITY CLERK MAYOR

## CERTIFICATE OF RECORDER

STATE OF WYOMING }  
COUNTY OF SHERIDAN } ss  
I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 8:00 O'CLOCK AM ON August 20, 2010, AND FILED IN DRAWER R, PLAT NUMBER 40  
INSTRUMENT No. 677196 FEE 50.00

Ela Shunk Thompson Dale R. Rawlings  
COUNTY CLERK DEPUTY COUNTY CLERK

## DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT ENCOMPASSES TRACTS 2 AND 3 OF MARSHALL SUBDIVISION, A SUBDIVISION OF THE CITY OF SHERIDAN, WY., AS RECORDED IN BOOK M OF PLATS, PAGE 40, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATTED LOTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS SUBDIVISION ARE HEREBY VACATED.