

## LEGAL DESCRIPTION

A tract of land located in the northwest 1/4, northwest 1/4 of Section 25 and the northeast 1/4, northeast 1/4 of Section 26, Township 56 North, Range 84 West, City of Sheridan, Sheridan County, Wyoming, as per deed recorded March 22, 1984 Book 283, Page 572 of the records in the Office of the Sheridan County Clerk, being more particularly described as follows:

Beginning at a 3' aluminum cap on a 30' aluminum pipe located North 00 degrees 21 minutes 05 seconds West a distance of 1378.18 feet from the 1/4 corner of said section 25 and 26 (a 5/8' rebar with an inscribed aluminum cap) for which a certified land corner recordation has been filed in the Office of the Sheridan County Clerky

Thence North 89 degrees 43 minutes 56 seconds East a distance of 781.90 feet (North 89 degrees 43 minutes East, 781.8 feet rec.) to a 3" aluminum cap on a 30° aluminum pipe;

Thence North 00 degrees 13 minutes 35 seconds West a distance of 1061.60 feet (North 0 degrees 17 minutes West 1061.6 feet rec.) to a 2 1/2" iron pipe with a 3' brass cap on the southerly right of way line of State Highway No. 3361

Thence South 71 degrees 45 minutes 14 seconds West ( South 71 degrees 44 minutes West rec.) along said right of way line a distance of 713.88 feet to Highway right of way marker station 47+11.1

Thence continuing along said right of way South 71 degrees 44 minutes 00 seconds West the base and record bearing for this survey a distance of 476.13 feet to a 3' aluminum cap on a 30' aluminum pipe;

Thence leaving said right of way South 00 degrees 12 minutes 10 seconds East a distance of 694.23 feet ( South 0 degrees 17 minutes East, 694.2 feet rec.) to a 3' aluminum cap on a 30' aluminum pipe;

Thence North 89 degrees 42 minutes 57 seconds East a distance of 349.98 feet ( North 89 degrees 43 minutes East, 350 feet rec.) to the point of beginning.

Above said tract of land contains 22.81 Acres

## CERTIFICATE OF SURVEYOR

I, Steve Pechacek, of Cheyenne, Wyoming hereby certify that this plat was prepared from notes taken during an actual survey made in November of 1988 and that it correctly represents the lands hereon and so monumented.



## DEDICATION

Know all men by these presents that E.P.B. Partnership, a Wyoming partnership, owner in fee simple of the lands embraced in this plat of Valley Park do hereby declare the subdivision of said lands to be free consent and in accordance with their desires, and hereby grant the easements for the purpose indicated heron and dedicate all denoted public Rights-of-way to the City of Sheridan, Wyoming,

(likeits, Waterpaugh, authorized agent

E.P.B. Partnership ACKNOWLEDGMENT State of Whaling ) Washington County of Sheridan)

The foregoing instrument was acknowledged before me this 6 day of December 1990 by Albert H. Watenpaugh, authorized agent for E.P.B. Partnership

brenchee Dande Mortel My commission expires July 19, 1993
Witness my hand & seal

APPROVALS

Approved by the City of Sheridan Planning and Zoning Commission herewith recommends the approval of the foregoing plat this 25% day of February 1992

Chairman 4. Beck

Robert W. Brown

The forgoing 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 Ref day of FEBNOARY, 1992.

David D. Oedskov

RECURDS
State of Wyoming )
County of Sheridan)

I certify that the above plat was filled for record in my office at 12:05 P.M. O'clock on Fab. 27, 1912 and recorded in plat book number \_\_\_\_\_\_\_ on page

County Clerk

REV DESCRIPTION DATE WYOMING GAME & FISH CONSERVATION ENGINEERING & CONSTRUCTION BRANCH CHEYENNE, WYOMING 82002

FINAL PLAT

VALLEY PARK ADDITION

**Որժջ։** July, 1990 Kathy Dillmon Drawn by Checked by: S.P. & B.T.E. Dasignad byr **Dater** Aug, 1989 Notes in field book 75 Dirg. No. 91-9-8