

STONEGATE ADDITION

PORTION OF THE EAST 1/2 NW 1/4, NE 1/4 SW 1/4, SW 1/4 NW 1/4, NW 1/4 SW 1/4 OF SECTION 33, T 56 N, R 84 W OF THE 6th P.M. SHERIDAN COUNTY, WYOMING

7 LOTS CONTAINING 26.158 ACRES MORE OR LESS

LEGAL DESCRIPTION FOR BLOCK 1

A TRACT OF LAND SITUATED IN THE NE 1/4 NW 1/4 AND SE 1/4 NW 1/4 OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 306 OF DEEDS, PAGE 593, SAID POINT BEING THE INTERSECTION OF THE NORTH AND EAST RIGHT-OF-WAY LINES OF LEOPARD STREET AND N 90° 32' W, 694.14 FEET FROM THE SOUTHWEST CORNER OF SAID SE 1/4 NW 1/4, THENCE N 79° 56' W, 1071.02 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 306 OF DEEDS, PAGE 593, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 331, THENCE THROUGH A CURVE TO THE LEFT HAVING A DELTA OF 17° 05' 54", A RADIUS OF 170.85 FEET, A LENGTH OF 717.62 FEET, A CHORD BEARING OF N 89° 11' 20" E, AND A CHORD LENGTH OF 718.81 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT, THENCE N 81° 07' 59" E, 61.93 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON A FENCE LINE AGREEMENT RECORDED IN BOOK 310 OF DEEDS, PAGE 106, THENCE S 49° 25' 56" E, 570.58 FEET ALONG SAID FENCE LINE AGREEMENT TO A POINT, THENCE S 24° 48' 05" E, 73.70 FEET ALONG SAID FENCE LINE AGREEMENT TO A POINT, THENCE S 42° 22' 39" E, 172.26 FEET ALONG SAID FENCE LINE AGREEMENT TO A POINT ON THE CENTERLINE OF BIG GOOSE CREEK, THENCE S 26° 51' 08" W, 208.72 FEET ALONG SAID CENTERLINE OF BIG GOOSE CREEK AND THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 308, PAGE 563 TO A POINT, THENCE S 57° 26' 54" W, 344.06 FEET ALONG SAID CENTERLINE OF BIG GOOSE CREEK AND THE EASTERLY LINE OF SAID TRACT TO A POINT, THENCE S 67° 36' 32" W, 176.08 FEET ALONG SAID CENTERLINE OF BIG GOOSE CREEK AND THE EASTERLY LINE OF SAID TRACT TO A POINT, THENCE S 41° 24' 08" W, 392.55 FEET ALONG SAID CENTERLINE OF BIG GOOSE CREEK AND THE EASTERLY LINE OF SAID TRACT TO A POINT, THENCE S 27° 21' 16" W, 130.10 FEET ALONG SAID CENTERLINE OF BIG GOOSE CREEK AND THE EASTERLY LINE OF SAID TRACT TO A POINT, THENCE S 32° 20' 22" E, 137.31 FEET ALONG SAID CENTERLINE OF BIG GOOSE CREEK AND THE EASTERLY LINE OF SAID TRACT TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING ON SAID NORTH RIGHT-OF-WAY LINE OF LEOPARD STREET, THENCE S 69° 36' 31" W, 315.09 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE AND SOUTH LINE OF SAID TRACT TO THE POINT OF BEGINNING.

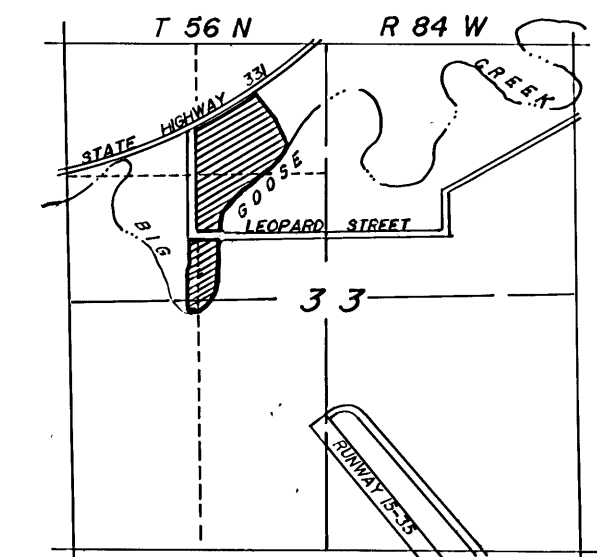
SAID TRACT CONTAINS 21.366 ACRES MORE OR LESS

LEGAL DESCRIPTION FOR BLOCK 2

A TRACT OF LAND SITUATED IN THE NE 1/4 NW 1/4, NE 1/4 SW 1/4, SW 1/4 NW 1/4, NW 1/4 SW 1/4 OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 311 OF DEEDS, PAGE 611, SAID POINT BEING THE INTERSECTION OF THE SOUTH AND WEST RIGHT-OF-WAY LINES OF LEOPARD STREET AND N 90° 32' W, 615.37 FEET FROM THE SOUTHWEST CORNER OF SAID SE 1/4 NW 1/4, THENCE S 79° 56' E, 218.07 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 311 OF DEEDS, PAGE 611, TO A POINT, THENCE S 22° 24' 13" W, 118.17 FEET ALONG SAID WEST LINE TO A POINT, THENCE S 37° 17' 05" E, 400.98 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT BEING ON THE CENTERLINE OF BIG GOOSE CREEK, THENCE N 72° 46' 32" E, 85.35 FEET ALONG SAID CENTERLINE OF BIG GOOSE CREEK TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 310 OF DEEDS, PAGE 292, THENCE N 64° 48' 43" E, 442.02 FEET ALONG SAID CENTERLINE OF BIG GOOSE CREEK AND THE SOUTHEAST LINE OF SAID TRACT DESCRIBED IN BOOK 310 OF DEEDS, PAGE 292, TO A POINT, THENCE N 24° 30' 07" E, 54.17 FEET ALONG SAID CENTERLINE OF BIG GOOSE CREEK AND SAID SOUTHEAST LINE TO THE NORTHEAST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 308, PAGE 563, THENCE N 26° 32' 19" E, 282.74 FEET ALONG SAID CENTERLINE OF BIG GOOSE CREEK AND THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 308, PAGE 563, TO A POINT, THENCE N 19° 45' 12" E, 211.64 FEET ALONG SAID CENTERLINE OF BIG GOOSE CREEK AND SAID EAST LINE TO A POINT, THENCE N 02° 20' 22" W, 182.26 FEET ALONG SAID CENTERLINE OF BIG GOOSE CREEK AND SAID EAST LINE TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT BEING ON SAID SOUTH RIGHT-OF-WAY LINE OF LEOPARD STREET, THENCE S 69° 36' 31" W, 368.53 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 308 OF DEEDS, PAGE 560, THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 311 OF DEEDS, PAGE 611, AND SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.201 ACRES MORE OR LESS



LOCATION MAP
1" = 2000'

DEDICATION

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 "STONEGATE ADDITION". SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRED OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THE UNDERSIGNED OWNER AND PROPRIETOR DO HEREBY RELEASE AND WAIVE ALL RIGHTS, UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

AN EASEMENT IS HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND RIGHT-OF-WAY OF WHICH IS SHOWN IN DOTTED LINE ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATERLINES, GAS LINES, ELECTRIC LIGHT LINES AND POLES, TELEPHONE LINES AND POLES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER BEING GENERALLY UTILIZED BY THE PUBLIC.

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

IN TESTIMONY WHEREOF

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 23rd DAY OF October, 1989.

J.R. Shelby, President
WESTERN HEALTH CARE INC., T.R. SHELBY, PRESIDENT

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF October, 1989.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10-1-91

Susan danka
NOTARY PUBLIC

CERTIFICATE OF APPROVAL (COUNTY)

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED MAYOR AND CITY CLERK OF SHERIDAN, COUNTY OF SHERIDAN, STATE OF WYOMING, ON THIS 18th DAY OF August, 1989.

ATTEST:
Chairman: Kenneth H. Byrne, Member: George C. Wanzel, Member: David B. Juller

CERTIFICATE OF APPROVAL (CITY)

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED MAYOR AND CITY CLERK OF SHERIDAN, COUNTY OF SHERIDAN, STATE OF WYOMING, ON THIS 18th DAY OF November, 1989.

Mayor: A. DeBell, City Clerk: Arthur W. Chama

THE SHERIDAN PLANNING AND ZONING COMMISSION HEREBY RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 27th DAY OF November, 1989.

Chairman: Craig H. Beck, Secretary: Robert W. Brown

CERTIFICATE OF RECORDER

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 9:10 A.M.

O'CLOCK ON JANUARY 19, 1990 AND FILED IN DRAWER S

INSTRUMENT No. 48560 PLAT No. S-82 FEE \$50.00

County Clerk: Ronald H. Daley, Deputy County Clerk: Marilyn R. Nelson

SURVEYOR'S CERTIFICATE

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Ronald W. Prestfeldt
WYOMING LAND SURVEYORS ASSOCIATION

PREPARED BY PRESTFELDT SURVEYING
P.O. BOX 3082
SHERIDAN, WY 82801
8/89

HELD DITCH EASEMENT (20 FEET WIDE)			
① N 89° 25' 55" E, 154.48 ft	② P.L.	③ P.L. WEST LINE LOT 6 (79.51 ft FROM SW CORNER)	④ P.L.
⑤ N 82° 58' 39" E, 34.16 ft	⑥ P.L.	⑦ P.L.	⑧ P.L.
⑨ N 40° 06' 47" E, 45.21 ft	⑩ P.L.	⑪ P.O.L. NORTH LINE LOT 6 (20.75 ft FROM W.C.)	⑫ P.O.L. NORTH LINE LOT 5 (21.26 ft FROM W.C.)
⑬ N 29° 55' 05" E, 40.50 ft	⑭ P.O.L. NORTH LINE LOT 4 (36.71 ft FROM W.C.)	⑮ P.L.	⑯ P.L.
⑰ N 29° 55' 05" E, 41.21 ft	⑱ P.O.L. NORTH LINE LOT 3 (225.83 ft FROM W.C.)	⑲ P.L.	⑳ P.L.
㉑ N 29° 55' 05" E, 122.73 ft	㉒ P.L.	㉓ P.O.L. NORTH LINE LOT 2 (296.23 ft FROM W.C.)	㉔ P.L.
㉕ N 33° 06' 04" E, 480.42 ft	㉖ P.L.	㉗ P.O.L. NORTH LINE LOT 1 (329.08 ft FROM N.W. CORNER)	㉘ P.O.L. EAST LINE LOT 6 (33.54 ft FROM S.E. CORNER)
㉙ N 03° 17' 27" E, 79.97 ft	㉚ P.L.		
㉛ N 03° 17' 27" E, 141.72 ft	㉜ P.L.		
㉝ N 36° 26' 30" E, 90.40 ft	㉞ P.L.		
㉟ N 36° 26' 30" E, 95.08 ft	㊱ P.L.		
㊲ N 50° 54' 51" E, 136.10 ft	㊳ P.L.		
㊴ S 67° 02' 59" E, 127.05 ft	㊵ P.L.		

SANITARY SEWER LINE EASEMENT (20 FEET WIDE)			
① N 3° 00' 05" W, 164.73 ft	② P.O.L. SOUTH LINE LOT 6 (0.52 ft FROM W.C.)	③ P.L. (MANHOLE)	④ P.O.L. SOUTH LINE LOT 5 (40.73 ft FROM W.C.)
⑤ N 32° 57' 09" E, 89.07 ft	⑥ P.L. (MANHOLE)	⑦ P.O.L. SOUTH LINE LOT 4 (97.44 ft FROM W.C.)	⑧ P.O.L. SOUTH LINE LOT 3 (806.36 ft FROM W.C.)
⑨ N 32° 57' 09" E, 80.80 ft	⑩ P.L. (MANHOLE)	⑪ P.O.L. SOUTH LINE LOT 2 (272.76 ft FROM W.C.)	⑫ P.O.L. SOUTH LINE LOT 1 (296.79 ft FROM S.W. CORNER)
⑬ N 32° 57' 09" E, 124.55 ft	⑭ P.L. (MANHOLE)		
⑮ N 32° 57' 09" E, 510.92 ft	⑯ P.L. (MANHOLE)		
⑰ N 11° 09' 50" E, 42.05 ft	⑱ P.O.L. SOUTH LINE LOT 1 (296.79 ft FROM S.W. CORNER)		
㉑ N 11° 09' 50" E, 238.06 ft			

WATER LINE EASEMENT (20 FEET WIDE) (35 FEET WIDE - 10' S.W. AND 25' N.E. OF CENTERLINE)			
① N 37° 24' 26" E, 31.80 ft	② P.O.L. NORTH LINE LOT 4 (88.6 ft FROM N.W. CORNER)	③ P.O.L. NORTH LINE LOT 3 (209.21 ft FROM N.W. CORNER)	④ P.O.L. NORTH LINE LOT 2 (88.79 ft FROM N.W. CORNER)
⑤ N 37° 24' 26" E, 87.91 ft	⑥ P.O.L. NORTH LINE LOT 1 (186.3 ft FROM N.W. CORNER)	⑦ P.O.L. WEST LINE LOT 1 (186.3 ft FROM N.W. CORNER)	
⑧ N 32° 36' 26" E, 418.72 ft	⑨ P.O.L. NORTH LINE LOT 1 (186.3 ft FROM N.W. CORNER)		
⑩ N 32° 26' 58" E, 43.67 ft	⑪ P.O.L. NORTH LINE LOT 1 (186.3 ft FROM N.W. CORNER)		
⑫ N 32° 26' 59" E, 243.89 ft	⑬ P.O.L. NORTH LINE LOT 1 (186.3 ft FROM N.W. CORNER)		
⑭ N 32° 26' 59" E, 247.24 ft	⑮ P.O.L. NORTH LINE LOT 1 (186.3 ft FROM N.W. CORNER)		

ELECTRIC LINE EASEMENT (20 FEET WIDE)			
① N 88° 31' 05" E, 102.10 ft	② P.O.L. NORTH LINE LOT 4 (82.89 ft FROM N.W. CORNER)	③ P.O.L. EAST LINE LOT 1 (97.48 ft FROM N.W. CORNER)	④ P.L.
⑤ N 66° 33' 37" W, 99.67 ft	⑥ P.L.		

- ### LEGEND
- ① SET 3-1/4" ALUMINUM CAP ON NO. 5 REBAR IN ASPHALT ROAD
 - ② SET NOTHING
 - ③ SET 3-1/2" ALUMINUM CAP ON 2-1/2" OUTSIDE DIA. PIPE
 - ④ SET 3-1/2" ALUMINUM CAP ON 2-1/2" OUTSIDE DIA. PIPE FOR WITNESS CORNER
 - ⑤ SET 1-1/2" ALUMINUM CAP ON NO. 5 REBAR
 - ⑥ CONCRETE RIGHT-OF-WAY MONUMENT
 - ⑦ CLEAR ZONE EASEMENT
 - ⑧ EXISTING RIGHT-OF-WAY LINE OF LEOPARD STREET (A.K.A. Co. ROAD No. 76) AND HELD DITCH
 - ⑨ LIMITS OF 100 YARD FLOOD PLAIN
 - ⑩ UTILITY EASEMENTS ALONG LOT LINES
 - ⑪ UTILITY EASEMENTS
 - ⑫ INTERIOR SECTION LINE

BAIS OF BEARINGS IS WYOMING STATE PLANE: (EAST CENTRAL ZONE)

GENERAL NOTES

- CLEAR ZONE EASEMENT: STONEGATE ADDITION IS LOCATED IN CLOSE PROXIMITY TO THE SHERIDAN COUNTY AIRPORT AND NO OWNER OF ANY LOT, NOR HIS SUCCESSORS OR ASSIGNS, SHALL HAVE A CAUSE OF ACTION AGAINST THE CITY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCE WHICH MAY RESULT FROM THE LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER THE ADDITION.
- THE COUNTY AIRPORT NOISE AND HEIGHT ZONING ARE APPLICABLE TO STONEGATE ADDITION.
- WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.
- SEE CORNER RECORDATIONS ON FILE AT SHERIDAN COUNTY COURTHOUSE FOR CONTROLLING SECTION CORNERS.

ENGINEER'S CERTIFICATE

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }

I, DOYL M. FRITZ, OF SHERIDAN, WYOMING, HEREBY CERTIFY THAT THE FLOOD PLAIN BOUNDARY SHOWN ON THIS MAP WAS COMPUTED BY ME OR BY ENGINEERS UNDER MY DIRECT SUPERVISION, FOR WHOM I STAND RESPONSIBLE, BASED ON CROSS SECTIONS SURVEYED BY ENGINEERS UNDER MY SUPERVISION, ON A DISCHARGE DETERMINED BY THE U. S. CORPS OF ENGINEERS, AND ON THE REC-2 COMPUTER PROGRAM, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DOYL M. FRITZ
WYOMING P.E. No. 1467