

# STANGL SUBDIVISION

A TRACT OF LAND IN THE SE 1/4 NW 1/4 AND NE 1/4 SW 1/4  
SECTION 35, T 56 N, R 84 W, 6 TH P.M.  
SHERIDAN COUNTY, WYOMING

DEVELOPER  
**F. C. STANGL III**  
4455 SOUTH 700 EAST  
SALT LAKE CITY, UTAH  
84107

PREPARED BY  
**CENTENNIAL ENGINEERING & RESEARCH, INC.**  
237 N. MAIN ST. SHERIDAN, WYOMING

## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 NW 1/4 AND THE NE 1/4 SW 1/4 OF SECTION 35,  
T 56 N R 84 W, SIXTH P.M., SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WYOMING HIGHWAY 87,  
SAID POINT BEING S 0°18'56" E, 219.70 FEET FROM A WYOMING HIGHWAY DEPARTMENT MONU-  
MENT STAMPED 52+74.07 RT.;  
THENCE, N 0°18'56" W, 219.70 FEET ALONG SAID RIGHT OF WAY TO SAID MONUMENT;  
THENCE, ALONG SAID RIGHT OF WAY THROUGH A CURVE TO THE LEFT, HAVING A CENTRAL  
ANGLE OF 0°43'19", A RADIUS OF 1402.40 FEET AND A CHORD BEARING N 0°22'51" W  
17.60 FEET TO A HIGHWAY DEPARTMENT MONUMENT STAMPED 52+56.33;  
THENCE, ALONG SAID RIGHT OF WAY S 89°20'12" W, 10.00 FEET TO A HIGHWAY DEPARTMENT  
MONUMENT STAMPED 52+56.33;  
THENCE, ALONG SAID HIGHWAY RIGHT OF WAY THROUGH A CURVE TO THE LEFT HAVING A  
CENTRAL ANGLE OF 15°06'09", A RADIUS OF 1392.40 FEET AND A CHORD BEARING  
N 8°36'08" W, 365.97 FEET TO THE INTERSECTION OF SAID HIGHWAY RIGHT OF WAY AND  
THE EASTERLY RIGHT OF WAY LINE OF LITTLE GOOSE CREEK;  
THENCE, ALONG SAID CREEK RIGHT OF WAY LINE S 31°09'58" W, 216.77 FEET TO THE  
BEGINNING OF A CURVE;  
THENCE, ALONG SAID RIGHT OF WAY THROUGH SAID CURVE TO THE LEFT HAVING A CENTRAL  
ANGLE OF 78°21'45", A RADIUS OF 153.73 FEET, AND A CHORD BEARING S 5°22'44" E, 194.25  
FEET TO A POINT;  
THENCE, S 44°34'01" E, 12.40 FEET ALONG SAID CREEK RIGHT OF WAY TO A POINT;  
THENCE, ALONG SAID RIGHT OF WAY THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL  
ANGLE OF 51°50'10", A RADIUS OF 253.52 FEET, AND A CHORD BEARING S 20°21'57" E,  
221.62 FEET TO A POINT;  
THENCE, S 87°15'50" E, 74.29 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINING 1.60 ACRES, MORE OR LESS.

THE UNDERSIGNED OWNER 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 "STANGL 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

AN EASEMENT IS HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND WIDTH OF WHICH  
ARE SHOWN IN DASHED 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, RE-INSTALLING, REPLACING AND MAINTAINING SEWERS, WATERLINES,  
GAS LINES, POWER LINES AND POLES, TELEPHONE LINES AND POLES AND OTHER FORMS AND  
TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER BEING GENERALLY UTILIZED BY THE PUBLIC.

## 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 CONSTRUCT-  
ED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF F.C. STANGL III HAS CAUSED THESE PRESENTS TO BE  
SIGNED THIS 20th DAY OF April, 1984.

*F.C. Stangl III*  
F. C. STANGL III

STATE OF UTAH )  
COUNTY OF SALT LAKE ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF  
April, 1984.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 1/4/87

*Kenny O'Sell, Notary*

## APPROVALS

THE UNDERSIGNED CITY PLANNING COMMISSION OF THE CITY OF SHERIDAN, WYOMING,  
HEREBY APPROVES THE FOREGOING PLAT AND STATEMENT OF DEDICATION THIS 24th  
DAY OF April, 1984.

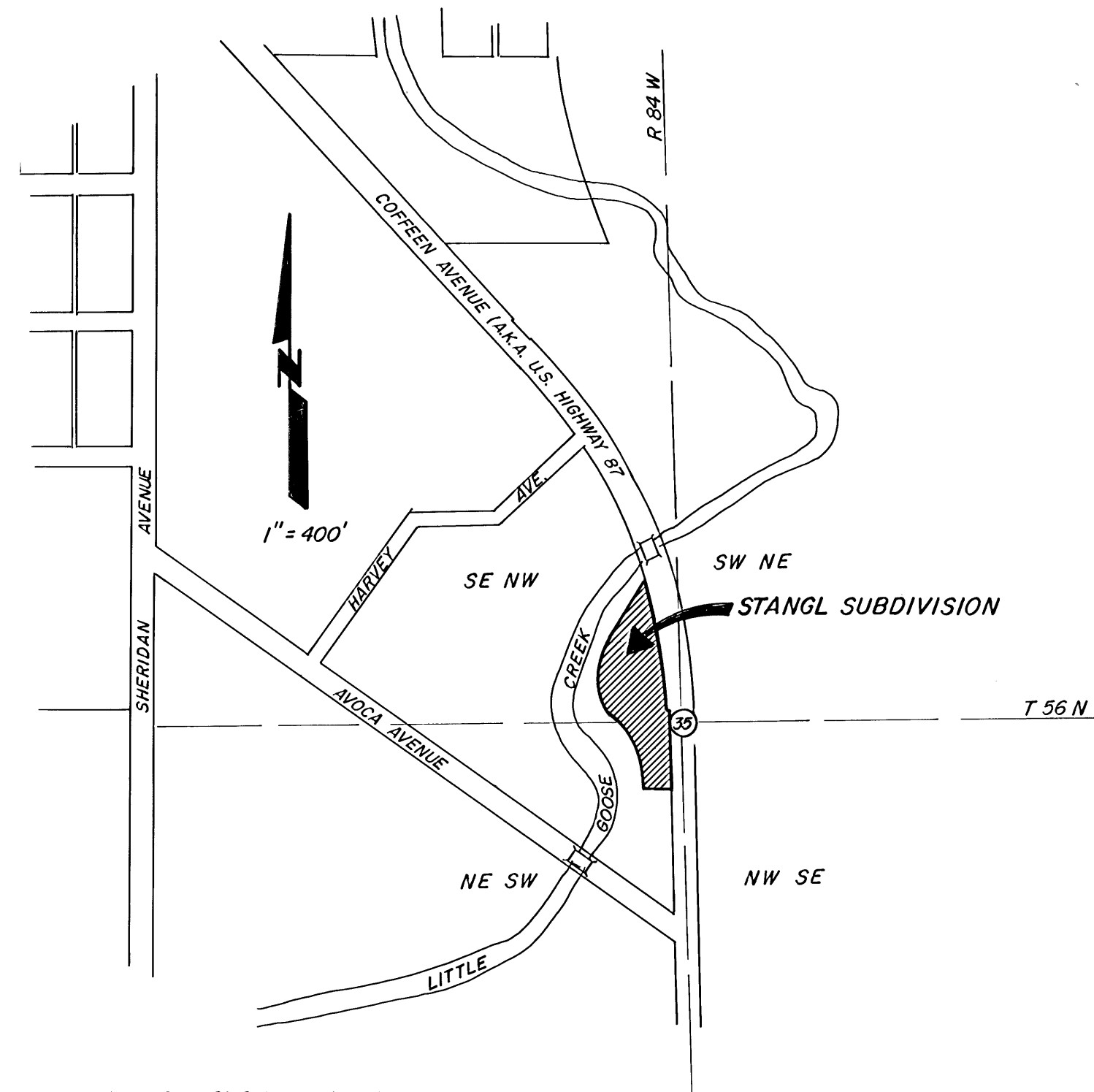
BY *Harry J. Arneri* ATTEST *Brian A. Borgstadt*  
HARRY J. ARNERI BRIAN A. BORGSTADT  
CHAIRMAN

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED MAYOR AND  
CITY CLERK IN AND FOR THE CITY OF SHERIDAN, WYOMING ON THIS 7th DAY OF  
May, 1984.

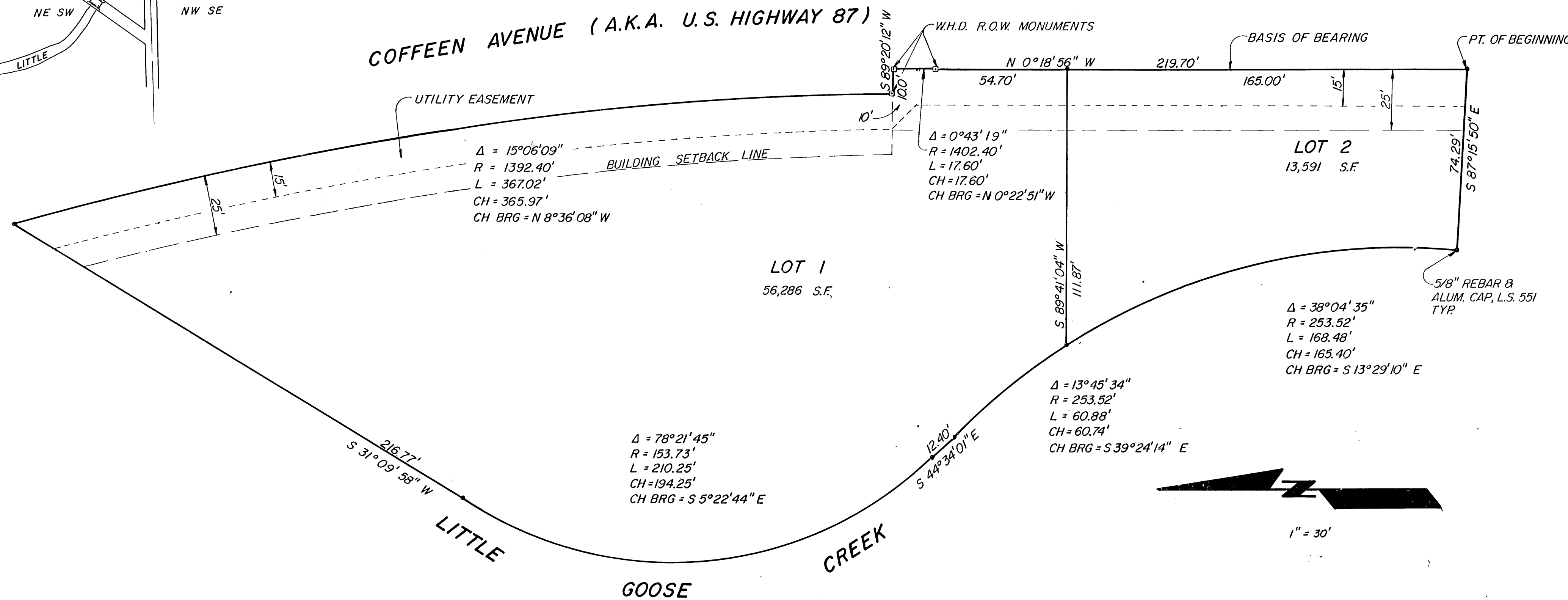
*Dean Marshall* *Arthur W. Elkins*  
M. DEAN MARSHALL ARTHUR W. ELKINS  
MAYOR CITY CLERK

City Seal

DATE: 4/17/84



LOCATION MAP



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE WEST LINE  
OF COFFEEN AVENUE AS STATED BY THE WYOMING HIGHWAY  
DEPARTMENT WHICH IS N 0°18'56" W.

## CERTIFICATE OF SURVEYOR

I, JEROME M. MARK, A DULY REGISTERED PROFESSIONAL ENGINEER  
AND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT  
THIS PLAT OF STANGL SUBDIVISION TRULY AND CORRECTLY REPRESENTS  
THE RESULTS OF AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION  
BY NATHAN T. HAND DURING FEBRUARY, 1984.

*Jerome M. Mark*

JEROME M. MARK WYO. P.E. & L.S. NO. 551

## CERTIFICATE OF RECORDER

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED  
FOR RECORD IN MY OFFICE AT 3:35 P.M. O'CLOCK THIS  
13th DAY OF June, 1984 AND  
FILED IN DRAWER 4 PLAT NUMBER 80  
INSTRUMENT NO. 903902 FEE 50.00

*Margaret Lewis*  
COUNTY CLERK

DEPUTY COUNTY CLERK