CERTIFICATES OF APPROVAL

THE SHERIDAN PLANNING AND ZONING COMMISSION HEREWITH RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 88 DAY OF Suptamber, 19 95

CHAIRMAN

0.531 ACRES MORE OR LESS;

STATE OF WYOMING

STATE OF WYOMING

COUNTY OF SHERIDAN

MY COMMISSION EXPIRES

COUNTY OF SHERIDAN

THE ABOVE COTTON REPLAT SUBDIVISION AS APPEARS ON THIS PLAT, IS

WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF

George D. Cotton

Wyla M. Cotton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS JULY DAY OF JULY MINESS MY HAND AND
OFFICIAL SEAL GEORGE J. COTTON, GEORGE D. COTTON
MY COMMISSION EXPIRED OF 123/98 AND WYLA M. COTTON

County of Sheridan Sheridan Spires July No Later SUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

NOTARY PUBLIC

1995, WITNESS MY HAND AND

APPROVED BY THE CITY ENGINEER OF SHERIDAN, WYOMING THIS 301 DAY OF S. 1995,

APPROVED BY THE MAYOR AND CITY CLERK IN THE CITY OF SHERIDAN, WYOMING THIS 6 DAY OF 6 1995.

CERTIFICATE OF RECORD

STATE OF WYOMING COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 4:00 O'CLOCK M. ON THE 16 DAY OF NOV. ,1995 AND RECORDED IN DRAWER PLAT # 46

CERTIFICATE OF SURVEY

I WILLIAM E PUGH, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS REPLAT SUBDIVISION PLAT LOCATED WITHIN THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION DURING JANUARY 1995.

260 Mar 95

UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT

LEGAL DESCRIPTION CERTIFICATE OF DEDICATION A TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN,

THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING BEGINNING at the original Northeast corner of Lot 16, Block 2, Coffeen's Second Addition to the Town (City) of Sheridan 0.531 ACRES MORE OR LESS;
DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE FOREVER HEREAFTER THE STREETS AS LAID OUT AND DESIGNATED ON THIS PLAT; AND ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING said point being on the West Right-of-Way of Sheridan Avenue; Thence along said Right-of-Way South 01'10'51" East 98.86 feet to a point said point being the Southeast corner of Lot 19, Block 2; Thence North 89'29'54" West 135.00 feet to a point; Thence South 01'10'11" East 118.78 feet to a point said point being on the North Right-of-Way of Park Street; Thence along said Right-of-Way South 88'54'37" West 45.04 feet to a point said point being the original Southwest corner of Lat 23, Black 2, Amended Plat of Coffeen's Second Addition; Thence North 01'08'15" West 218.88 feet to a point said point being the original Northwest corner of Lot 16, Elock 2; Thence South 89'29'54" East 179.92 feet to the BEGINNING.

Containing 0.531 acras mora or lass.

SHERIDAN COUNTY, WYOMING.

NOTES

1. Basis of bearing is Wyoming State Plane Surface Coordinates, East Central Zone.

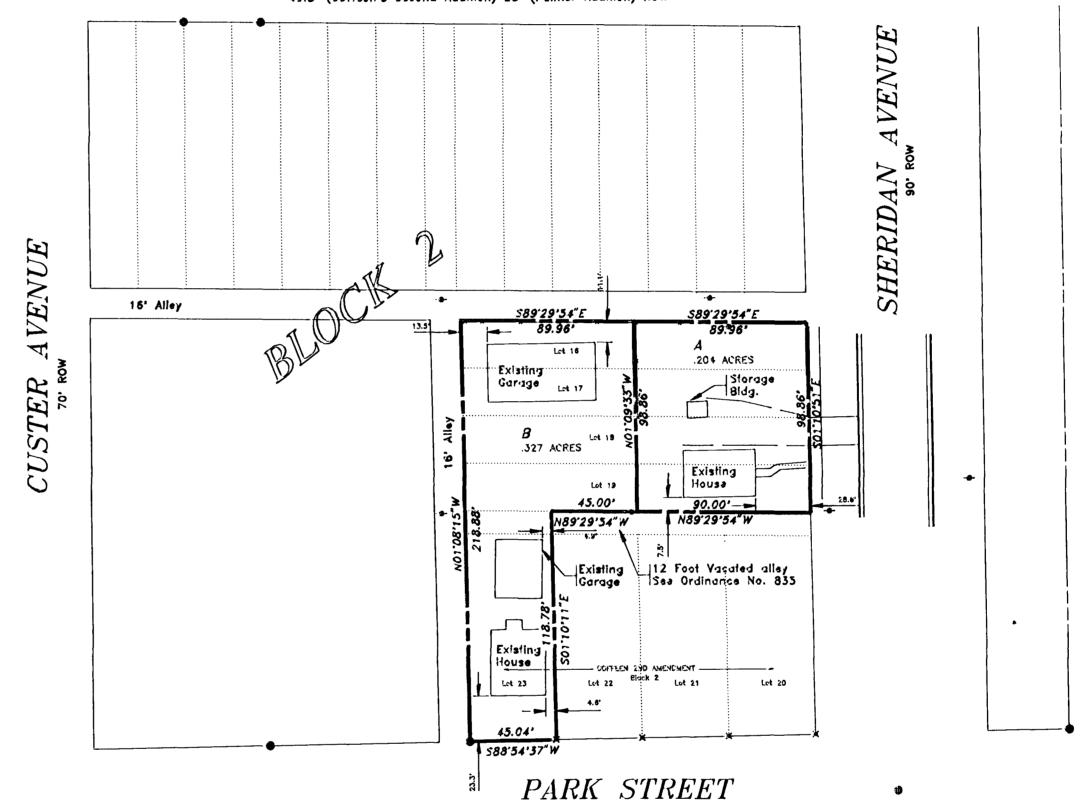
2. Cotton Replat Subdivision is presently zoned R3.

COTTON REPLAT LOT 16, 17, 18 AND 19 BLOCK 2

COFFEEN'S SECOND ADDITION TO THE TOWN (CITY) OF SHERIDAN WYOMING AND

LOT 23, BLOCK 2 AMENDED PLAT OF COFFEEN'S SECOND ADDITION TO THE CITY OF SHERIDAN WYOMING

> BURKITT STREET 49.5' (Coffsen's Second Addition) 28' (Palmer Addition) ROW



LEGEND

METAL PIN FOUND METAL PIN SET SPIKE FOUND POWER POLE FENCE POST MANHOLE FENCE PROPERTY LINE

SHERIDAN IY, WYOMING

PROJECT NO. SHEET NO.

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