

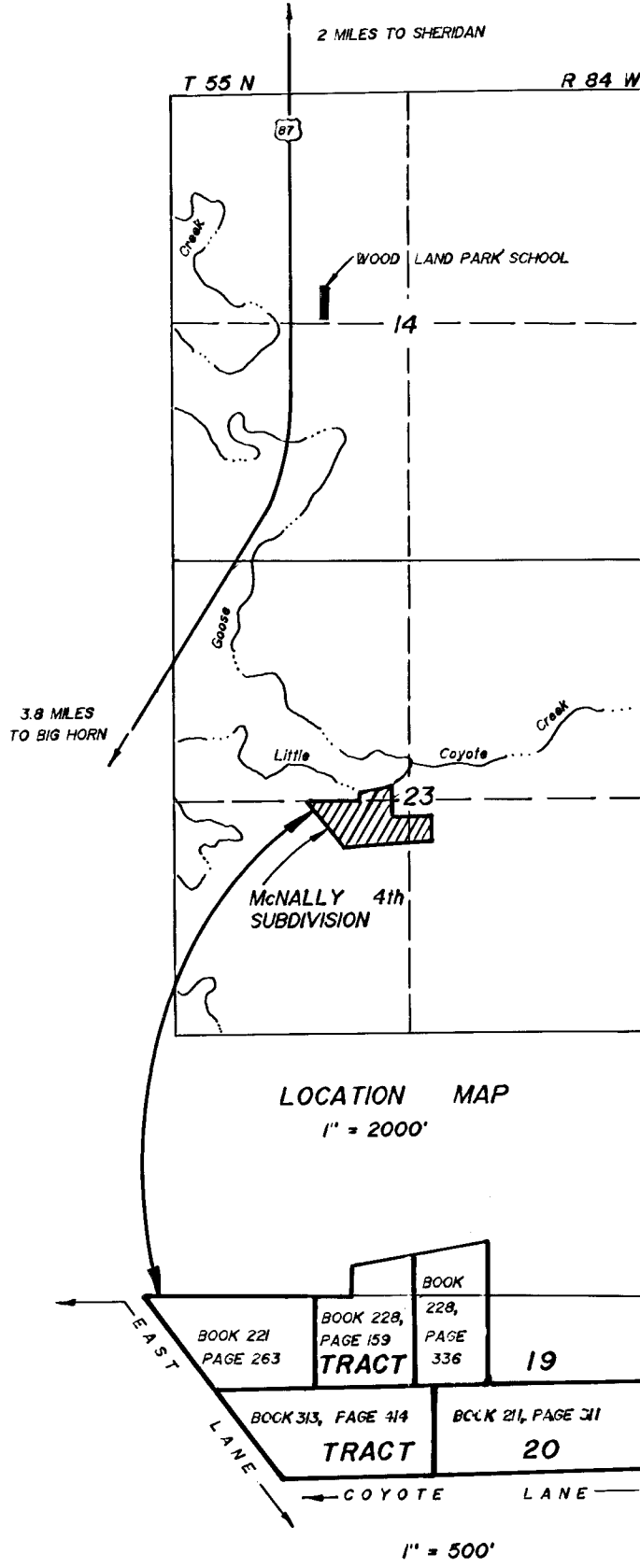
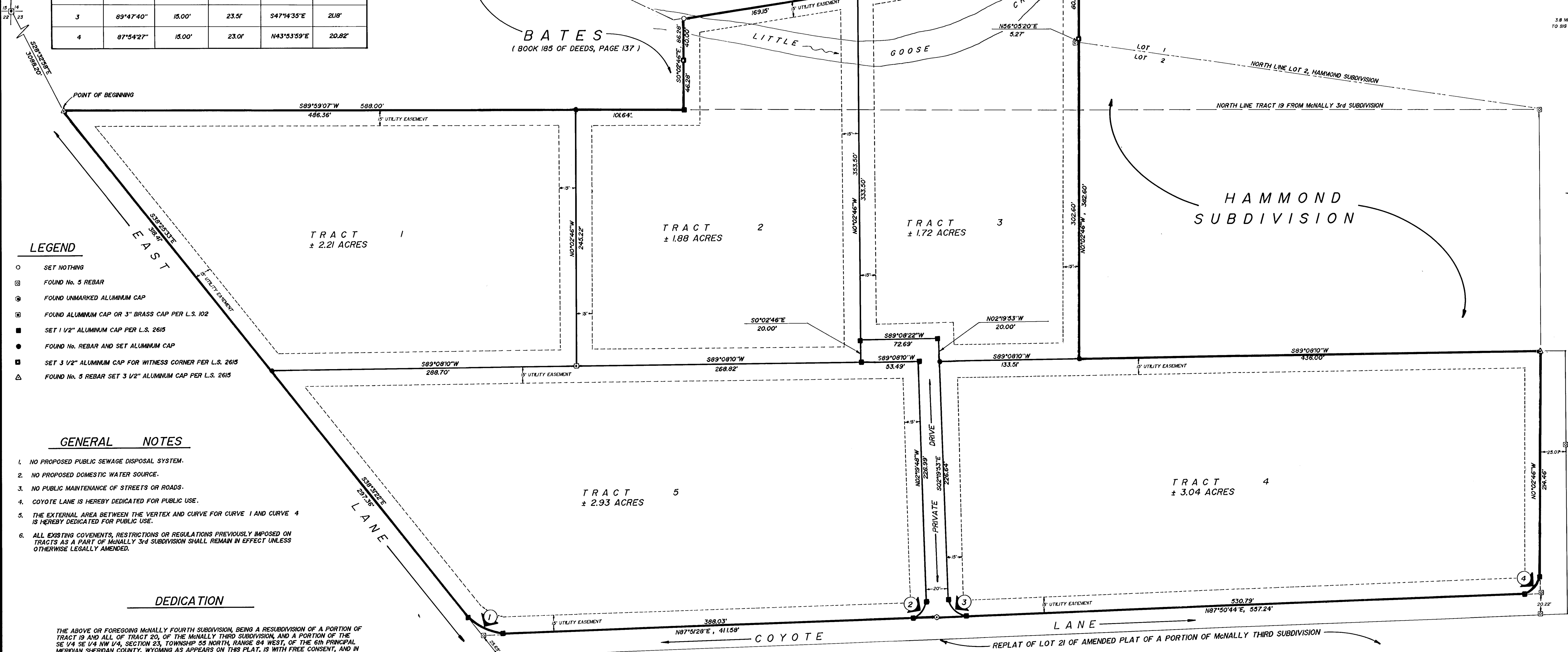
M McNALLY FOURTH SUBDIVISION

A RESUBDIVISION OF A PORTION OF TRACT 19 AND ALL OF TRACT 20, OF THE McNALLY 3rd SUBDIVISION, AND A PORTION OF THE SE 1/4 SE 1/4 NW 1/4, SECTION 23, T 55 N, R 84 W, 6th P.M. SHERIDAN COUNTY, WYOMING.

FIVE (5) TRACTS OF LAND CONTAINING 11.78 ACRES MORE OR LESS.
A PRIVATE DRIVE CONTAINING 0.15 ACRES MORE OR LESS.
McNALLY FOURTH SUBDIVISION CONTAINING 11.93 ACRES MORE OR LESS.

CURVE TABLE

CURVE No.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1	53°36'29"	40.00'	37.43'	S65°19'37"E	36.08'
2	90°11'37"	15.00'	23.61'	N42°45'50"E	21.25'
3	89°47'40"	15.00'	23.51'	S47°14'35"E	21.18'
4	87°54'27"	15.00'	23.01'	N43°53'59"E	20.82'



LEGEND

- SET NOTHING
- ⊗ FOUND No. 5 REBAR
- ⊙ FOUND UNMARKED ALUMINUM CAP
- ⊠ FOUND ALUMINUM CAP OR 3" BRASS CAP PER L.S. 102
- SET 1 1/2" ALUMINUM CAP PER L.S. 2615
- FOUND No. REBAR AND SET ALUMINUM CAP
- ⊡ SET 3 1/2" ALUMINUM CAP FOR WITNESS CORNER PER L.S. 2615
- △ FOUND No. 5 REBAR SET 3 1/2" ALUMINUM CAP PER L.S. 2615

GENERAL NOTES

- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
- NO PROPOSED DOMESTIC WATER SOURCE.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
- COYOTE LANE IS HEREBY DEDICATED FOR PUBLIC USE.
- THE EXTERNAL AREA BETWEEN THE VERTEX AND CURVE FOR CURVE 1 AND CURVE 4 IS HEREBY DEDICATED FOR PUBLIC USE.
- ALL EXISTING COVENANTS, RESTRICTIONS OR REGULATIONS PREVIOUSLY IMPOSED ON TRACTS AS A PART OF McNALLY 3rd SUBDIVISION SHALL REMAIN IN EFFECT UNLESS OTHERWISE LEGALLY AMENDED.

DEDICATION

THE ABOVE OR FOREGOING McNALLY FOURTH SUBDIVISION, BEING A RESUBDIVISION OF A PORTION OF TRACT 19 AND ALL OF TRACT 20, OF THE McNALLY THIRD SUBDIVISION, AND A PORTION OF THE SE 1/4 SE 1/4 NW 1/4, SECTION 23, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE 6th PRINCIPAL MERIDIAN SHERIDAN COUNTY, WYOMING AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 11.93 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAD OUT, AND SURVEYED AS McNALLY FOURTH SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO THE HOME OWNERS ASSOCIATION OF McNALLY FOURTH SUBDIVISION FOREVER HEREAFTER THE PRIVATE DRIVE AS LAD OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AS DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE McNALLY THIRD SUBDIVISION AND THE SE 1/4 NW 1/4 OF SECTION 23 TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 19 OF THE McNALLY THIRD SUBDIVISION, SAID CORNER LYING S28°32'59"E A DISTANCE OF 3088.20 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 23, THENCE ALONG THE NORTHEASTLY RIGHT-OF-WAY LINE OF EAST LANE S38°25'33"E, 318.41 FEET TO A POINT, THENCE ALONG SAID RIGHT-OF-WAY S38°19'25"E, 237.36 FEET TO A POINT, THENCE THROUGH A CURVE TO THE LEFT HAVING A DELTA OF 53°36'29", A RADIUS OF 40.00 FEET, A LENGTH OF 37.43 FEET, A CHORD BEARING OF S65°19'37"E, A CHORD LENGTH OF 36.08 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COYOTE LANE, THENCE ALONG SAID RIGHT-OF-WAY N87°52'28"E, 411.58 FEET TO A POINT, THENCE ALONG SAID RIGHT-OF-WAY N87°50'44"E, 557.24 FEET TO A POINT, THENCE ALONG SAID RIGHT-OF-WAY THROUGH A CURVE TO THE LEFT HAVING A DELTA OF 87°54'27", A RADIUS OF 15.00 FEET, A LENGTH OF 23.01 FEET, A CHORD BEARING OF N43°53'59"E, AND A CHORD LENGTH OF 20.82 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF COYOTE LANE, THENCE ALONG SAID RIGHT-OF-WAY N0°02'46"W, 24.46 FEET TO THE SOUTHWEST CORNER OF SAID HAMMOND SUBDIVISION, THENCE S89°08'10"W, 438.00 FEET TO THE SOUTHWEST CORNER OF SAID HAMMOND SUBDIVISION, THENCE ALONG THE WEST LINE OF SAID HAMMOND SUBDIVISION N0°02'46"W, 322.60 FEET TO A POINT IN LITTLE GOOSE CREEK ON THE SOUTH LINE OF THE COGHAN SUBDIVISION, THENCE ALONG THE SAID SOUTH LINE S89°09'02"W, 378.60 FEET TO A POINT IN SAID LITTLE GOOSE CREEK, THENCE ALONG THE EAST LINE OF A TRACT DESCRIBED IN BOOK 186 OF DEEDS, PAGE 137 S0°02'46"E, 86.29 FEET TO A POINT ON THE NORTH LINE OF SAID McNALLY THIRD SUBDIVISION, THENCE ALONG SAID NORTH LINE S89°59'07"W, 588.00 FEET TO THE CORNER OF BEGINNING.

SAID TRACT OF LAND CONTAINS 11.93 ACRES MORE OR LESS.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 14th DAY OF August, 1988.

Waldo A. Ballhorn LAYONNE M. BALLHORN MORTGAGEE 1st WYOMING BANK
William Ernst Trapp Deborah Gaye Trapp MORTGAGEE 1st INTERSTATE BANK
Arlys K. Condos Ronald A. Condos
Bruce R. Yates Lanora L. Yates MORTGAGEE 1st FEDERAL SAVINGS AND LOAN
Maurice G. Fuller Layna C. Fuller MORTGAGEE 1st FEDERAL SAVINGS AND LOAN

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS
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
RONALD W. PRESTFELDT WY. L.S. 2615

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 2:30 P.M. O'CLOCK ON October 20, 1988 AND FILED IN DRAWER M. INSTRUMENT No. 19399 PLAT No. 36 FEE \$20.00
Paul S. Dailey Marilyn R. Nelson
COUNTY CLERK DEPUTY COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS
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
RONALD W. PRESTFELDT WY. L.S. 2615

CERTIFICATES OF APPROVAL

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS IN AND FOR THE COUNTY OF SHERIDAN, WYOMING, ON THIS 16th DAY OF August, 1988.

ATTEST:
James H. Lewis W. J. Verbel Debbie J. Cure
CHAIRMAN MEMBER MEMBER

THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION HEREBY RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 31st DAY OF August, 1988.

ATTEST:
William M. McPart James J. Schilling
CHAIRMAN SECRETARY

PREPARED BY PRESTFELDT SURVEYING
P.O. BOX 3082
SHERIDAN, WY 82801
JANUARY 1988

DRAWN BY: D.E.H.