

T AND C SUBDIVISION

A PARCEL OF LAND LYING IN LOT 3 OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 04 WEST OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

7 LOTS CONTAINING 4.26 ACRES MORE OR LESS

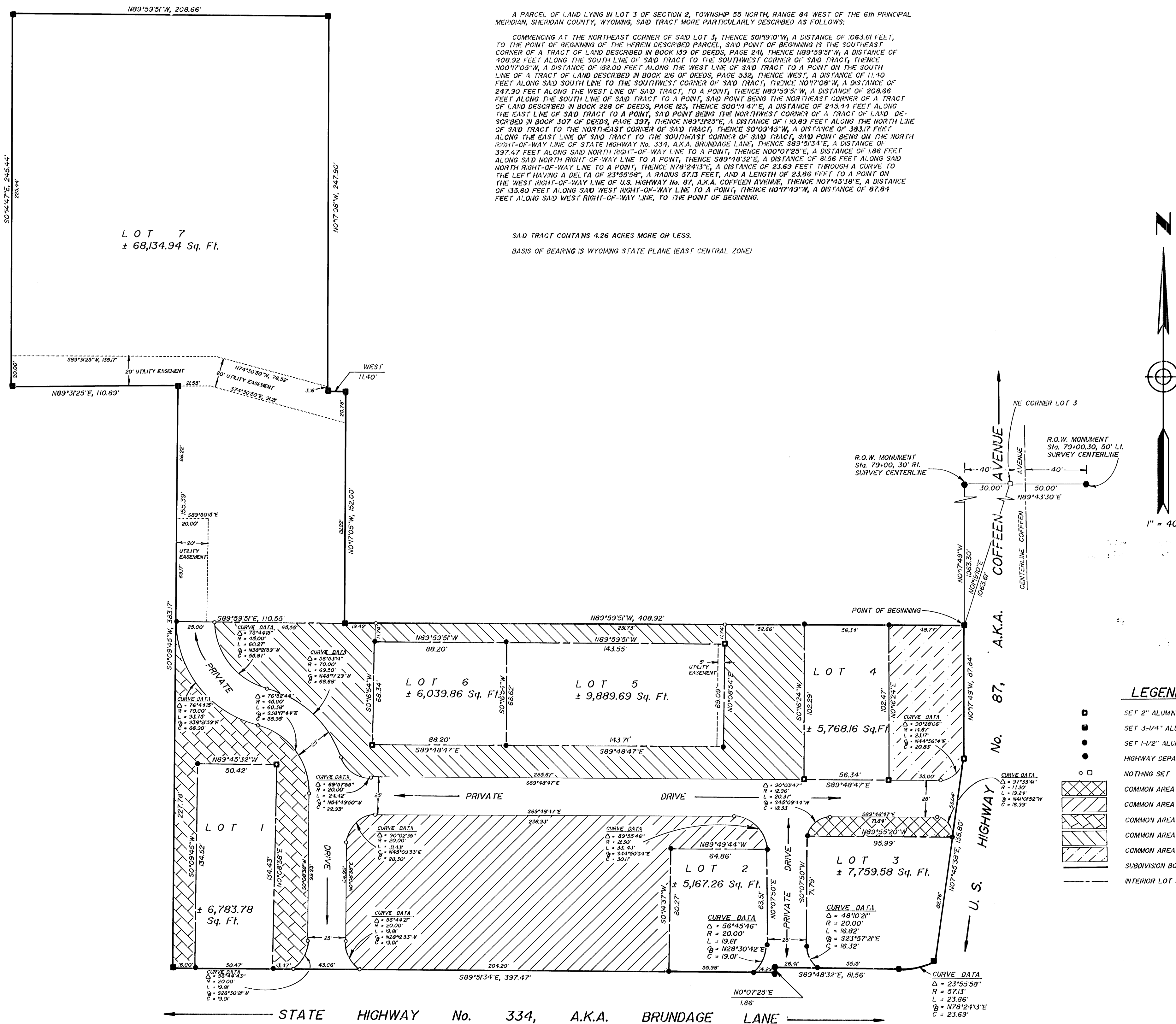
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 3 OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 04 WEST OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE S01°09'10"W, A DISTANCE OF 1063.61 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT OF BEGINNING IS THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 150 OF DEEDS, PAGE 246, THENCE N89°59'51"W, A DISTANCE OF 409.92 FEET ALONG THE SOUTH LINE OF SAID TRACT TO THE SOUTHWEST CORNER OF SAID TRACT, THENCE N00°03'03"W, A DISTANCE OF 382.00 FEET ALONG THE WEST LINE OF SAID TRACT TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 218 OF DEEDS, PAGE 339, THENCE WEST, A DISTANCE OF 11.40 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID TRACT, THENCE N07°09'18"W, A DISTANCE OF 242.30 FEET ALONG THE WEST LINE OF SAID TRACT, TO A POINT, THENCE N89°59'51"W, A DISTANCE OF 208.66 FEET ALONG THE SOUTH LINE OF SAID TRACT TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 228 OF DEEDS, PAGE 123, THENCE S00°14'47"E, A DISTANCE OF 243.44 FEET ALONG THE EAST LINE OF SAID TRACT TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 307 OF DEEDS, PAGE 337, THENCE N89°59'51"E, A DISTANCE OF 110.89 FEET ALONG THE NORTH LINE OF SAID TRACT TO THE NORTHEAST CORNER OF SAID TRACT, THENCE S00°09'43"W, A DISTANCE OF 383.17 FEET ALONG THE EAST LINE OF SAID TRACT TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 334, A.K.A. BRUNDAGE LANE, THENCE S89°59'51"E, A DISTANCE OF 397.47 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT, THENCE N00°07'25"E, A DISTANCE OF 186 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT, THENCE S89°48'32"E, A DISTANCE OF 81.36 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT, THENCE N78°24'13"E, A DISTANCE OF 23.69 FEET THROUGH A CURVE TO THE LEFT HAVING A DELTA OF 23°55'59", A RADIUS OF 57.13 FEET, AND A LENGTH OF 23.86 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 87, A.K.A. COFFEEN AVENUE, THENCE N07°10'39"E, A DISTANCE OF 153.80 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT, THENCE N07°10'39"E, A DISTANCE OF 87.84 FEET ALONG SAID WEST RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.26 ACRES MORE OR LESS.

BASIS OF BEARING IS WYOMING STATE PLANE (EAST CENTRAL ZONE)



LEGEND

- SET 2" ALUMINUM CAP IN EXISTING CONCRETE PER L.S. 2615
- SET 3-1/4" ALUMINUM CAP PER L.S. 2615 ON 2-1/2" O.D. FLANGED PIPE
- SET 1-1/2" ALUMINUM CAP PER L.S. 2615 ON No. 5 REBAR
- HIGHWAY DEPARTMENT RIGHT-OF-WAY MONUMENT
- NOTHING SET
- ▨ COMMON AREA A
- ▩ COMMON AREA B
- ▧ COMMON AREA C
- ▦ COMMON AREA D
- ▤ COMMON AREA E
- SUBDIVISION BOUNDARY LINE
- INTERIOR LOT LINES

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 T AND C 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.

AN EASEMENT IS HEREBY DEDICATED FOR PUBLIC USE, IN COMMON AREAS A, B, C, D, E AND THE PRIVATE DRIVE SHOWN 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.

IN TESTIMONY WHEREOF:

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 17th DAY OF March, 19 90.

Martin B. Anderson
MARTIN B. ANDERSON
PRESIDENT
NORTHWESTERN DEVELOPMENT COMPANY

STATE OF WYOMING } SS
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF March, 19 90.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 5/10/91.

Carol E. Dan
NOTARY PUBLIC

CERTIFICATES OF APPROVAL

THE SHERIDAN PLANNING AND ZONING COMMISSION HEREBY RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 29th DAY OF NOVEMBER, 19 89.

Gary H. Back
CHAIRMAN

Robert W. Brown
SECRETARY

THE FOREGOING 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 7th DAY OF October, 19 89.

Mark A. McCall
MAYOR

David D. Oedekoven
CITY CLERK

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 11:40 AM ON

April 19, 19 90, AND FILED IN DRAWER T

INSTRUMENT No. 54788 PLAT No. 19 FEE \$50.25

Ronald L. Dailey
COUNTY CLERK

Marilyn R. Nelson
DEPUTY COUNTY CLERK

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
RONALD W. PRESTFELDT
WYOMING