

HISTORIC U.S. HIGHWAY NO. 14
(R)80.0'

$\Delta=1^{\circ}04'42''$
 $R=1597.02'$
 $L=30.06'$
 $CB=S67^{\circ}00'35''W$
 $CL=30.06'$

$\Delta=7^{\circ}00'29''$
 $R=1597.02'$
 $L=195.34'$
 $CB=N71^{\circ}03'11''E$
 $CL=195.21'$

PARCEL A
 $\pm 10,742$ S.F.

BLOCK 3
JOHNSTON FIRST ADDITION

PARCEL B
 $\pm 26,753$ S.F.

HEAPS SUBD.
LOT 1

(R)N00°42'20"W
N00°46'38"W
10.25'
(R)10.19'

LOT 2

SW COR
BLK 3

S89°14'12"W

185.39'
(R)186'

SE COR
BLK 3

HARDIN STREET
(R)50'

BLOCK 4

SECOND AVENUE WEST
(R)50'

NOTICE:

This plat is an image, or reproduction of the original as is recorded in the
Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or rights-of-
way. Delineations, measurement or representations may have occurred
since the original plat was recorded.

LEGEND:

- FOUND 1-1/2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PE&LS 3864
- SET 2" ALUMINUM CAP PER PS 15646
- FOUND 5/8" REBAR
- CALCULATED: NOTHING FOUND/NOTHING SET
- W.C. WITNESS CORNER
- (R) RECORD
- PROPERTY LINE
- HIGHWAY RIGHT-OF-WAY LINE

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER
AT 11:14 O'CLOCK A.M., THIS 1 DAY OF February, 2024,
AND IS DULY RECORDED IN DRAWER A, PLAT NO. 719 FEE \$50.00

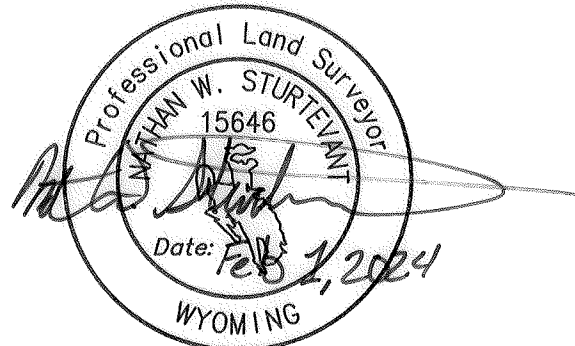
STAMP RECEIVING NUMBER: 2024-790030

Kimberly Hein chief deputy
COUNTY CLERK

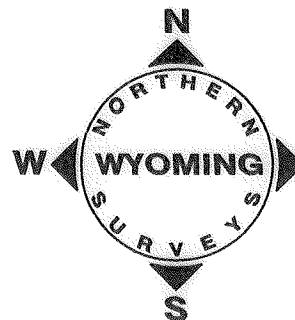
SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, NATHAN W. STURTEVANT, A DULY REGISTERED LAND SURVEYOR IN THE
STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

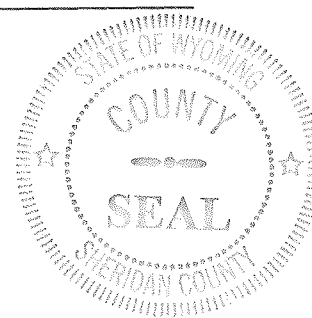


"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"



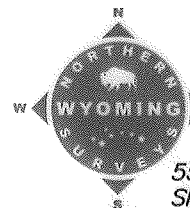
SCALE: 1"=50'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM,
EAST CENTRAL ZONE
DATUM: NAD 83(2011), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.00024
DISTANCES ARE SURFACE



RECORD OF SURVEY
PB ENTERPRISES, LLC

SITUATED IN BLOCK 3, JOHNSTON FIRST ADDITION,
TOWN OF RANCHESTER, WYOMING



CLIENT: PB ENTERPRISES, LLC
108 S. THURMOND ST.
SHERIDAN, WY 82801

555 W. BURKITT ST.
SHERIDAN, WY 82801

AC: 2024-001
DN: 2024-001 PB
JANUARY 30, 2024

#719