

USE PERMIT

This use permit granted by the City of Sheridan, to Roy L. Schwartz and Debra A. Foss Schwartz, witnesses as follows:

Whereas Roy L. Schwartz and Debra A. Foss Schwartz own real property described as follows in the City of Sheridan, Sheridan County, Wyoming, to wit:

561 and 583 Wyoming Ave, Lot 1 and Lot 3, of the Arizona Subdivision, and

Whereas the above named parties have requested a use permit for the following described encroachments into the Flood Control Easement:

561 Wyoming Avenue: A tract of land situated in Block 2, East Park Addition to the City of Sheridan, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N37°21' W a distance of 4.88 feet from the Southeast corner of Lot 1, Arizona Subdivision, City of Sheridan, Sheridan County, Wyoming; thence N37°21' W for a distance of 53.93 feet; thence N48°29'15"E for a distance of 13.9 feet; thence S41°30'45"E for a distance of 3.8 feet; thence S 48°29'15"W for a distance of 3.1 feet; thence S41°53'50"E for a distance of 41.5 feet; thence South 47°03'50"W for a distance of 3.65 feet; thence S42°28'15"E for a distance of 10.6 feet; thence S47°42'45"W for a distance of 6.53 feet; thence S51°57'46"W for a distance of 0.70 feet to the point of beginning.

Said tract contains 695 square feet;

and

583 Wyoming Avenue: A tract of land situated in the City of Sheridan, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N23°56' W a distance of 25.97 feet from the Southeast corner of Lot 3, Arizona Subdivision, City of Sheridan, Sheridan County, Wyoming; thence N23°56' W for a distance of 4.04 feet; thence N56°56'30"E for a distance of 6.32 feet; thence S32°27'10"E for a distance of 3.93; thence S56°27'15"W for a distance of 6.92 feet to the point of beginning.

Said tract contains 26 square feet;

and

All of which more clearly appears from the Surveyor's Certificate attached hereto;

and,

Whereas, these encroachments into the Flood Control Easement now render it difficult to furnish the necessary titles to sell or mortgage said property without assurance the City of Sheridan will not seek to remove said encroachments from the Flood Control Easement, now

Therefore, the City of Sheridan hereby grants unto Roy L. Schwartz and Debra A. Foss Schwartz, their successors, and assigns, permission to continue using the above described encroachments, for so long as the present buildings situated upon the property shall remain standing upon their present foundations and further provided that no additional encroachments of any sort shall occur, and that no claim shall be made against the City of Sheridan or any of its officers or employees for any damage which might result to said buildings while enjoyed in use of said easement.

This use permit is granted in accordance with a motion duly made and adopted by the Sheridan City Council at its regular meeting on the 3rd day of September, 1996

City of Sheridan

By: Della Herbst

Mayor

ATTEST:

Arthur W. Elkin
City Clerk

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me this 5 day of September, 1996 by Della Herbst, Mayor of the City of Sheridan, Wyoming.

Witness my hand and official seal.

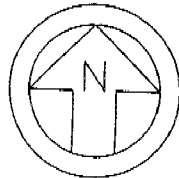


Randy M. Hawley
Notary Public

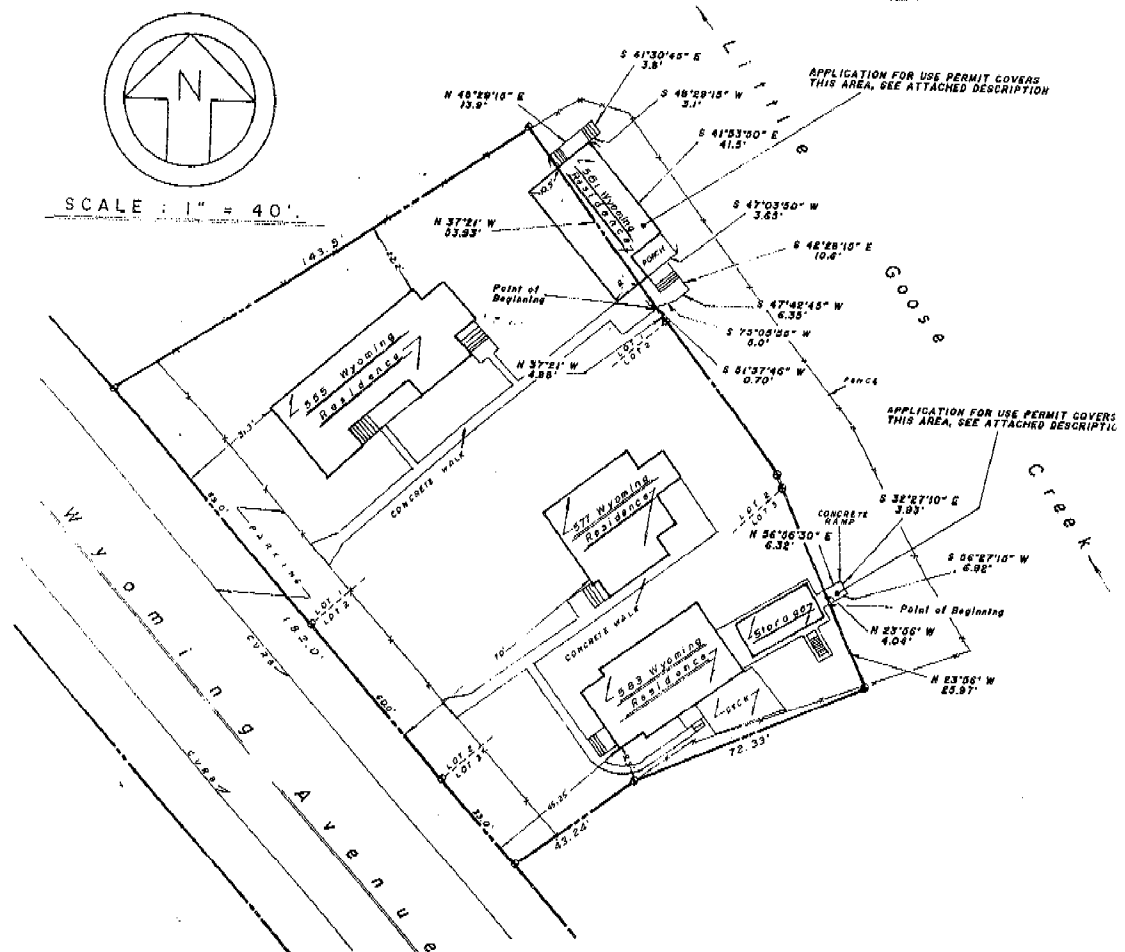
My Commission Expires _____

Surveyor's Certificate

I, David L. Randall, a registered professional engineer and land surveyor in the State of Wyoming, hereby certify that this Surveyor's Certificate was made from surveys made by me, or under my direction, or from surveys by others duly recorded as public record, or from existing monuments of surveys made by others of the parcel of land in the City of Sheridan, State of Wyoming, and described as follows: Lots 1, 2, 3; Arizona Subdivision.



SCALE: 1" = 40'



Street Number 555, 561, 577 and 583 Wyoming Avenue, this property being situated on the Northeast side of said street.

I further certify as follows:

1. The residence and garage situated upon the above-described property are wholly within the boundary lines of the above-described property. (Except 561 Wyoming Avenue, See Drawing).
2. The driveway lies within the said boundary lines.
3. No side line of the residence is less than _____ feet from any of the said boundary lines. (See Drawing).
4. There are no encroachments upon the lot from any buildings located upon the adjoining lots.
5. The building line restrictions have ~~not~~ been violated. (See Drawing).
6. The front wall of the residence is _____ feet from the front lot line. (See Drawing).
7. (a) This residence is not in the Flood Plain as designated by H.U.D.

OR

- (b) This residence does not appear to be within the Flood Plain as designated by H.U.D. for the unincorporated areas of Sheridan County, Wyoming. However, no exact elevations for the Flood Plain in unincorporated areas are known and I disclaim the accuracy of the locations with reference to the Flood Plain in unincorporated areas of Sheridan County, Wyoming.

8. This certificate correctly represents all the data shown hereon.

SIGNED AND DATED at 10:00 A.M. this 9th day of August, 1996.



Randall Engineering Surveys

Wyoming Registration No. 3459 P.E. and L.S.

667

August 9, 1996

To: Dixie See
Carroll Realty
306 North Main
Sheridan, Wyoming 82801

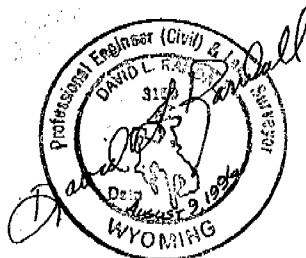
From: Randall Engineering Surveys
722 Monte Vista
Sheridan, Wyoming 82801

Re: Description for Use Permit Covering the Building
Encroachment at 561 Wyoming Avenue, Including the
Porch and Concrete Walks that Access that Building.

A tract of land situated in Block 2, East Park Addition to the City of Sheridan, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N 37°21' W a distance of 4.88 feet from the Southeast corner of Lot 1, Arizona Subdivision, City of Sheridan, Sheridan County, Wyoming; thence N 37°21' W for a distance of 53.93 feet; thence N 48°29'15" E for a distance of 13.9 feet; thence S 41°30'45" E for a distance of 3.8 feet; thence S 48°29'15" W for a distance of 3.1 feet; thence S 41°53'50" E for a distance of 41.5 feet; thence S 47°03'50" W for a distance of 3.65 feet; thence S 42°28'15" E for a distance of 10.6 feet; thence S 47°42'45" W for a distance of 6.35 feet; thence S 75°05'55" W for a distance of 5.0 feet; thence S 51°57'46" W for a distance of 0.70 feet to the point of beginning.

Said tract contains 695 square feet.



August 9, 1996

To: Dixie See
Carroll Realty
306 North Main
Sheridan, Wyoming 82801

From: Randall Engineering Surveys
722 Monte Vista
Sheridan, Wyoming 82801

Re: Description for Use Permit Covering the Concrete Ramp
Accessing the Storage Shed at 583 Wyoming Avenue.

A tract of land situated in the City of Sheridan, Sheridan County, Wyoming; more particularly described as follows:
Beginning at a point which bears N 23°56' W a distance of 25.97 feet from the Southeast corner of Lot 3, Arizona Subdivision, City of Sheridan, Sheridan County, Wyoming; thence N 23°56' W for a distance of 4.04 feet; thence N 56°56'30" E for a distance of 6.32 feet; thence S 32°27'10" E for a distance of 3.93 feet; thence S 56°27'15" W for a distance of 6.92 feet to the point of beginning.

Said tract of land contains 26 square feet.

