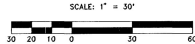


VICINITY MAP
SHOWING A PORTION OF
THE CITY OF SHERIDAN, WYOMING
SCALE: 1" = 1000'

NOTES / LEGEND

- - BOUNDARY CORNER (AS NOTED)
 - - INTERIOR LOT CORNER
- REBAR and 2" ALUMINUM CAP PER WY P.E. & L.S. No. 3864 (UNLESS OTHERWISE INDICATED)
- LOTS DESIGNATED ON THIS PLAT ARE ZONED "R-1" PER CITY OF SHERIDAN ZONING REGULATIONS. BUILDING SETBACKS ARE AS FOLLOWS:
- STREET FRONTS: 25.00 FEET
REAR LOT: 20.00 FEET
SIDE LOT: 5.00 FEET
- BASIS OF BEARING - SOUTH LINE OF FIFTH AVENUE EAST TAKEN AS EAST-WEST LINE
- ADJACENT PROPERTY LINE
SUBJECT PROPERTY BOUNDARY LINE
BUILDING SETBACK LINE (AS LISTED ABOVE)
IRRIGATION, DRAINAGE AND UTILITY EASEMENT (WIDTH AS NOTED)
(5' EASEMENT AND 5' SETBACK AT SIDE LOT LINES)



TIES		
FROM	TO	TIE
NORTHEAST CORNER OF SCOTCHMAN SUBD.	NORTHWEST CORNER OF COTTONWOOD PARK	0.00' (SAME POINT)
SOUTHEAST CORNER OF SCOTCHMAN SUBD.	NORTHWEST CORNER OF COTTONWOOD PARK	N 0°09'54"E, 138.15'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I, WILLIAM A. MENTOCK, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF COTTONWOOD PARK, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



WILLIAM A. MENTOCK
WYO P.E. & L.S. No. 3864



PREPARED FOR:
PARKE R. MITCHELL
761 PONDEROSA DRIVE
SHERIDAN, WY 82801

JOB No. 03-374

03374PLT.dwg

JUNE 25, 2003

SHEET 1 of 1

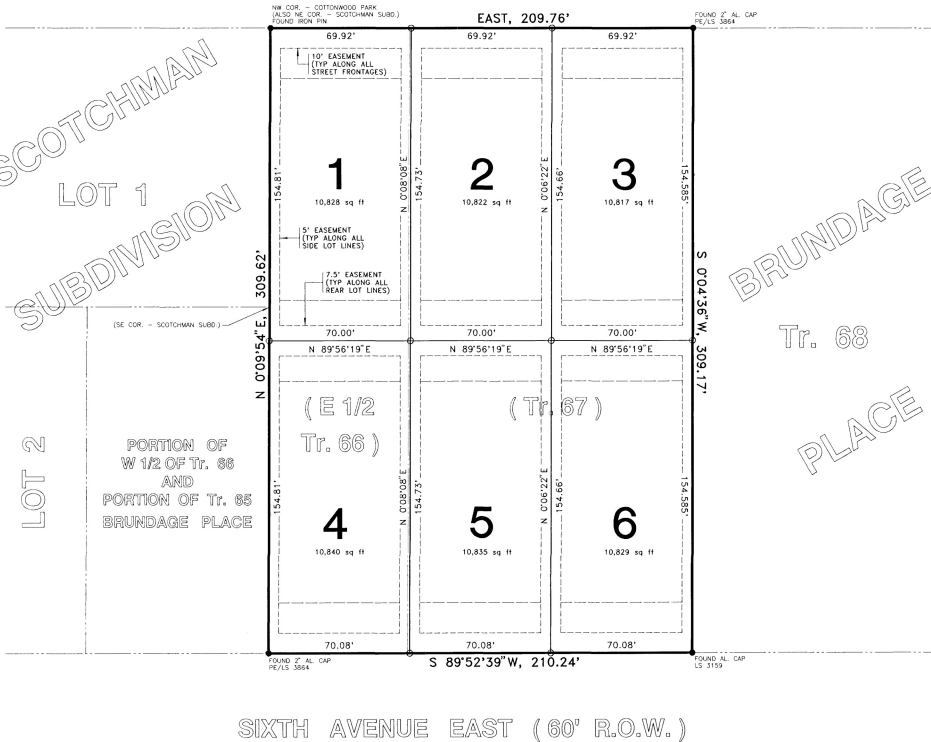
FINAL PLAT OF COTTONWOOD PARK

BEING A RESUBDIVISION OF
THE EAST HALF OF TRACT 66 AND ALL OF TRACT 67, BRUNDAGE PLACE
CITY OF SHERIDAN, WYOMING
TOTAL AREA = 64,971 SQUARE FEET; 6 LOTS TOTAL

BRUNDAGE PLACE

Tr. 64 Tr. 63 Tr. 62 Tr. 61

FIFTH AVENUE EAST (60' R.O.W.)



CERTIFICATE OF DEDICATION COTTONWOOD PARK

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, HEREIN DESIGNATED AS COTTONWOOD PARK, BEING A RESUBDIVISION OF THE EAST HALF OF TRACT 66 AND ALL OF TRACT 67 OF BRUNDAGE PLACE, CITY OF SHERIDAN, WYOMING, BEING LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 NW 1/4) OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 54 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SCOTCHMAN SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF SHERIDAN, WYOMING, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF FIFTH AVENUE EAST ALONG SAID SOUTH RIGHT OF WAY LINE, EAST, 209.78 FEET TO THE NORTHWEST CORNER OF TRACT 66 OF SAID BRUNDAGE PLACE; THENCE ALONG THE WEST LINE OF SAID TRACT 66 S 0°04'56" E, 309.17 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SIXTH AVENUE EAST; THENCE ALONG SAID NORTH RIGHT OF WAY LINE S 89°52'39" W, 210.24 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID TRACT 66; THENCE ALONG THE EAST LINE OF SAID TRACT 66 N 0°05'36" E, 309.62 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 64,971 SQUARE FEET, MORE OR LESS.

THAT THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES OF INTEREST DO HEREBY DEDICATE FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE SUBDIVISION, FOR PURPOSES AS INDICATED ON THIS PLAT, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, AND THAT UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, REPLACING, RE-ANCHORING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREFTER GENERALLY UTILIZED BY THE PUBLIC; AND

THAT DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE TO THE CITY OF SHERIDAN AND ITS LICENSEES, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS NOT RELATED TO DRAINAGE.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 17th DAY OF SEPTEMBER, 2003.

BY: *Parke R. Mitchell*
PARKE R. MITCHELL - OWNER

BY: *Mark Wendel*
MARK WENDEL - OWNER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF SEPTEMBER, 2003, BY PARKE R. MITCHELL.

MY COMMISSION EXPIRES: May 18, 2004



Don Heintz
NOTARY PUBLIC

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF SEPTEMBER, 2003, BY MARK WENDEL.

MY COMMISSION EXPIRES: August 9, 2004



C. Kapeller
NOTARY PUBLIC

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

DATA ON THIS PLAT APPROVED THIS 29th DAY OF SEPTEMBER, 2003, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

Patricia Brown
DIRECTOR OF PUBLIC WORKS
CITY OF SHERIDAN

SHERIDAN PLANNING COMMISSION CERTIFICATE OF REVIEWAL

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 22nd DAY OF SEPTEMBER, 2003.

Wayne Blank CHAIRMAN
ATTEST: VICE-CHAIRMAN *Mark Willey*

CITY COUNCIL OF SHERIDAN CERTIFICATE OF APPROVAL

THIS PLAT REPRESENTS THE RESUBDIVISION OF THE EAST HALF OF TRACT 66 AND ALL OF TRACT 67 OF BRUNDAGE PLACE, AS RECORDED IN BOOK 8 OF PLATS, PAGE 14, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, THIS 23rd DAY OF SEPTEMBER, 2003.

Carl Willey ATTEST: CITY CLERK *J. L. Willey* MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 1:00 O'CLOCK P.M. ON SEPTEMBER 29, 2003, AND FILED IN DRAWER C, PLAT NUMBER 54

INSTRUMENT No. 455413 FEE \$0.02

Quincy Kattisha COUNTY CLERK *Dale R. Raulinger* DEPUTY COUNTY CLERK

