

COLLEGE MEADOW DEVELOPMENT - FINAL PLAT

A PORTION OF TRACT 8 OF MARSHALL SUBDIVISION
SHERIDAN COUNTY WYOMING

LEGAL DESCRIPTION

BEGINNING at a point which is located South 25°45' 15" West 60.02 feet from the original Northeast corner of Tract 8, Marshall Subdivision, Sheridan, Sheridan County, Wyoming; Thence along the West right-of-way of State Highway 87, South 25°45'15" West 370.47 feet to the PC of a curve to the left with a radius of 2,062.20 feet, an arc length of 361.47 feet; Thence leaving said right-of-way along an original line of said tract 8 South 89°52'42" West 708.00 feet to a point; Thence leaving said original line North 00°30'00" West 191.27 feet to a point; Thence North 61°42'01" East 156.38 feet to a point; Thence North 29°19'21" West 110.49 feet to a point; Thence North 00°57'49" West 411.82 feet to a point; Thence South 89°58'24" East 703.76 feet to the PC of a curve to the right with a radius of 100.00 feet, an arc length of 47.76 feet to the PT of said curve; Thence South 62°36' 41" East 193.79 feet to the point of BEGINNING, containing 13.95 acres, more or less.

CERTIFICATE OF OWNERSHIP

THE ABOVE AND FOREGOING SUBDIVISION TITLED COLLEGE MEADOW DEVELOPMENT, 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 13.95 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS COLLEGE MEADOW DEVELOPMENT AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 11TH DAY OF November, 1997.

BY: D. Bruce Burns
OWNER Burns Industries Inc.

STATE OF WYOMING }
SHERIDAN COUNTY } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF November, 1997, BY D. Bruce Burns for Burns Industries, Inc.

MY COMMISSION EXPIRES: 12/14/99
Tom Kinnison
NOTARY PUBLIC

CERTIFICATE OF SURVEY
I WILLIAM E. PUGH A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT OF COLLEGE MEADOW DEVELOPMENT WAS PREPARED FROM FIELD NOTES TAKEN DURING A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION DURING OCTOBER 1997.

William E. Pugh
REGISTERED LAND SURVEYOR
NO. 15300
DATE: 8/26/97
WYOMING

NOTES:

OWNER:
BURNS INDUSTRIES, BRUCE BURNS
PO BOX 6027
SHERIDAN, WY 82801

LOT SUMMARY
2 LOTS
TOTAL AREA 13.95 ACRES

PREPARED BY: WILLIAM E. PUGH RLS 5300
DATE PREPARED: OCTOBER 1997

ANY FURTHER DIVISION OF ANY PARCEL DESCRIBED IN THIS MAP SHALL REQUIRE FULL COMPLIANCE WITH ALL SUBDIVISION REGULATIONS IN EFFECT IN THE CITY OF SHERIDAN.

ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE DIVIDED LAND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF THE CITY OF SHERIDAN.

CERTIFICATE OF RECORD

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILLED FOR RECORDING IN MY OFFICE AT 3:00 O'CLOCK THIS 12 DAY OF November, 1997 AND FILED IN DRAWER C, PLAT NUMBER 49.

INSTRUMENT NO. 270455
FEE 50.00

Dale R. Rawlings
COUNTY CLERK

Dale R. Rawlings
DEPUTY COUNTY CLERK

CITY OF SHERIDAN

APPROVED BY THE MAYOR AND CITY CLERK IN AND FOR THE CITY OF SHERIDAN, WYOMING THIS 4TH DAY OF November, 1997.

William E. Pugh
CITY CLERK

Jim Lila
MAYOR

CITY PLANNING COMMISSION

APPROVED BY THE SHERIDAN CITY PLANNING COMMISSION THIS 5TH DAY OF November, 1997.

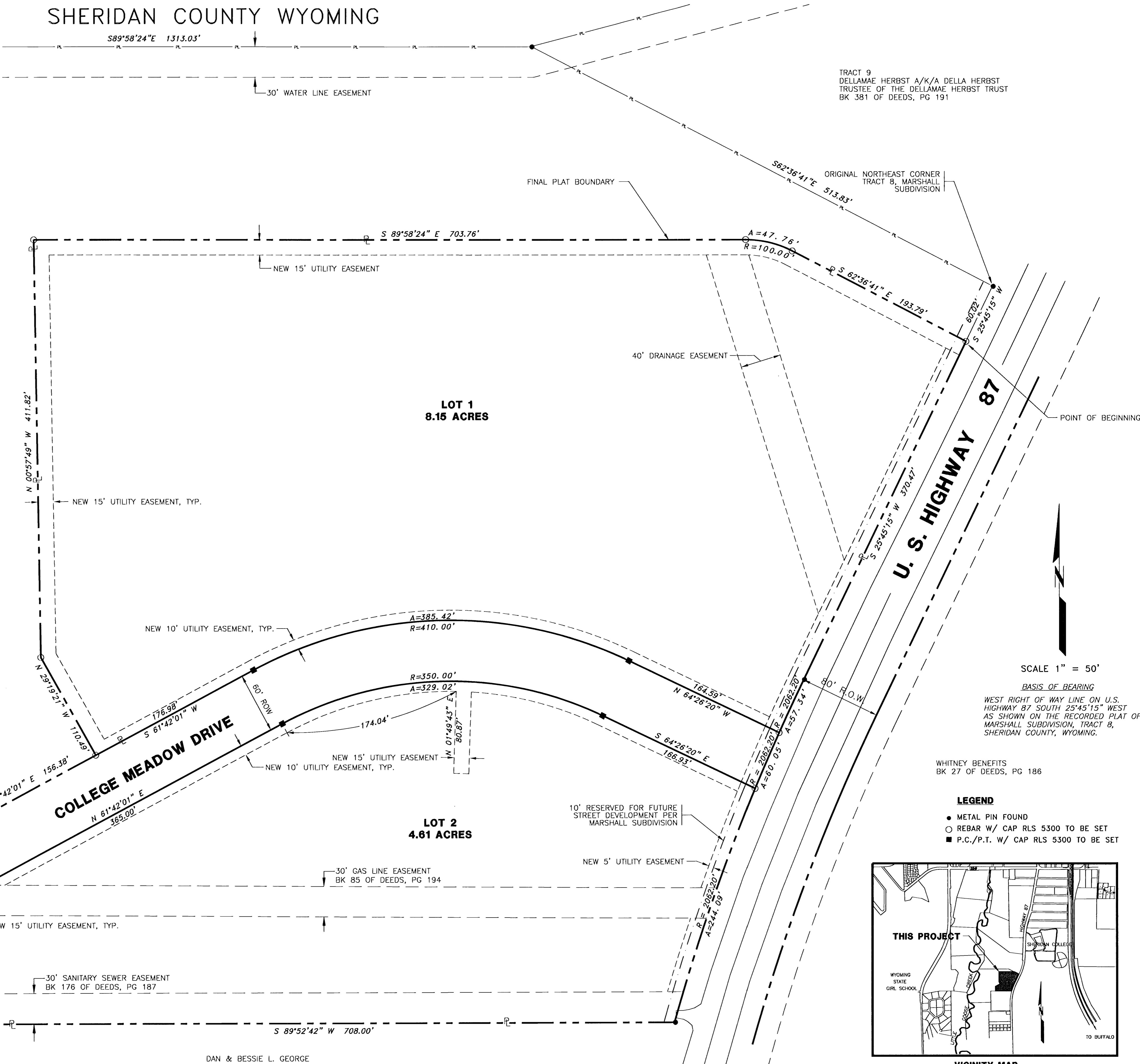
Car Hall
SECRETARY

Gerald E. Husky
CHAIRMAN

DIRECTOR OF PUBLIC WORKS

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SHERIDAN, WYOMING THIS 11TH DAY OF October, 1997.

Susan Fields
SUSAN FIELDS, P.E.



TRACT 9
DELLAMAE HERBST A/K/A DELLA HERBST
TRUSTEE OF THE DELLAMAE HERBST TRUST
BK 381 OF DEEDS, PG 191

ORIGINAL NORTHEAST CORNER
TRACT 8, MARSHALL
SUBDIVISION

U. S. HIGHWAY 87

SCALE 1" = 50'

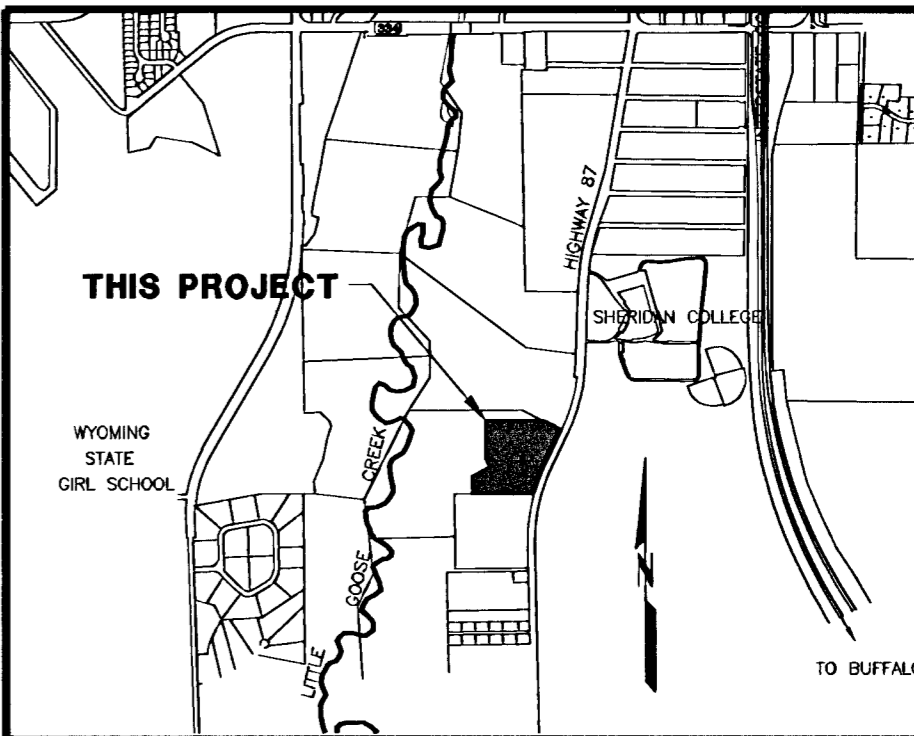
BASIS OF BEARING

WEST RIGHT OF WAY LINE ON U.S.
HIGHWAY 87 SOUTH 25°45'15" WEST
AS SHOWN ON THE RECORDED PLAT OF
MARSHALL SUBDIVISION, TRACT 8,
SHERIDAN COUNTY, WYOMING.

WHITNEY BENEFITS
BK 27 OF DEEDS, PG 186

LEGEND

- METAL PIN FOUND
- REBAR W/ CAP RLS 5300 TO BE SET
- P.C./P.T. W/ CAP RLS 5300 TO BE SET



VICINITY MAP
SCALE: 1" = 2000'



Professional
Consultants

Architecture

Engineering

Materials Testing

Surveying

237 North Main Street
Sheridan, Wyoming 82801
(307) 672-1711

DATE: 10-08-97

SCALE: 1" = 50'

DRAWN BY: TJN

CHK'D:

APP'D:

REVISIONS:

FINAL PLAT
COLLEGE MEADOW DEVELOPMENT
SHERIDAN COUNTY, WYOMING

PROJECT NO.
E96058/CMD-FINALPLAT

SHEET NO.

L-1