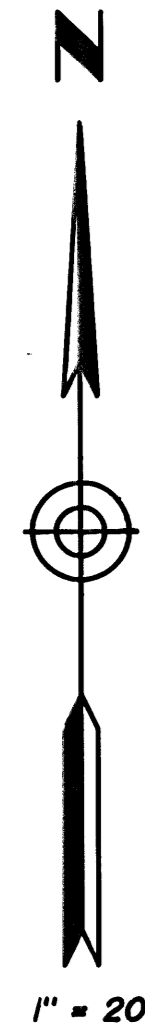


SCOTCHMAN SUBDIVISION

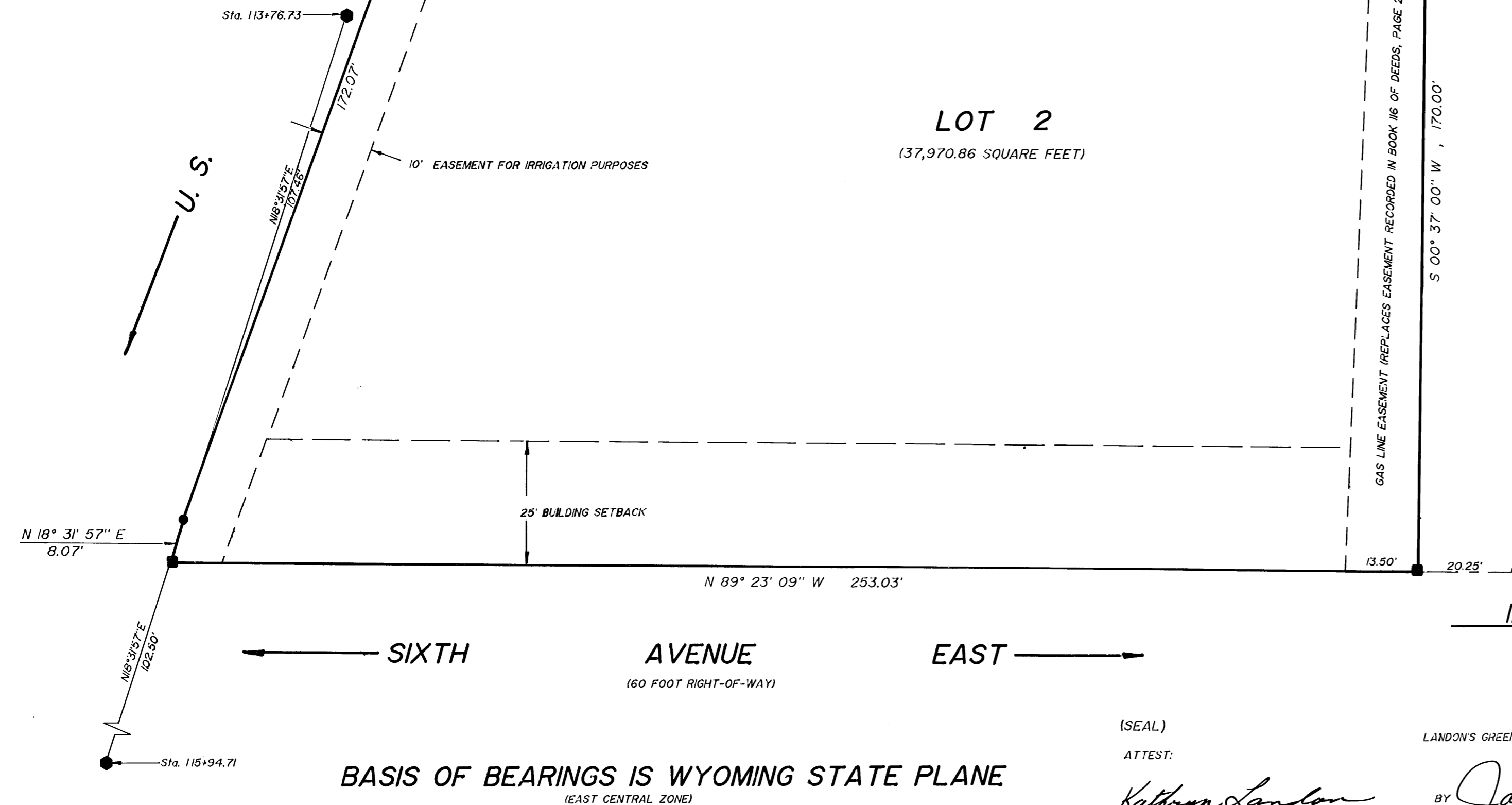
± 74,281.66 SQUARE FEET

FIFTH AVENUE EAST
(60 FOOT RIGHT-OF-WAY)



LEGEND

- SET 3 1/2" ALUMINUM CAP
- SET 1 1/2" ALUMINUM CAP
- SET NOTHING
- WYOMING HWY DEPT. MONUMENT (SEE NOTE)



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

(SEAL)

ATTEST:

Kathryn Landon
KATHRYN L. LANDON SECRETARY

LANDON'S GREENHOUSE AND NURSERY, INC.

BY Jack D. Landon, Jr.
JACK D. LANDON JR. PRESIDENT

IN TESTIMONY WHEREOF:

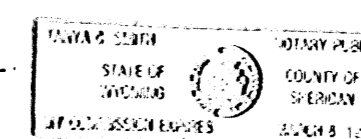
STATE OF WYOMING
COUNTY OF SHERIDAN

ON THIS 9th DAY OF April, 1987, BEFORE ME PERSONALLY APPEARED KATHRYN LANDON / JACK D. LANDON, JR. TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF LANDON'S GREENHOUSE AND NURSERY, INC. AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID KATHRYN LANDON / JACK D. LANDON, JR. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTORIAL SEAL ON THIS 9th DAY OF April, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 6th DAY OF MARCH, A.D. 1991.



DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF THE FOLLOWING DESCRIBED LAND OR REAL ESTATE, TO WIT:

A PARCEL OF LAND IN TRACT 65 AND TRACT 66 OF THE BRUNDAGE PLACE ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, LYING IN THE NE 1/4 SW 1/4, SECTION 2, T55N R84W, OF THE 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF FIFTH AVENUE EAST, SAID POINT BEING S89°23'09"E, 70.25 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 65, THENCE S00°37'00"W, 140.00 FEET TO A POINT, THENCE N89°23'09"W, 30.50 FEET TO A POINT, THENCE S00°37'00"W, 170.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SIXTH AVENUE EAST, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°23'09"W, 253.03 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 87, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N89°23'09"E, 8.07 FEET TO A POINT, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N89°23'09"E, 320.47 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF FIFTH AVENUE EAST, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S89°23'09"E, 234.73 FEET TO THE POINT OF BEGINNING.

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 "SCOTCHMAN 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, THE LOCATION AND WIDTH RIGHT-OF-WAY OF WHICH IS SHOWN IN DOTTED LINE 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. A TWELVE (12) FOOT TEMPORARY CONSTRUCTION EASEMENT IS ALSO PROVIDED ON EACH SIDE OF THE AFOREMENTIONED EASEMENT FOR THE INITIAL CONSTRUCTION OF WATER AND SEWER LINES AND OTHER UTILITIES.

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

IN TESTIMONY WHEREOF:

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 25th DAY OF February, 1987.

Claude Marion Reed
CLAUDE MARION REED

Joyce Annette Reed
JOYCE ANNETTE REED

STATE OF WYOMING
COUNTY OF SHERIDAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF Feb., 1987.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES May 2, 1990.

Jane Clark Hyman
NOTARY PUBLIC



CERTIFICATE OF SURVEYOR

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 WY L.S. 2615

CERTIFICATES OF APPROVAL

THE SHERIDAN PLANNING AND ZONING COMMISSION HEREWITH RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 4th DAY OF February, 1987.

Craig H. Back
CHAIRMAN

Marie Bernice Marshall
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 16th DAY OF March, 1987.

Wm. A. Drull
MAYOR

David D. Oedeke
CITY CLERK

CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 2:30 P.M. O'CLOCK ON April 20, 1987 AND FILED IN DRAWER 5, PLAT NUMBER 83.

INSTRUMENT NO. 981864 FEE 60.25

Ronald W. Prestfeldt
COUNTY CLERK

DEPUTY COUNTY CLERK

PREPARED BY PRESTFELDT SURVEYING
P.O. Box 3082
Sheridan, WY. 82801
2/87