



DEDICATION OF PUBLIC RIGHT OF WAY

This Dedication of Public Right of Way is made effective this ____ day of November, 2020, by City of Sheridan (the "City") in favor of the Public and is accepted by the CITY OF SHERIDAN, WYOMING through the City Council for the City of Sheridan, Wyoming ("Grantee"), who for good and valuable consideration, including the mutual promises and covenants contained herein, agreed.

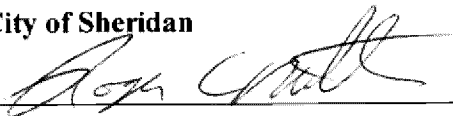
1. **Grant and Dedication of Right of Way.** Grantor does hereby dedicate and convey to and for the public use forever hereafter the Public Right of Way as is specifically described and illustrated on Exhibits A and B, attached hereto to provide all rights typically associated with public streets, including the right of ingress and egress and for use by the Public and for the installation, maintenance, repair and replacement of all public utilities, including but not limited to water, sewer, power and gas service providers, phone services, and the like, to provide utility services to and for the benefit of the public.

2. **Terms of Use.** The public shall have the perpetual non-exclusive right to use the route so dedicated for ingress and egress and providers of all public utilities shall have the perpetual non-exclusive right to use the easement to provide utility services for the benefit of the public.

3. **Acceptance.** The City hereby accepts the dedication of the above-described Right of Way for and on behalf of the public.

DATED effective this 19th day of November, 2020.

City of Sheridan



By: ROGER C. MALES

Title: MAYOR



THE CITY OF SHERIDAN, WYOMING

By: [Signature]
Title: Director of Public Works

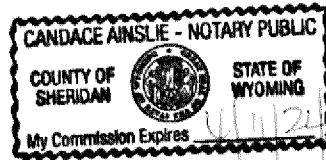
STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 19th day of November, 2020, by Roger Miller as Public Works Director of the City of Sheridan.

WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: 4/11/24



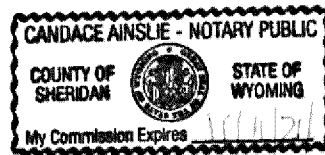
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

On this 19th day of November, 2020, before me personally appeared Roger Miller, on behalf of the City of Sheridan, State of Wyoming, to me being personally known, who, being by me duly sworn, did acknowledge said instrument to be the free act and deed of the City of Sheridan, Wyoming.

Given under my hand and official seal this 19 day of November, 2020.

[Signature]
Notary Public

My commission expires: 4/11/24



LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: City of Sheridan
November 4, 2020

Re: DEDICATED PUBLIC RIGHT-OF-WAY

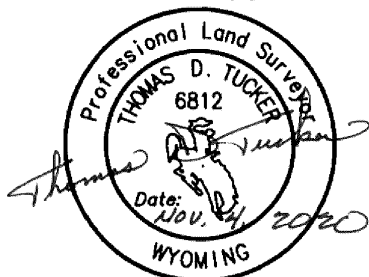
A tract of land situated in Lot C, Hidden Bridge Minor Subdivision, City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the northeast corner of said Section 29 (Monumented with a 2" Aluminum Cap per PLS 6812); thence S83°14'29"W, 757.10 feet to the **POINT OF BEGINNING** of said tract, said point lying on the south right-of-way line of West Fifth Street (AKA State Highway No. 330), being the northeast corner of a tract of land described in Book 544 of Deeds, Page 734; thence S00°11'28"W, 228.02 feet along the west line of said tract described in Book 544 of Deeds, Page 734 to a point; thence, along said west line through a curve to the left, having a central angle of 36°37'20", a radius of 270.00 feet, an arc length of 172.58 feet, a chord bearing of S18°07'12"E, and a chord length of 169.66 feet to a point; thence S36°25'53"E, 92.89 feet along said west line to a point; thence, along said west line through a curve to the right, having a central angle of 47°01'29", a radius of 330.00 feet, an arc length of 270.84 feet, a chord bearing of S12°55'08"E, and a chord length of 263.31 feet to a point, said point being an angle point lying on the north line of Lot A, Hidden Bridge Minor Subdivision; thence, continue along said west line and said north line of Lot A, Hidden Bridge Minor Subdivision through a curve to the right, having a central angle of 31°52'35", a radius of 330.00 feet, an arc length of 183.59 feet, a chord bearing of S26°31'54"W, and a chord length of 181.24 feet to a point; thence S42°28'12"W, 101.75 feet along said west line and said north line of Lot A to a point, said point being the southeast corner of said tract described in Book 544 of Deeds, Page 734; thence N90°00'00"W, 81.34 feet along the south line of said tract described in Book 544 of Deeds, Page 734 and said north line of Lot A to a point; thence N42°28'12"E, 156.68 feet to a point; thence, through a curve to the left, having a central angle of 78°54'04", a radius of 270.00 feet, an arc length of 371.81 feet, a chord bearing of N03°01'10"E, and a chord length of 343.12 feet to a point; thence N36°25'53"W, 92.89 feet to a point; thence, through a curve to the right, having a central angle of 36°37'20", a radius of 330.00 feet, an arc length of 210.93 feet, a chord bearing of N18°07'12"W, and a chord length of 207.36 feet to a point; thence N02°19'29"W, 227.80 feet to a point, said point lying on said south right-of-way line of West Fifth Street (AKA State Highway No. 330); thence, along said south right-of-way line of West Fifth Street (AKA State Highway No. 330) through a non-tangent curve to the left, having a central angle of 00°10'28", a radius of 22993.32 feet, an arc length of 70.00 feet, a chord bearing of N89°49'51"E, and a chord length of 70.00 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 1.48 acres of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

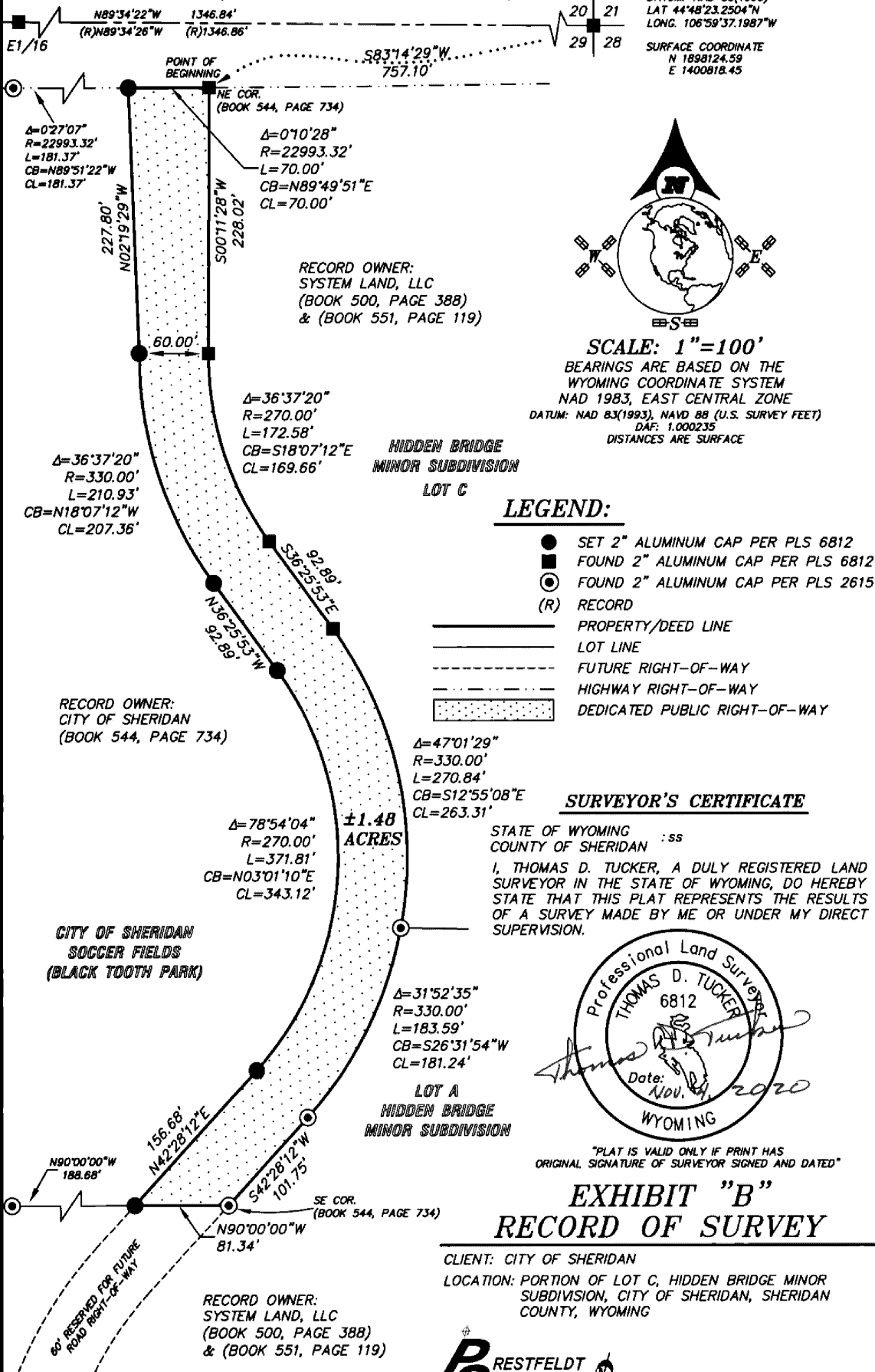
SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

WEST FIFTH STREET (AKA STATE HIGHWAY NO. 330)



DATUM: NAD 83(1993)
 LAT 44°48'23.2504"N
 LONG. 106°59'37.1987"W
 SURFACE COORDINATE
 N 1898124.59
 E 1400818.45



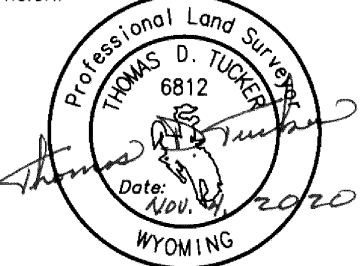
SCALE: 1"=100'
 BEARINGS ARE BASED ON THE
 WYOMING COORDINATE SYSTEM
 NAD 1983, EAST CENTRAL ZONE
 DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
 DAF: 1.000235
 DISTANCES ARE SURFACE

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- ⊙ FOUND 2" ALUMINUM CAP PER PLS 2615
- (R) RECORD
- PROPERTY/DEED LINE
- LOT LINE
- - - FUTURE RIGHT-OF-WAY
- - - HIGHWAY RIGHT-OF-WAY
- ▨ DEDICATED PUBLIC RIGHT-OF-WAY

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
 COUNTY OF SHERIDAN :ss
 I, THOMAS D. TUCKER, 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"

**EXHIBIT "B"
 RECORD OF SURVEY**

CLIENT: CITY OF SHERIDAN
 LOCATION: PORTION OF LOT C, HIDDEN BRIDGE MINOR SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

RESTFELDT
 SURVEYING
 2340 WETLANDS DR., SUITE 100
 PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415

JN: 2020-073
 DN: 2020-073D
 TAB: ROS
 PF: T2002-101-CPR22
 REVIEWED BY: JSP
 NOVEMBER 03, 2020

(HIDDEN BRIDGE GOLF COURSE)