

RECORDED AUGUST 1, 1988 BK 320 PG 503 NO. 13821 RONALD L. DAILEY, COUNTY CLERK

USE PERMIT

This Use Permit granted by the City of Sheridan, Wyoming, to James M. Wilson and Viola L. Wilson, witnesses as follows:

WHEREAS, James M. Wilson and Viola L. Wilson, own a house situated on the following described real property in the City of Sheridan, Sheridan County, Wyoming, to wit:

Lot 1 and 2, Block 11, Kilbourne Addition to the Town, now City of Sheridan, Sheridan County, Wyoming,

the Easterly side of the property above described where the garage is situated encroaches unto the alleyway adjacent to said property by .2 of a foot and the eave overhang of said garage encroaches onto the alley 1.8 feet, all of which appears more clearly on the Surveyor's Certificate attached hereto, and

WHEREAS, this encroachment onto the public easement resulted from measurement errors on the part of the construction contractor when said structure was built in 1917, and not by reason of the owners' fault or intention and has been in place for over 71 years.

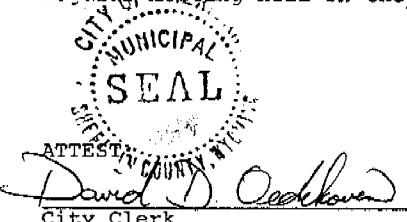
WHEREAS, this encroachment onto the public easement now renders it difficult to furnish the necessary title to sell or mortgage said property without some assurance that the City will not seek to remove said building from the public right-of-way, now

THEREFORE, the City of Sheridan hereby grants unto James M. Wilson and Viola L. Wilson, husband and wife, their successors and assigns, permission to continue using the above-described encroachment upon the public right-of-way, for so long as the present building situated upon the property above shall remain standing upon its present foundation and further provided that no additional encroachment of any sort upon the public easement 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 building while engaged in the public use or maintenance of said alley.

This Use Permit is granted in accordance with a Motion duly made and adopted by the Sheridan City Council at its regular meeting held on the 5th day of July, 1988.

CITY OF SHERIDAN

By: 
Mayor



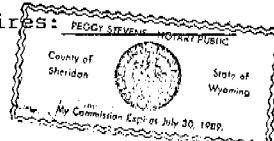
STATE OF WYOMING)
COUNTY OF SHERIDAN) ss
)
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this day of , 1988, by Max A. DeBolt, Mayor of the City of Sheridan, Wyoming.

Witness my hand and official seal.


Peggy Stevens
Notary Public

My Commission Expires:

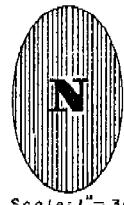


503

Surveyor's Certificate

504

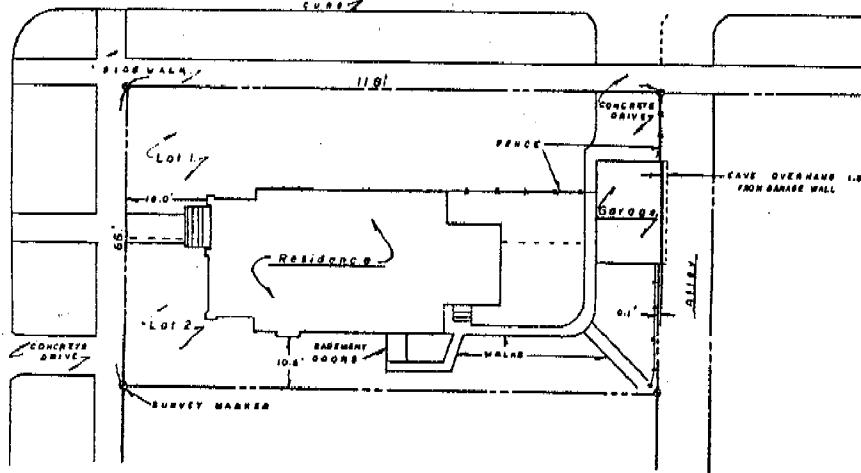
I, David L. Randall, a registered professional engineer and land surveyor in the State of Wyoming, hereby certify that this Surveyor's Certificate was made from surveys made by me, or under my direction, or from surveys by others duly recorded as public record, or from existing monuments of surveys made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



Scale: 1" = 30'

Kilbourne Street.

Brooks Street.



Street Number 505 South Brooks Street, this property being situated on the East side of said street.

I further certify as follows:

1. The residence ~~is~~ situated upon the above-described property is wholly within the boundary lines of the above-described property.
2. The driveway lies within the said boundary lines.
3. No side line of the residence is less than 10.6' feet from any of the said boundary lines.
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. (Garage encroaches into alley, Residence and garage built in 1917.)
6. The front wall of the residence is 18.0' feet from the front lot line.
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 9:00 A.M. this 3rd day of June, 1988.



Randall Engineering Surveys

David L. Randall
Wyoming Registration No. 3159 P.E. and L.S.