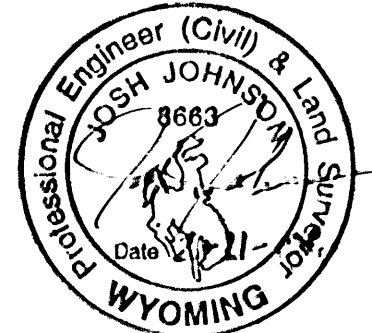
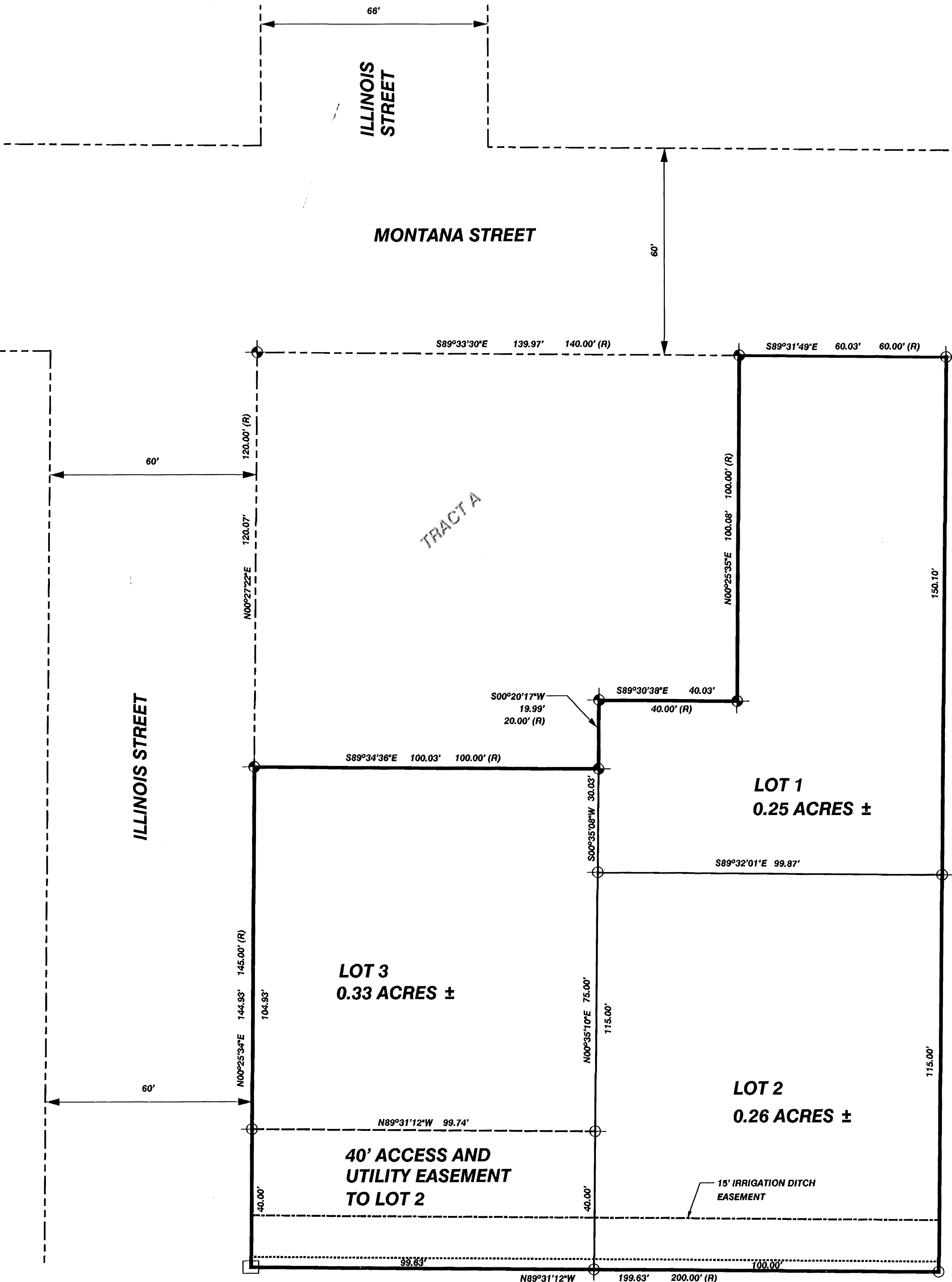


PROPERTY IS ZONED R-2



CERTIFICATE of SURVEYOR

State of Wyoming }
County of Johnson } ss

I, Josh Johnson, of Buffalo, Wyoming do hereby certify that I am a duly 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 Pinder Minor Second Subdivision as laid out, platted, dedicated and shown hereon, that this plat was made From an accurate survey of said property conducted by me and correctly shows the location And dimensions of all lots, easements and streets of said second subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

LEGEND

- Found Aluminum Cap PELS 3159
- Found Aluminum Cap Stamped PLS 2815
- Found Plastic Survey Cap
- Set 2 1/2 Aluminum Cap Stamped PELS 8663
- 40' Access and Utility Easement to Lot 2
- (R) Record Distance
- Boundary Line
- Irrigation Ditch

NOTES:

- 1 - Basis of bearing NAD 83
State Plane East Central
- 2 - Lot 2 is to be accessed
from a 40' easement thru Lot 3

CERTIFICATE OF OWNER

Know all men by these present that the undersigned, Gerald L. Pinder and Francis M. Pinder, being the owners, proprietors or parties of interest in the land shown on this plat, Do hereby certify:

That the foregoing plat designated as Pinder Minor Second Subdivision, is located in the SW 1/4NW 1/4 of Section 35, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as being the Tract B and Tract C of Pinder Minor Subdivision as recorded in Book P of Plats, Page 62 of the records of the Sheridan County Clerk, Block 1, Fifth Vale Avoca Place Addition to the Town, now City of Sheridan, Wyoming and contains and area of 1.217 acres, and

That this 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 and proprietors; and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owners of the land shown and described on this plat do hereby dedicated to the City of Sheridan and its licensees for public use for the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already otherwise dedicated for public use.

Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 24 day of Feb, 2006, by:

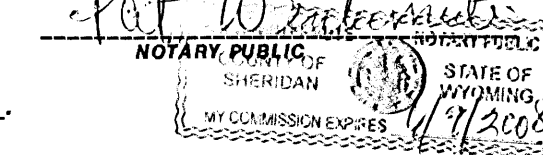
GERALD L. PINDER, OWNER

FRANCIS M. PINDER, OWNER

State of Wyoming }
County of Sheridan } ss

The foregoing instrument was acknowledged before me this 24 day of Feb, 2006, By Gerald L. Pinder.

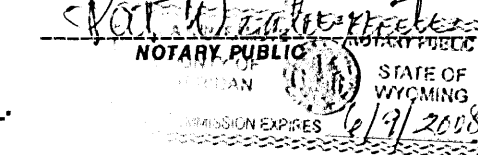
My commission expires: June 9, 2008



State of Wyoming }
County of Sheridan } ss

The foregoing instrument was acknowledged before me this 24 day of Feb, 2006, By Francis M. Pinder.

My commission expires: June 9, 2008



CITY of SHERIDAN
PLANNING COMMISSION
CERTIFICATE of REVIEW

Reviewed by the City of Sheridan Planning Commission this 27 day of Feb, 2006.

Attest: VICE CHAIRMAN

CHAIRMAN

DIRECTOR of PUBLIC WORKS
CERTIFICATE of APPROVAL

This plat has been prepared in accordance with the requirements and procedures in the Subdivision Regulations of the City of Sheridan, and certified this 28 day of February, 2006, by the Director of Public Works of Sheridan, Wyoming.

DIRECTOR OF PUBLIC WORKS

CITY of SHERIDAN
CERTIFICATE of APPROVAL

Approved by the City Council of Sheridan, Wyoming, this 28 day of February, 2006.

Attest: CITY CLERK

ACTING MAYOR

CERTIFICATE of RECORDER

State of Wyoming }
County of Sheridan } ss

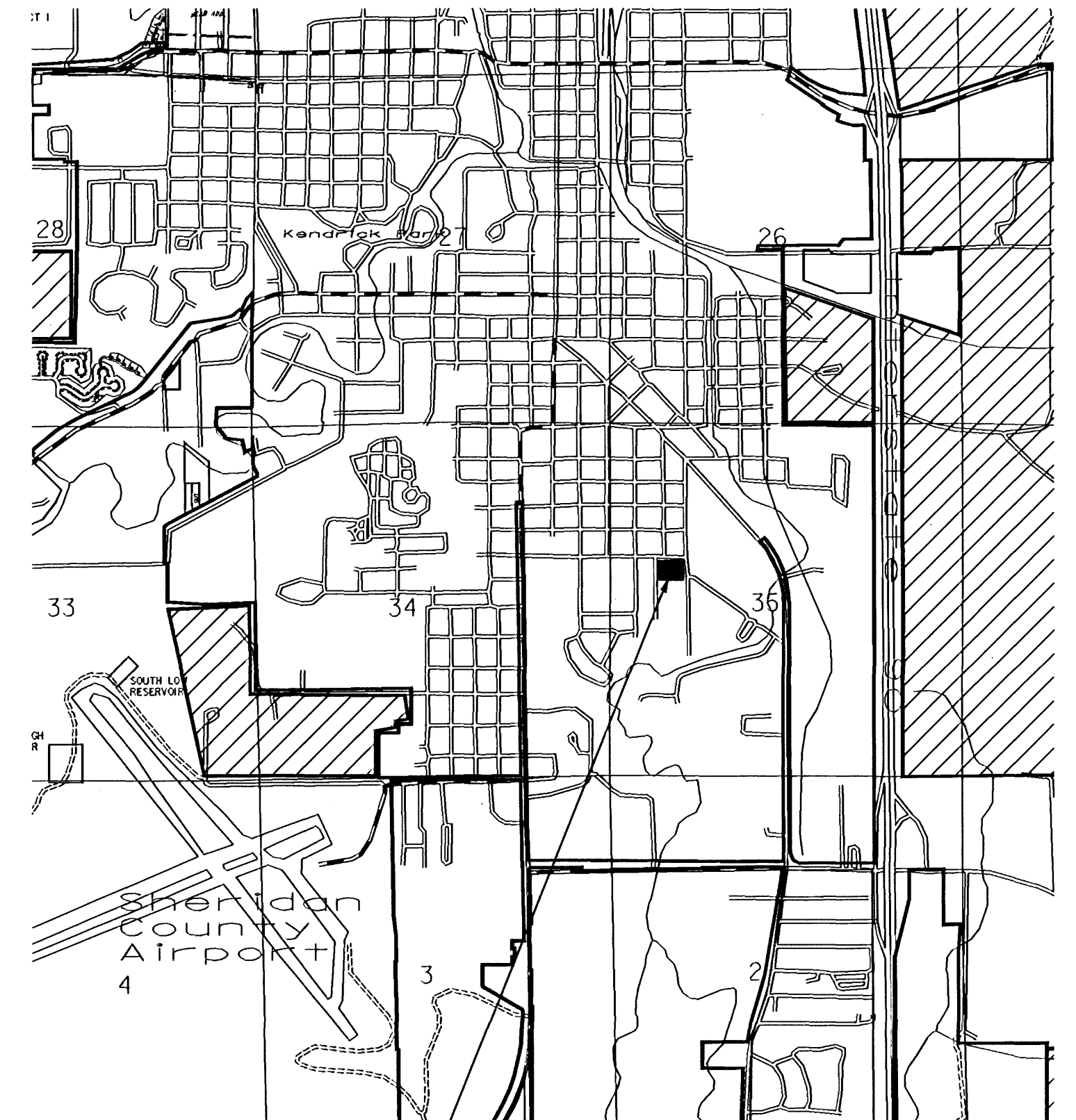
This plat was filed for record in the Office of the Clerk and Recorder At 1:49 O'Clock P. M., this 3 day of MARCH, 2006, and is Duly recorded in Book P, Page No. 76.

COUNTY CLERK

DECLARATION VACATING PREVIOUS PLATING

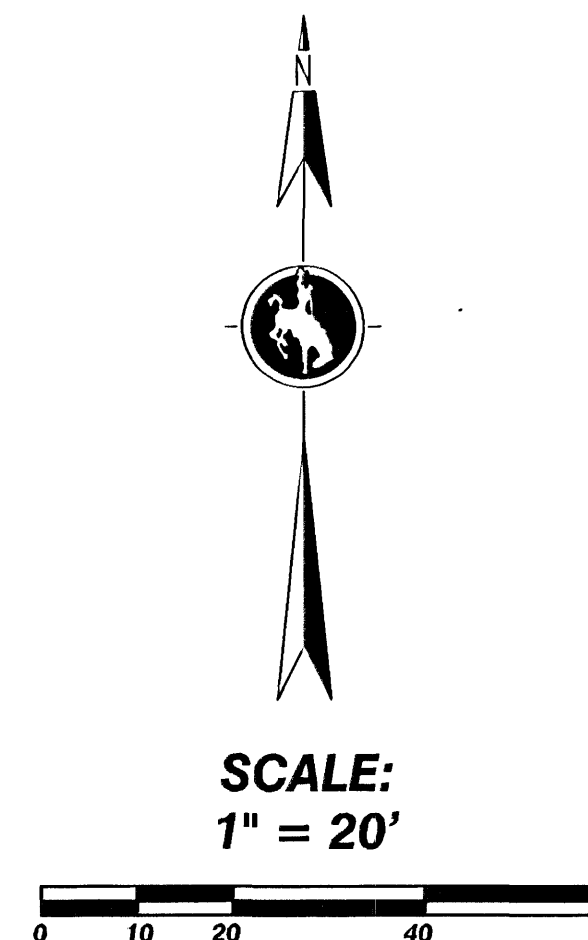
This plat is the Second Subdivision of Pinder Minor Subdivision, as recorded in Book P of Plats, Page 62, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by boundaries of this plat are hereby vacated.

(Ord. No. 1984 § 1 (part), 3-21-05.)



SITE LOCATION

SCALE: 1" = 2000'



SCALE:
1" = 20'

FINAL PLAT
of the
PINDER MINOR SECOND SUBDIVISION

being a replat of
TRACT B and TRACT C
Of PINDER MINOR SUBDIVISION

In
BLOCK 1

Of the
FIFTH VALE AVOCA PLACE ADDITION
CITY of SHERIDAN
SW 1/4NW 1/4 SEC. 35, T56N, R84W
SHERIDAN COUNTY, WYOMING

For

GERALD L. PINDER AND FRANCES M. PINDER

434 E. MONTANA STREET
SHERIDAN, WYOMING 82801

BIGHORN SURVEYING AND ENGINEERING, LLC
P.O. BOX 403
BUFFALO, WY 82834
307-684-7400