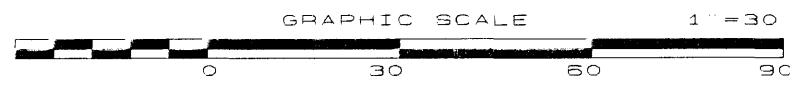


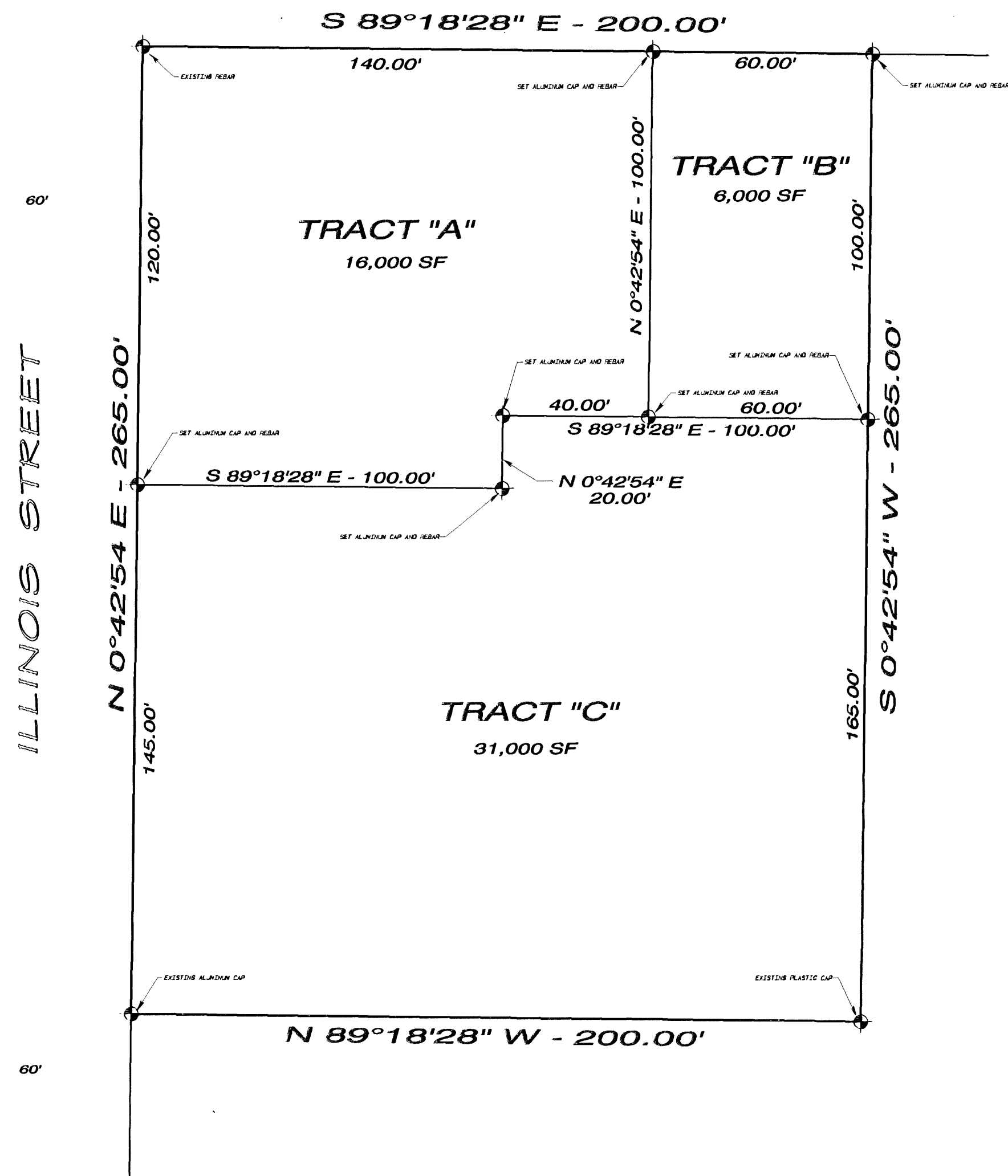
DETAIL



PROPERTY IS ZONED R-2.

ILLINOIS STREET

MONTANA STREET

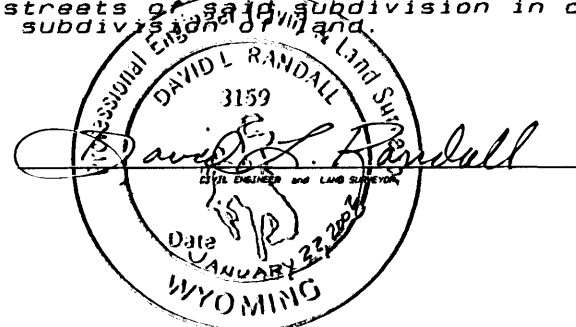


CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, 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 Subdivision as laid out, plotted, 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 subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

Registration No. 3159 PE & LS



Partial Vacation 3-3-06 BK 472 Pg 263

CERTIFICATE of OWNERS

Know all men by these presents that the undersigned, Frances M. Pinder and Gerald L. 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 Subdivision, is located in the SW1/4NW1/4 of Section 35, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as being the North 265 feet of Lot 2, 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 dedicate 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 26 day of January, 2002, by:

Frances M. Pinder
FRANCES M. PINDER, OWNER

Gerald L. Pinder
GERALD L. PINDER, OWNER

State of Wyoming } ss
County of Sheridan }

The foregoing instrument was acknowledged before me this 25th day of January, 2002, by Frances M. Pinder.

My commission expires: 10/15/2002

State of Wyoming } ss
County of Sheridan }

The foregoing instrument was acknowledged before me this 25th day of January, 2002, by Gerald L. Pinder.

My commission expires: 10/15/2002

CITY of SHERIDAN
PLANNING COMMISSION
CERTIFICATE of REVIEW

Reviewed by the City of Sheridan Planning Commission this 19th day of February, 2002.

Attest: VICE CHAIRMAN

DIRECTOR of PUBLIC WORKS
CERTIFICATE of APPROVAL

Data on this plat approved this 22nd day of JANUARY, 2002, by the Director of Public Works of Sheridan, Wyoming.

Jeddie Flores
DIRECTOR of PUBLIC WORKS

CITY of SHERIDAN
CERTIFICATE of APPROVAL

Approved by the City Council of Sheridan, Wyoming, this 22nd day of JANUARY, 2002.

Catherine W. Whitman
Attest: CITY CLERK

Jim Wilson
MAYOR

CERTIFICATE of RECORDER

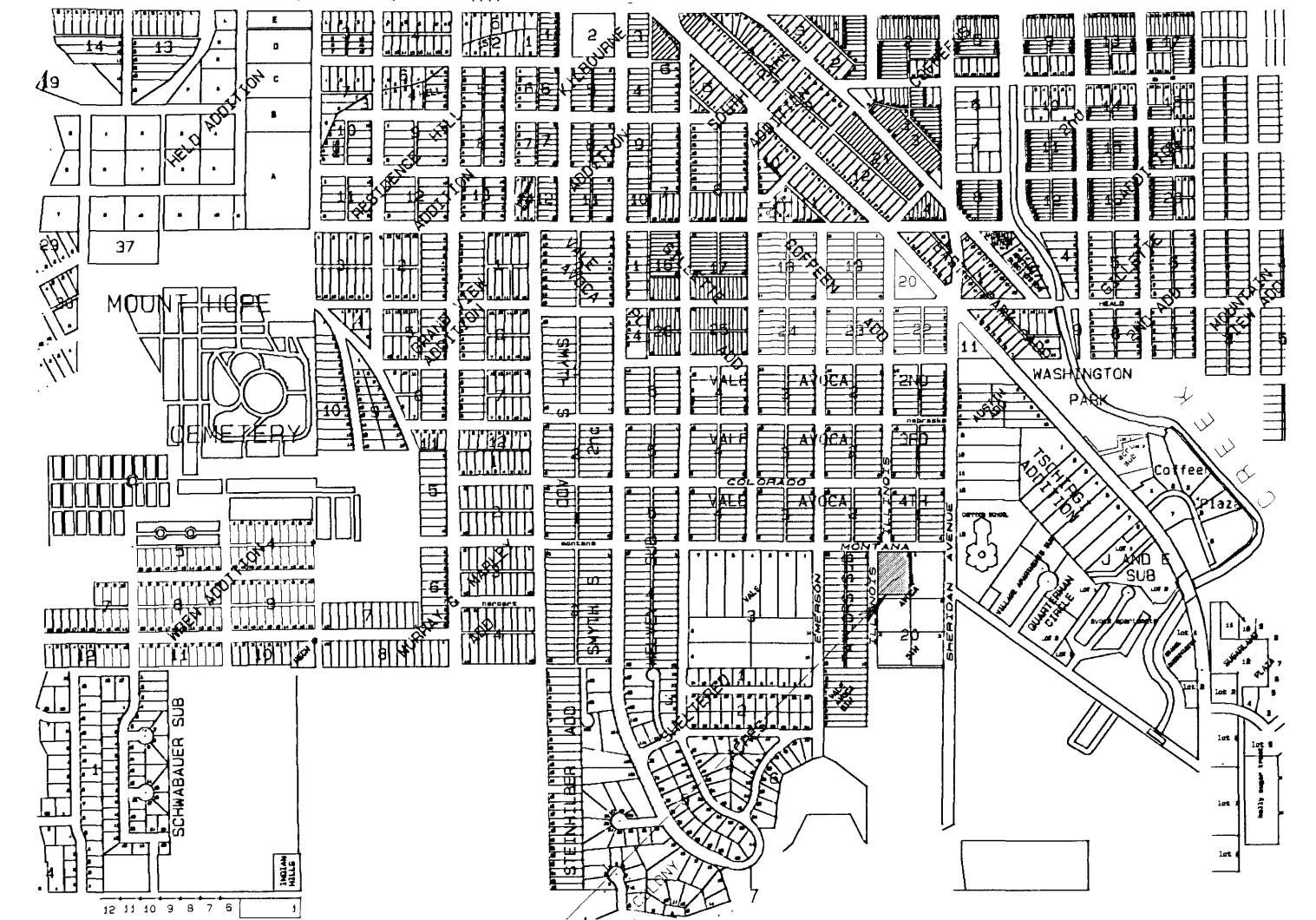
State of Wyoming } ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder at 3:00 P.M. this 26 day of January, 2002, and is duly recorded in Book 472, Page No. 263.

Audrey Kottke
CLERK and RECORDER

VICINITY MAP

SCALE: 1" = 1000'



SITE LOCATION

N



FINAL PLAT

of the

PINDER MINOR SUBDIVISION

being a replat of the
NORTH 265 FEET of LOT 2

in

BLOCK 1

of the

FIFTH VALE AVOCA PLACE ADDITION
CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

for

FRANCES M. PINDER and GERALD L. PINDER

804 PARK STREET
SHERIDAN, WYOMING 82801