



DEDICATION OF PUBLIC RIGHT-OF-WAY

This Dedication of Public Right-of-Way is made effective this 23 day of December, 2020, by Andrew Thomas Sponsler and Jacqueline Sue Sponsler ("Grantors") in favor of the Public and accepted by the COUNTY OF SHERIDAN, WYOMING through the Board of County Commissioners for Sheridan County, Wyoming ("Grantee").

RECITALS:

- A. Grantors own the real property described below as: "Right-of-Way", as more particularly described on **Exhibit A**, attached hereto, and as illustrated on that Record of Survey attached hereto as **Exhibit B**, incorporated herein (referred to hereinafter collectively as the "Right-of-Way").
- B. Grantors desire to dedicate the Right-of-Way to the Public for ingress and egress and also for use by utility providers for the purpose of providing utilities to the Public.
- C. The County of Sheridan, through the Board of County Commissioners of Sheridan, Wyoming, wishes to accept such dedication.

NOW, THEREFORE, for good and valuable consideration, including the mutual promises and covenants contained herein, it is agreed by and among the parties as follows:

1. **Grant and Dedication of Right-of-Way.** Grantors do hereby dedicate and convey to and for the public use forever hereafter the street Right-of-Way as are laid out and designated herein 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 area so dedicated for ingress and egress and providers of all public utilities shall have the perpetual non-exclusive right to use the area to provide utility services for the benefit of the public.

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

DATED effective this 23 day of December, 2020.

Andrew Thomas Sponsler
Andrew Thomas Sponsler

ACCEPTED BY
THE COUNTY OF SHERIDAN, WYOMING:

Jacqueline Sue Sponsler
Jacqueline Sue Sponsler

By: Nick Siddle
Title: Chairman BOCC

**Acknowledgement
Attached**

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Orange)

On 12/23/2020 before me, Mary Carol Giedlin Notary Public
(Date) (Here Insert Name and Title of the Officer)

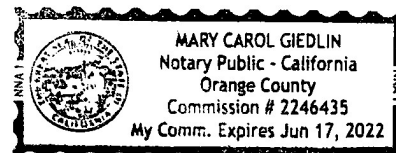
personally appeared Andrew Thomas Sponsler and Jacqueline Sue Sponsler
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Mary Carol Giedlin
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Additional Information: _____

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by Andrew Thomas Sponsler and Jacqueline Sue Sponsler.

WITNESS my hand and official seal.

Notary Public

My commission expires: _____

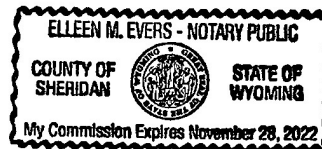
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

On this 6th day of January, 2021, before me personally appeared
Nick Siddle, on behalf of the County 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 County of Sheridan, Wyoming.

Given under my hand and official seal this 6th day of January, 2021

Elleen M Evers
Notary Public

My commission expires: 11-28-2022



LEGAL DESCRIPTION
EXHIBIT "A"

Record Owners: Andrew Thomas Sponsler & Jacqueline Sue Sponsler

September 9, 2020

Re: Dedicated as Public Right-of-Way

A tract of land situated in Lot 2, Powder Horn Ranch Minor No. 6 Subdivision, 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:

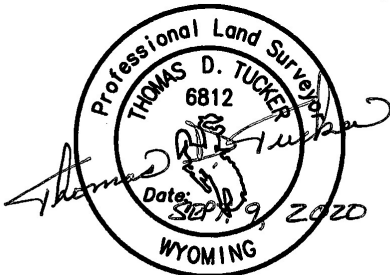
BEGINNING at the southwest corner of said Lot 2 (Monumented with a 1½" Aluminum Cap per PE&LS 3864); thence N00°01'34"W, 2.29 feet along the west line of said Lot 2 to a point, said point lying on the southeasterly right-of-way line of Heather Hill Lane, Cul-de-Sac; thence, along said Cul-de-Sac through a non-tangent curve to the left, having a central angle of 66°18'36", a radius of 55.00 feet, an arc length of 63.65 feet, a chord bearing of N54°58'15"E, and a chord length of 60.16 feet to a point; thence, through a non-tangent curve to the left, having a central angle of 43°34'58", a radius of 50.00 feet, an arc length of 38.03 feet, a chord bearing of S00°01'28"W, and a chord length of 37.12 feet to a point, said point lying on the south line of said Lot 2; thence N89°38'57"W, 49.25 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 516 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

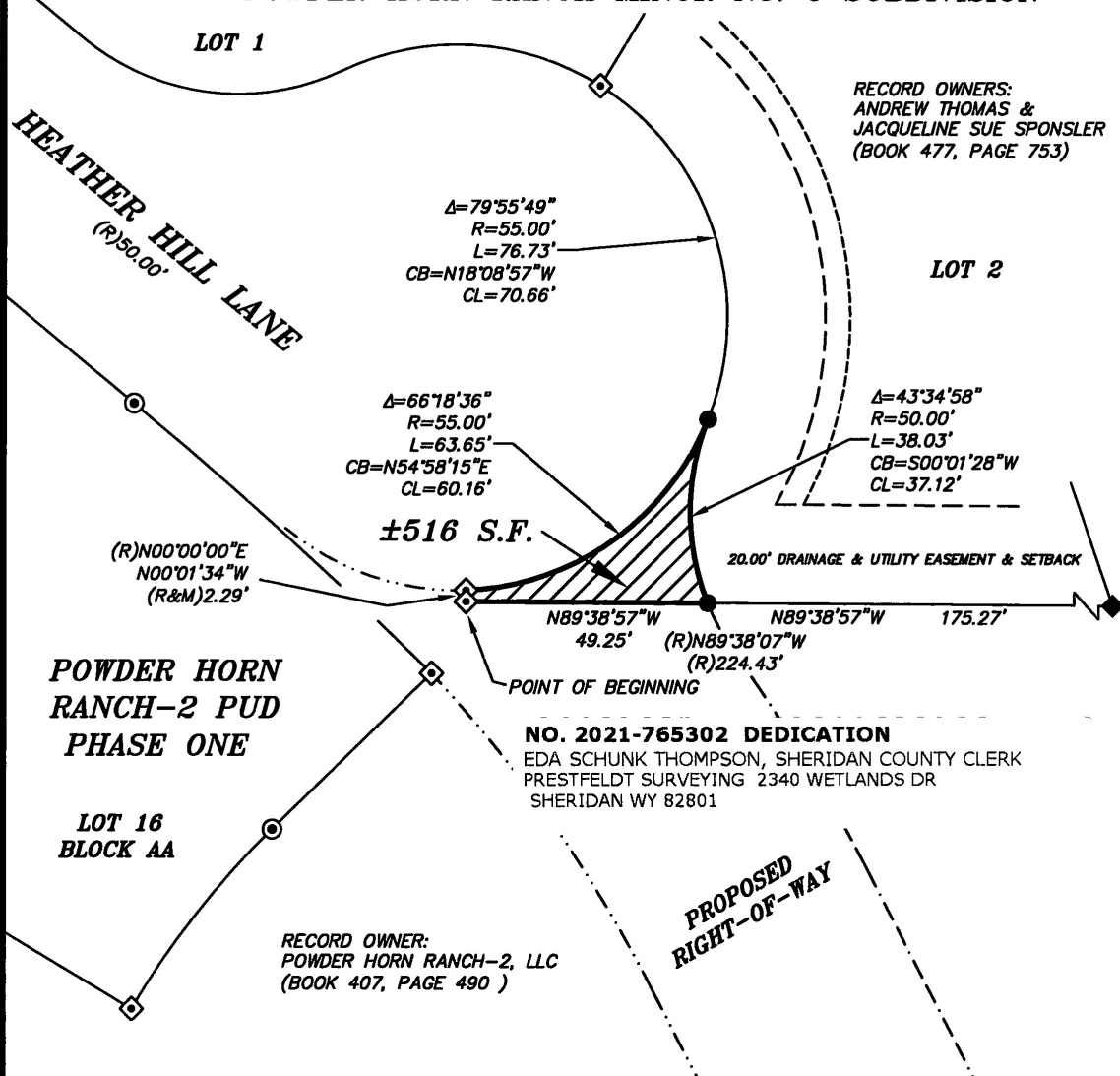
SURVEYOR'S STATEMENT

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.

POWDER HORN RANCH MINOR No. 6 SUBDIVISION



NO. 2021-765302 DEDICATION

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801

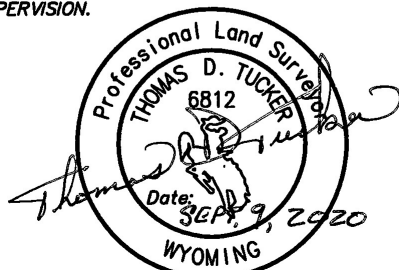
LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 1-1/2" OR 2" ALUMINUM CAP PER PE&LS 3864
- FOUND 2" ALUMINUM CAP PER PLS 15646
- ◆ FOUND 2" ALUMINUM CAP PER PLS 6812
- (R) RECORD
- (M) MEASURED
- PROPERTY/LOT LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - 20' EASEMENT LINE (PER SUBDIVISION PLAT)
- - - 25' SETBACK LINE (PER SUBDIVISION PLAT)
- ▨ DEDICATED AS 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"



SCALE: 1"=30'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE

DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000246811
DISTANCES ARE SURFACE

EXHIBIT "B"

RECORD OF SURVEY

CLIENT: MORRISON-MAIERLE, INC.

LOCATION: LOT 2, POWDER HORN RANCH MINOR No. 6 SUBDIVISION, SHERIDAN COUNTY, WYOMING

PRESTFELDT
SURVEYING

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

JN: 2019-093 SJ: 17
DN: 2019-093-SJ17
TAB: ROS-SJ17
PF: T2019-093-2020
REVIEWED BY: JSP
SEPTEMBER 9, 2020