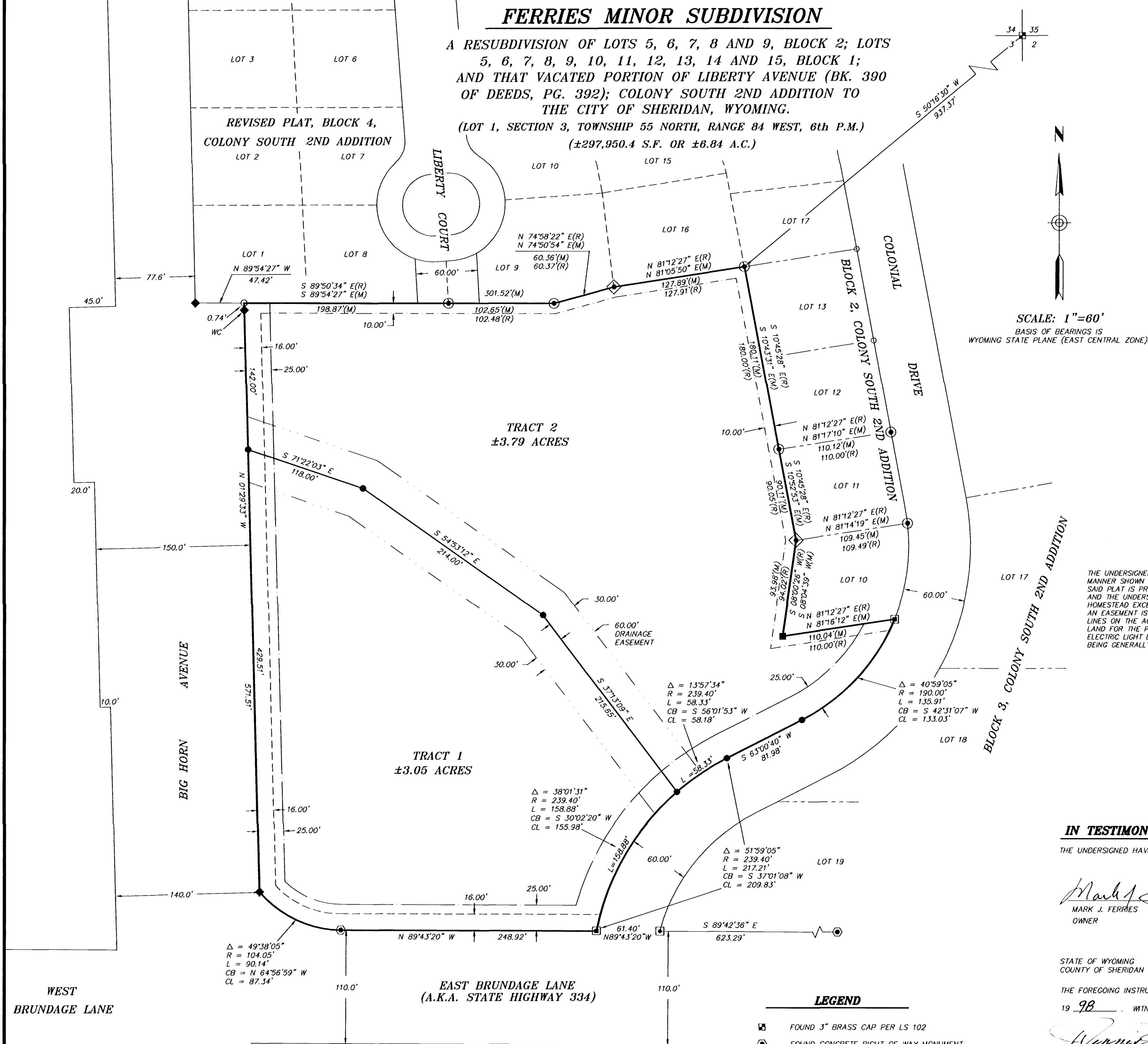


FERRIES MINOR SUBDIVISION

A RESUBDIVISION OF LOTS 5, 6, 7, 8 AND 9, BLOCK 2; LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15, BLOCK 1; AND THAT VACATED PORTION OF LIBERTY AVENUE (BK. 390 OF DEEDS, PG. 392); COLONY SOUTH 2ND ADDITION TO THE CITY OF SHERIDAN, WYOMING.

(LOT 1, SECTION 3, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6th P.M.)

(±297,950.4 S.F. OR ±6.84 A.C.)



LEGEND

- FOUND 3" BRASS CAP PER LS 102
- FOUND CONCRETE RIGHT OF WAY MONUMENT
- FOUND PLASTIC CAP PER LS 529
- FOUND 1-1/2" ALUMINUM CAP PER LS 102
- FOUND 1-1/2" ALUMINUM CAP PER LS 2615
- SET 1-1/2" ALUMINUM CAP PER LS 2615
- SET 1-1/2" ALUMINUM CAP PER LS 2615 ON FOUND REBAR
- FOUND 3-1/4" ALUMINUM CAP PER LS 2615
- SET 3-1/4" ALUMINUM CAP PER LS 2165
- NOTHING FOUND/NOTHING SET
- (M) MEASURED
- (R) RECORD
- BOUNDARY LINE
- LOT LINE (COLONY SOUTH 2ND ADDITION)
- LOT LINE (REVISED PLAT, BLOCK 4, COLONY SOUTH 2ND ADDITION)
- 10.00' UTILITY EASEMENT
- 16.00' UTILITY EASEMENT
- 25.00' BUILDING SETBACK LINE
- 60.00' DRAINAGE EASEMENT

DEDICATION:

THE ABOVE OF FOREGOING SUBDIVISION OF THE FOLLOWING DESCRIBED LAND OR REAL ESTATE, TO WIT:

A TRACT OF LAND SITUATED IN LOTS 5,6,7,8,9,10,11,12,13,14 AND 15, BLOCK 1, LOTS 5,6,7,8 AND 9, BLOCK 2; AND THAT VACATED PORTION OF LIBERTY AVENUE (BK. 390 OF DEEDS, PG. 392); COLONY SOUTH SECOND ADDITION TO THE CITY OF SHERIDAN, WYOMING; SITUATED IN LOT 1 OF SECTION 3, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6th P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S50°16'30"W, 937.37 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 2; THENCE S10°43'13"E, 180.11 FEET ALONG THE EAST LINE OF SAID LOT 5 AND SAID LOT 6, BLOCK 2, TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S10°52'53"E, 90.11 FEET ALONG THE EAST LINE OF SAID LOT 7, BLOCK 2, TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 7; THENCE S08°04'39"W, 93.98 FEET ALONG THE EAST LINE OF SAID LOT 8, BLOCK 2, TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 2; THENCE N81°16'12"E, 110.04 FEET ALONG THE NORTH LINE OF SAID LOT 9, BLOCK 2, TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 9, ALSO SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF COLONIAL DRIVE; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 40°59'05", AN ARC LENGTH OF 135.91 FEET, A CHORD BEARING OF S42°31'07"W, AND A CHORD LENGTH OF 133.03 FEET TO A POINT; THENCE S63°00'40"W, 81.98 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 239.40 FEET, A CENTRAL ANGLE OF 51°59'05", AN ARC LENGTH OF 217.21 FEET, A CHORD BEARING OF S37°01'08"W, AND A CHORD LENGTH OF 209.83 FEET TO A POINT, SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF EAST BRUNDAGE LANE; THENCE N89°43'20"W, 248.92 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT; THENCE, ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 104.05 FEET, A CENTRAL ANGLE OF 49°38'05", AN ARC LENGTH OF 90.14 FEET, A CHORD BEARING OF N64°56'59"W, AND A CHORD LENGTH OF 87.34 FEET TO A POINT, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF BIG HORN AVENUE; THENCE N01°29'33"W, 571.51 FEET ALONG SAID EAST RIGHT OF WAY LINE TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 1, OF COLONY SOUTH SECOND ADDITION; THENCE S89°54'27"E, 301.52 FEET ALONG THE NORTH LINE OF SAID LOT 5 AND LOT 15, BLOCK 2, TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 15; THENCE N74°50'54"E, 60.36 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 2; THENCE N81°05'50"E, 127.89 FEET ALONG THE NORTH LINE OF SAID LOT 5, BLOCK 2, TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINS 6.84 ACRES OF LAND MORE OR LESS.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS THE FERRIES MINOR SUBDIVISION SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND THE UNDERSIGNED OWNERS AND PROPRIETORS DO HEREBY RELEASE AND WAIVE ALL RIGHTS, UNDER AND BY VIRTUE OF THE HOMESTEAD EXCEPTION LAWS OF THE STATE OF WYOMING. AN EASEMENT IS HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND WIDTH RIGHT-OF-WAY OF WHICH IS SHOWN IN DASHED LINES ON THE ACCOMPANYING PLAT; AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LIGHT LINES AND POLES, TELEPHONE LINE AND POLES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER BEING GENERALLY UTILIZED BY THE PUBLIC.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET LINE.

DRAINAGE EASEMENT:

DRAINAGE EASEMENT LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE TRACT LINE.

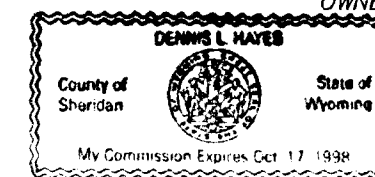
IN TESTIMONY WHEREOF:

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 11th DAY OF February, 19 98.

Mark J. Ferris
MARK J. FERRIS
OWNER

Colleen A. Ferris
COLLEEN A. FERRIS
OWNER

STATE OF WYOMING
COUNTY OF SHERIDAN



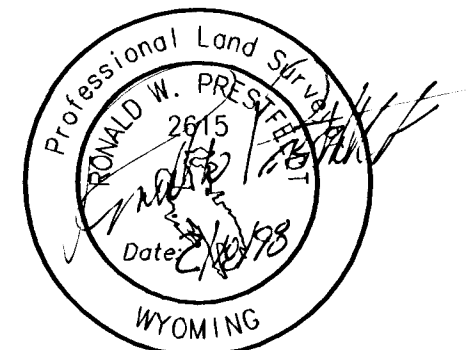
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF February, 19 98. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10/17/98.

Ronald W. Prestfeldt
NOTARY PUBLIC

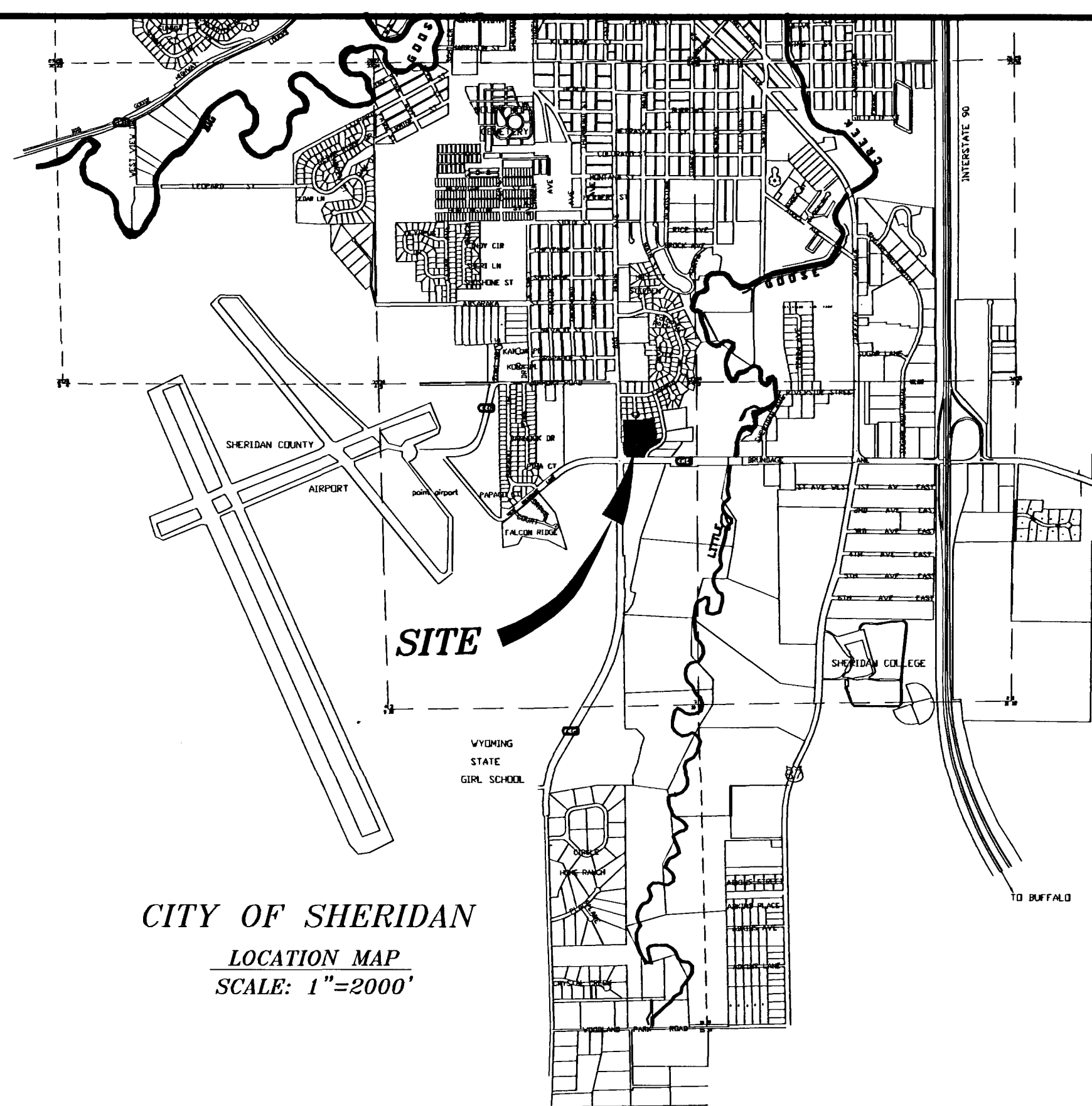
SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR SIGNED AND DATED"



CITY OF SHERIDAN

LOCATION MAP

SCALE: 1"=2000'

CERTIFICATES OF APPROVAL

THE SHERIDAN PLANNING AND ZONING COMMISSION HEREWITH RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 10 DAY OF Feb, 19 98.

Chairman: [Signature] Secretary: [Signature]

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED MAYOR AND CITY CLERK IN AND FOR THE CITY OF SHERIDAN, COUNTY OF SHERIDAN, STATE OF WYOMING, ON THIS 11th DAY OF February, 19 98.

Mayor: [Signature] Clerk: [Signature]

APPROVED BY THE CITY ENGINEER OF SHERIDAN, WYOMING THIS 11th DAY OF February, 19 98.

Attest: Susan Fields
(CITY ENGINEER)

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS INSTRUMENT WAS FILED FOR RECORD AT 8:00 THIS 12 DAY OF FEB, 19 98. AND FILED AND INDEXED IN DRAWER F OF CERTIFICATE OF PLATS No. 15.

Fee: \$ 50.00
[Signature]
STAMP RECEIVING NUMBER 276761

FERRIES MINOR SUBDIVISION

A RESUBDIVISION OF LOTS 5, 6, 7, 8 AND 9, BLOCK 2; LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15, BLOCK 1; AND THAT VACATED PORTION OF LIBERTY AVENUE (BK. 390 OF DEEDS, PG. 392); COLONY SOUTH 2ND ADDITION TO THE CITY OF SHERIDAN, WYOMING.

SUBDIVIDER/OWNER: MARK & COLLEEN FERRIES
297 SOUTH MAIN
SHERIDAN, WYOMING, 82801



JN: 56031
DN: 99/03031FPA
FEBRUARY, 1998