



NOTES:
SET 5/8" REBAR WITH ALUMINUM CAP AT EACH LOT CORNER.
A NON-EXCLUSIVE EASEMENT OVER AND ACROSS THOSE PORTIONS DESIGNATED AS UTILITY EASEMENT IS HEREBY GRANTED FOR THE PURPOSE OF INSTALLING AND MAINTAINING CABLE TELEVISION.

LOCATION MAP
SCALE: 1" = 800'

APPROVALS
THE SHERIDAN PLANNING AND ZONING COMMISSION HERewith RECOMMENDS THE APPROVAL OF THE FOREGOING PLAT THIS 23 DAY OF May, 1978.
Kerry E. Vimer CHAIRMAN
Nancy Quarterman SECRETARY
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 5th DAY OF June, 1978.
Mr. Sam Marshall MAYOR
Anthony W. Elkin CITY CLERK
CERTIFICATE OF SURVEYOR
STATE OF WYOMING) SS
COUNTY OF SHERIDAN)
I, THOMAS R. HOYT, A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THE LINES SHOWN ON THIS PLAT WERE SURVEYED UNDER MY SUPERVISION AND ARE ACCURATE AND CORRECT AS SHOWN.
Thomas R. Hoyt
THOMAS R. HOYT, WYOMING P.E. 2404
CERTIFICATE OF RECORDER
STATE OF WYOMING) SS
COUNTY OF SHERIDAN)
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 9:00 O'CLOCK A.M. ON THE 23 DAY OF JUNE, 1978 AND RECORDED IN PLAT BOOK NO. 1 ON PAGE NO. 216.
Margaret Lewis
COUNTY CLERK

SPARROW HAWK HILL ONE

LEGAL DESCRIPTION
THE ABOVE OR FOREGOING SUBDIVISION OF THE FOLLOWING DESCRIBED LAND OR REAL ESTATE, TO WIT
THIS IS A SUBDIVISION OF PART OF THE SE 1/4 SW 1/4 AND THE SW 1/4 SE 1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6th P.M., SHERIDAN COUNTY, WYOMING, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 SW 1/4 OF SECTION 28, T56N, R84W OF THE 6th P.M.; THENCE SOUTH 88°48'53" EAST, 1353.04 FEET TO THE SOUTHWEST CORNER OF THE "SCOTT ADDITION"; THENCE SOUTH 82°41'55" EAST, 552.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 78°24'00" EAST, 115.43 FEET; THENCE SOUTH 60°45'00" EAST, 380.00 FEET; THENCE SOUTH 35°06'32" EAST, 138.65 FEET; THENCE SOUTH 29°15'00" WEST, 60.00 FEET; THENCE NORTH 67°39'40" WEST, 135.00 FEET; THENCE NORTH 28°04'53" WEST, 36.80 FEET; THENCE NORTHWESTERLY 32.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 94.16 FEET, A CENTRAL ANGLE OF 20°00'00" AND THE CHORD OF WHICH ARC BEARS NORTH 70°45'00" WEST, 32.70 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY 213.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 34°00'00" TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY 156.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 290.00 FEET AND A CENTRAL ANGLE OF 31°00'00" TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY 53.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 17°00'00" TO A POINT TANGENT; THENCE NORTH 60°45'00" WEST, 25.00 FEET; THENCE WESTERLY 133.31 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FEET AND A CENTRAL ANGLE OF 134°00'00" TO A POINT TANGENT; THENCE NORTH 75°15'00" EAST, 45.25 FEET; THENCE SOUTH 60°45'00" EAST, 132.58 FEET; THENCE SOUTH 18°45'00" EAST, 110.00 FEET; THENCE SOUTH 01°42'30" EAST, 42.79 FEET; THENCE NORTH 86°01'45" EAST, 55.49 FEET; THENCE SOUTH 49°31'00" EAST, 119.00 FEET; THENCE SOUTH 07°19'30" EAST, 115.74 FEET; THENCE SOUTH 34°52'00" WEST, 115.74 FEET; THENCE SOUTH 77°03'30" WEST, 105.39 FEET; THENCE NORTH 75°15'00" WEST, 114.79 FEET; THENCE SOUTH 49°15'00" WEST, 226.75 FEET; THENCE SOUTH 61°22'23" WEST, 76.36 FEET; THENCE SOUTH 89°19'12" WEST, 150.00 FEET; THENCE NORTH 62°28'13" WEST, 99.97 FEET; THENCE NORTH 56°00'00" WEST, 251.29 FEET; THENCE NORTH, 140.00 FEET; THENCE NORTHWESTERLY 73.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 30°09'18" TO A POINT TANGENT; THENCE NORTH 59°50'42" EAST, 59.07 FEET; THENCE EAST, 98.19 FEET; THENCE SOUTH 56°00'00" EAST, 274.32 FEET; THENCE NORTH 49°15'00" EAST, 177.00 FEET; THENCE NORTH 01°11'26" EAST, 175.00 FEET; THENCE NORTH 21°42'06" EAST, 84.64 FEET; THENCE NORTH 75°15'00" EAST, 60.00 FEET; THENCE EASTERLY 191.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 82.00 FEET, A CENTRAL ANGLE OF 134°00'00" AND THE CHORD OF WHICH ARC BEARS NORTH 52°15'00" EAST, 150.96 FEET TO A POINT TANGENT; THENCE SOUTH 60°45'00" EAST, 25.00 FEET; THENCE NORTH 29°15'00" EAST, 85.00 FEET TO THE TRUE POINT OF BEGINNING.
SAID PARCEL OF LAND CONTAINING 9.9781 ACRES.

DEDICATION
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH SUBDIVISION SHALL BE KNOWN AS "SPARROW HAWK HILL ONE".
SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS AND THE UNDERSIGNED OWNERS AND PROPRIETORS DO HEREBY RELEASE AND WAIVE ALL RIGHTS, UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.
ALL EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, THE LOCATION AND WIDTH RIGHT-OF-WAY WHICH IS SHOWN IN DOTTED LINE ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF OF INSTALLING, REPAIRING, RE-INSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LIGHT LINES AND POLES, TELEPHONE LINES AND POLES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER BEING GENERALLY UTILIZED BY THE PUBLIC. A TWELVE (12) FOOT TEMPORARY CONSTRUCTION EASEMENT IS ALSO PROVIDED ON EACH SIDE OF THE AFOREMENTIONED EASEMENTS FOR THE INITIAL CONSTRUCTION OF WATER, SEWER AND OTHER UTILITIES.

STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF:
THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 22nd DAY OF MAY, 1978. McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION.
Thomas R. Hoyt THOMAS R. HOYT, PRESIDENT
Caroline Hoyt CAROLINE HOYT, SECRETARY
STATE OF WYOMING) SS
COUNTY OF SHERIDAN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF MAY, 1978, BY THOMAS R. HOYT AS PRESIDENT AND CAROLINE HOYT AS SECRETARY OF McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES DECEMBER 7, 1980.

Chris Marie Barry
NOTARY PUBLIC

PLAT OF
SPARROW HAWK HILL ONE
A SUBDIVISION OF PART OF THE SE 1/4 SW 1/4 AND SW 1/4 SE 1/4 OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6th P.M. SHERIDAN COUNTY, WYOMING.