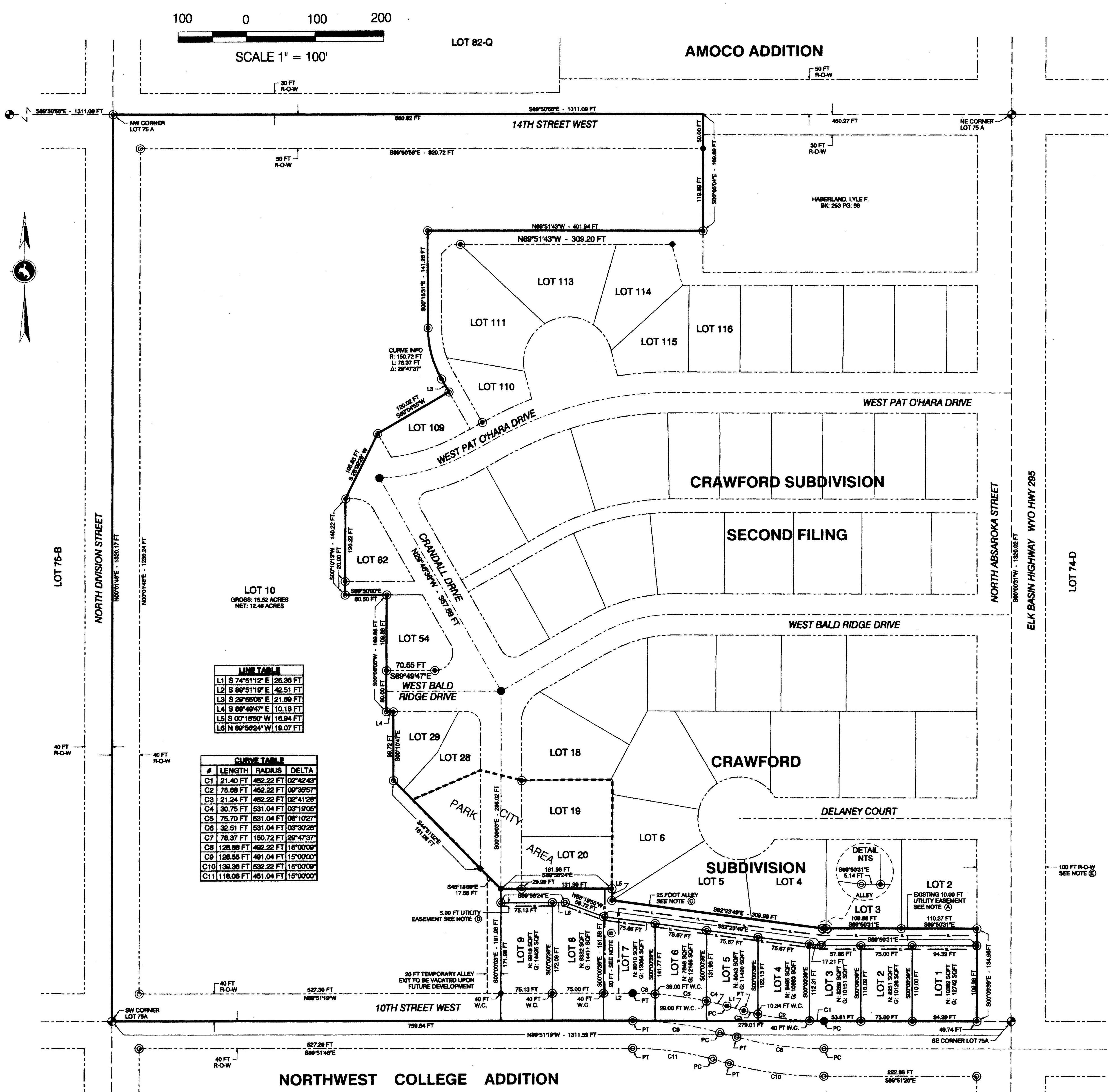


LINE TABLE		
L1	S 74°51'12" E	25.36 FT
L2	S 89°51'19" E	42.51 FT
L3	S 29°55'05" E	21.69 FT
L4	S 89°49'47" E	10.18 FT
L5	S 00°16'50" W	16.94 FT
L6	N 89°56'24" W	19.07 FT

CURVE TABLE

#	LENGTH	RADIUS	DELTA
C1	21.40 FT	452.22 FT	02°42'43"
C2	75.68 FT	452.22 FT	09°35'57"
C3	21.24 FT	452.22 FT	02°41'28"
C4	30.75 FT	531.04 FT	03°19'05"
C5	75.70 FT	531.04 FT	08°10'27"
C6	32.51 FT	531.04 FT	03°30'26"
C7	78.37 FT	150.72 FT	29°47'37"
C8	128.86 FT	492.22 FT	15°00'09"
C9	128.55 FT	491.04 FT	15°00'00"
C10	139.36 FT	532.22 FT	15°00'09"
C11	118.08 FT	451.04 FT	15°00'00"

EASEMENT NOTES

VACATED EASEMENTS:

A AN EXISTING 10-FOOT UTILITY EASEMENT LYING SOUTH OF LOTS 2, 3, 4, AND 5 OF THE CRAWFORD SUBDIVISION AS SHOWN ON THE PLAT OF THE CRAWFORD 2ND SUBDIVISION.
- TO BE VACATED IN LIEU OF PUBLIC 25-FOOT ALLEY RIGHT-OF-WAY AND UTILITY EASEMENT AS SHOWN HEREON. SEE NOTE C.

B TWO 10-FOOT UTILITY EASEMENTS AS SHOWN ON THE PLAT OF CRAWFORD 2ND ADDITION LOCATED WITHIN LOT 7 AS SHOWN HEREON.
- VACATED AND ABANDONED BY THIS PLAT.

DEDICATED EASEMENTS:

C A PUBLIC ALLEY RIGHT-OF-WAY AND UTILITY EASEMENT LOCATED SOUTH OF LOTS 2 - 5 OF THE CRAWFORD SUBDIVISION, LOT 20 OF CRAWFORD 2ND SUBDIVISION, AND NORTH OF PROPOSED LOTS 1 - 9, SAID EASEMENT BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, CRAWFORD SUBDIVISION; THENCE S 00°00'39" E FOR A DISTANCE OF 25.00 FEET; THENCE N 89°50'31" W FOR A DISTANCE OF 227.05 FEET; THENCE N 82°23'49" W FOR A DISTANCE OF 319.88 FEET; THENCE N 65°19'55" W FOR A DISTANCE OF 59.72 FEET; THENCE N 89°56'24" W FOR A DISTANCE OF 94.20 FEET; THENCE N 00°00'03" W FOR A DISTANCE OF 20.00 FEET TO A 1-INCH IRON PIPE MONUMENT LOCATED IN THE CENTERLINE OF CRANDALL DRIVE AS PROJECTED SOUTH; THENCE S 89°56'24" E FOR A DISTANCE OF 161.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20 AND TO THE WEST LINE OF LOT 6 OF THE CRAWFORD SUBDIVISION; THENCE S 00°16'50" W FOR A DISTANCE OF 16.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE S 82°23'49" E FOR A DISTANCE OF 309.98 FEET; THENCE S 89°50'31" E ON AND ALONG THE SOUTH LINE OF LOT 4, CRAWFORD SUBDIVISION FOR A DISTANCE OF 225.27 FEET TO THE POINT OF BEGINNING AND END OF SAID EASEMENT.

D A UTILITY EASEMENT BEING PARALLEL WITH AND 5 FEET SOUTH OF THE NORTH LINE OF LOTS 1 - 9 OF THE CRAWFORD 3RD SUBDIVISION AS SHOWN HEREON.

LEGEND

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINES
- ADJACENT PROPERTY LINES
- ROAD AND ALLEY RIGHTSOF-WAY
- STREET CENTERLINES
- GLO TRACT LINES
- EASEMENT LINE
- BROKEN SCALE
- SET 2-IN. ALUMINUM CAP ON ⅝-IN. REBAR
- FOUND 2-IN. ALUMINUM CAP
- FOUND 2½-IN. IRON PIPE WITH SCREW
- FOUND 1-IN. IRON PIPE
- FOUND ⅝-IN REBAR
- FOUND 3-IN. BRASS CAP

CERTIFICATE OF OWNER

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS NOTED HEREON IN THE DESCRIPTION OF LANDS; THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED; THAT THE SUBDIVISION OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT WE HEREBY DEDICATE THE EASEMENTS AND RIGHT-OF-WAY LABELED HEREON TO THE USES SO NOTED; THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD; THAT THE SOLE PURPOSE OF THE SUBDIVISION IS TO SUBDIVIDE THE LANDS AS SHOWN HERON ; AND, THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

JEFF SHERIDAN - PRESIDENT

ROXANE SHERIDAN - SECRETARY/TREASURER

STATE OF WYOMING)
) SS
COUNTY OF PARK)

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY JEFF SHERIDAN AND ROXANE SHERIDAN ON THIS 16th DAY OF June, 2014. WITNESS MY HAND AND OFFICIAL SEAL.

Becky L. Duran
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 18, 2016

BECKY L. DURAN NOTARY PUBLIC
COUNTY OF PARK STATE OF WYOMING
MY COMMISSION EXPIRES JANUARY 18, 2016

DESCRIPTION OF LANDS

A PARCEL OF LAND LOCATED WITHIN LOT 75-A RESURVEY T.55N., R.99W., 6th P.M. CITY OF POWELL, PARK COUNTY, WYOMING; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3 INCH BRASS CAP MONUMENT FOUND THIS SURVEY SAID BRASS CAP BEING THE SOUTHEAST CORNER OF SAID LOT 75-A; THENCE N 89°51'19" W ON AND ALONG THE SOUTH LINE OF SAID LOT 75-A FOR A DISTANCE OF 49.74 FEET TO THE NORTH RIGHT-OF-WAY OF 10TH STREET WEST TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 89°51'19" W ON AND ALONG THE SOUTH LINE OF SAID LOT 75-A FOR A DISTANCE OF 223.00 FEET TO THE PC OF A CURVE; THENCE LEAVING THE NORTH RIGHT-OF-WAY OF 10TH STREET WEST, CONTINUING N 89°51'19" W ON AND ALONG THE SOUTH LINE OF TRACT 75-A FOR A DISTANCE OF 1038.85 FEET TO A BRASS CAP MONUMENT FOUND THIS SURVEY BEING THE SOUTHWEST CORNER OF SAID LOT 75-A; THENCE N 00°01'48' E ON AND ALONG THE WEST LINE OF SAID LOT 75-A FOR A DISTANCE OF 1320.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 75-A; THENCE S 89°50'56" E ON AND ALONG THE NORTH LINE OF SAID LOT 75-A FOR A DISTANCE OF 860.82 FEET; THENCE S 00°05'04" W ON AND ALONG THE WEST LINE OF THE LANDS DESCRIBED IN BK: 253, PG: 96 ON FILE IN THE PARK COUNTY CLERKS OFFICE FOR A DISTANCE OF 119.89 FEET; THENCE N 89°51'43" W FOR A DISTANCE OF 401.94 FEET; THENCE S 00°15'31" E FOR A DISTANCE OF 11.26 FEET TO THE PC OF A TANGENT CURVE; THENCE ON AND ALONG SAID CURVE FOR A DISTANCE OF 78.37 FEET, SAID CURVE HAVING A RADIUS OF 150.72 FEET AND A DELTA ANGLE OF 29°47'37" TO A 2 INCH ALUMINUM CAP FOUND IN PLACE THIS SURVEY; THENCE S 29°55'05" E FOR A DISTANCE OF 21.69 FEET; THENCE S 60°04'55" W FOR A DISTANCE OF 120.02 FEET; THENCE S 26°09'28" W FOR A DISTANCE OF 105.63 FEET TO A 2 INCH ALUMINUM CAP FOUND IN PLACE THIS SURVEY; THENCE S 00°10'13" W FOR A DISTANCE OF 140.22 FEET TO THE SOUTH RIGHT-OF-WAY OF A 20 FOOT WIDE ALLEY DEDICATED ON THE CRAWFORD 2ND ADDITION; THENCE S 89°50'00" E FOR A DISTANCE OF 60.50 FEET; THENCE S 00°06'05" W FOR A DISTANCE OF 169.88 FEET TO THE SOUTH RIGHT-OF-WAY OF WEST BALD RIDGE DRIVE; THENCE S 89°49'47" E ON AND ALONG SAID SOUTH RIGHT-OF-WAY FOR A DISTANCE OF 10.18 FEET; THENCE S 00°10'47" E FOR A DISTANCE OF 99.72 FEET ;THENCE S 44°31'02" E FOR A DISTANCE OF 181.03 FEET; THENCE S 45°18'09" E FOR A DISTANCE OF 17.56 FEET; THENCE S 89°56'24" E FOR A DISTANCE OF 161.98 FEET; THENCE S 00°16'50" W FOR A DISTANCE OF 16.94 FEET; THENCE S 82°23'49" E FOR A DISTANCE OF 309.98 FEET; THENCE S 89°50'31" E FOR A DISTANCE OF 225.27 FEET TO THE WEST RIGHT-OF-WAY OF WYOMING STATE HIGHWAY 295 (AKA ELK BASIN HIGHWAY); THENCE S 00°00'39" E ON AND ALONG SAID WEST RIGHT-OF-WAY FOR A DISTANCE OF 134.98 FEET TO THE NORTH RIGHT-OF-WAY OF 10TH STREET WEST AND THE SOUTH LINE OF SAID LOT 75-A; THENCE N 89°51'19" W FOR A DISTANCE OF 1261.85 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 17.63 ACRES MORE OR LESS.

APPROVALS

STATE OF WYOMING)
) SS
COUNTY OF PARK)

CITY PLANNING AND ZONING BOARD

RECOMMENDED FOR APPROVAL THIS 27 DAY OF May, 2014 BY THE CITY PLANNING AND ZONING BOARD OF POWELL, WYOMING.

BY CHAIRMAN

CITY COUNCIL

APPROVED THIS 7th DAY July, 2014 BY THE CITY COUNCIL OF POWELL, WYOMING.

BY MAYOR
DON HILLMAN

ATTESTED BY CITY CLERK
TIFFANY BRANDO

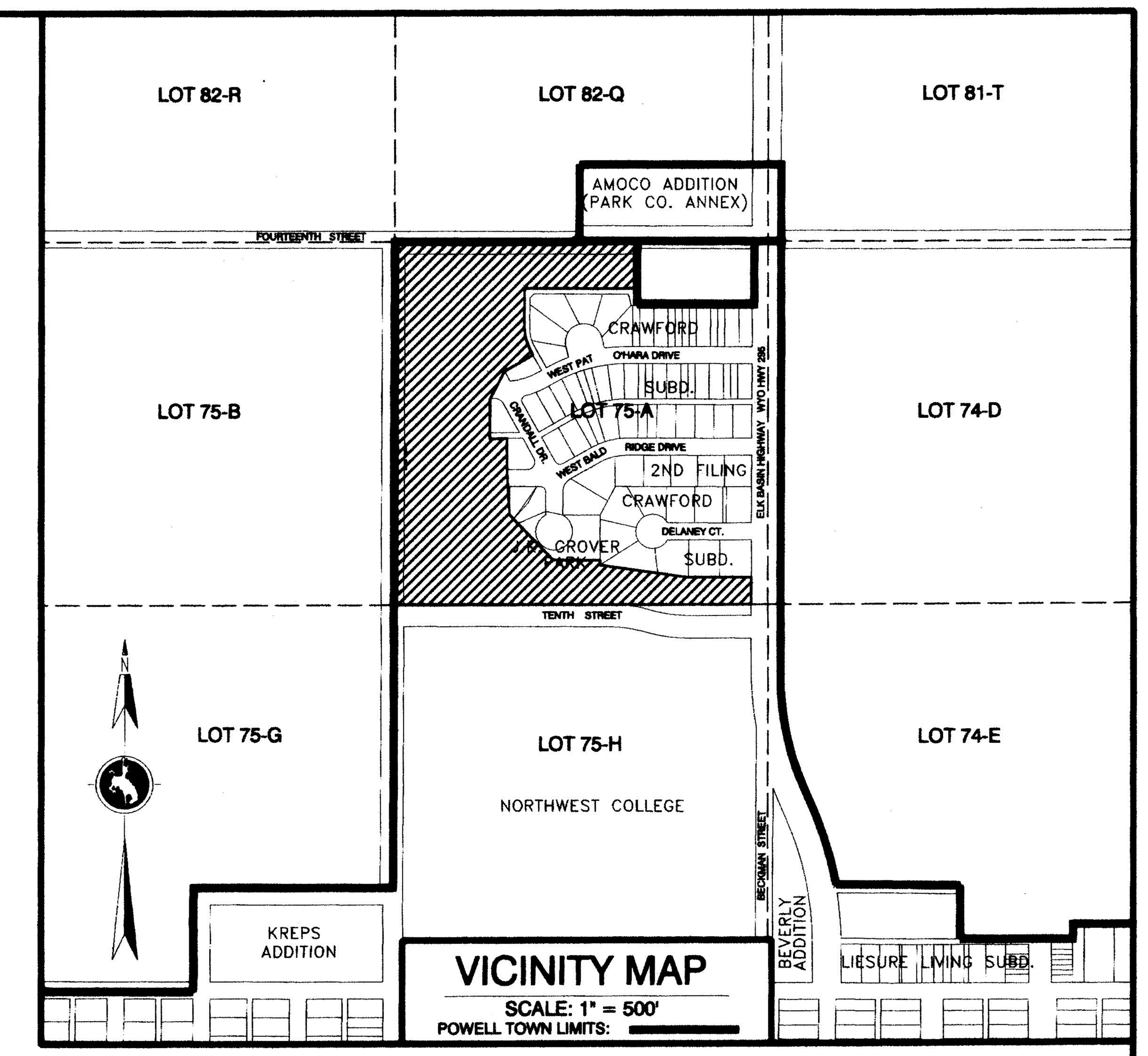
CITY OF POWELL, PARK COUNTY, WYOMING MUNICIPAL SEAL

COUNTY CLERK'S CERTIFICATE

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AT 2:49 O'CLOCK P.M. ON THE 22 DAY OF Jan, 2015, AND IS DULY RECORDED IN PLAT CABINET M, PAGE NUMBER 71.

COLLEEN RENNER
PARK COUNTY CLERK

BY:
DEPUTY



SUBDIVISION NOTES

1. BEARING BASE IS GEODETIC BASED ON NAD83(2011), WYOMING STATE PLANE COORDINATES, WYOMING WEST CENTRAL ZONE.
2. THIS SURVEY WAS COMPLETED TO AN ACCURACY OF 1 : 15,000.
3. TOTAL SUBDIVISION AREA IS 17.78 ACRES.
4. GROSS AREAS SHOWN HEREON FOR LOTS 1 - 9 INCLUDE THE AREA WITHIN RIGHTS-OF-WAY OF 10TH STREET WEST AND THE 25-FOOT ALLEY LOCATED NORTH OF SAID LOTS. AREAS HAVE BEEN CALCULATED BASED ON LOT LINES EXTENDED DIRECTLY TO THE SUBDIVSION BOUNDARY.
5. RIGHTS-OF-WAY FOR NORTH ABSAROKA STREET AS SHOWN HEREON ARE BASED ON RECORD INFORMATION FROM THE PLAT OF CRAWFORD FIRST ADDITION. THE CENTERLINE OF NORTH ABSAROKA STREET IS NOT CONTIGUOUS WITH THE EAST LINE OF GOV'T LOT 75-A

SURVEYOR

I, PAUL R. CAMPBELL OF CODY, WYOMING, HEREBY CERTIFY THAT THIS MAP IS BASED UPON FIELD AND RECORD DATA AND THAT IT IS A FINAL PLAT SUBDIVIDING THE PROPERTY OWNED BY JEFF AND ROXANE SHERIDAN AS RECORDED IN DOC# 2014-795 ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER, SAID LANDS BEING LOCATED IN LOT 75-A RESURVEY T.55N., R.99W., 6th P.M. CITY OF POWELL, PARK COUNTY, WYOMING.

Professional Land Surveyor PAUL R. CAMPBELL LS2571 WYOMING
Date 06/16/14

PAUL R. CAMPBELL
WYOMING REGISTRATION NO. 2571 L.S.

FINAL PLAT

SHOWING

CRAWFORD 3RD ADDITION

BEING A PORTION OF LOT 75-A,
RESURVEY T.55N., R.99W., 6TH P.M.
CITY OF POWELL, PARK COUNTY, WYOMING

DEVELOPER & OWNER:
SHERIDAN CONSTRUCTION
DOC# 2014-795
JEFF & ROXANE SHERIDAN
925 E. WASHINGTON ST.
POWELL, WY 82435

ENGINEER & SURVEYOR:
SAGE CIVIL ENGINEERING AND SURVEYING
2824 BIG HORN AVE. CODY, WY 82414 307-527-0915
715 E. ROOSEVELT AVE. RIVERTON, WY 82501 307-527-0915

DATE: MAY 8, 2014 DRAWN BY: BF
PROJECT # 2014-03 2014-03_FPLAT.dgn
FIELD SURVEY: JANUARY 2014 - MAY 2014
BY: PRC, BJF BOOK: 1A374 PAGE: 1-30