

0 100 200 300
SCALE: 1" = 100'

FINAL PLAT
DEER SPRINGS ADDITION REPLAT
BEING A REPLAT OF THE DEER SPRINGS ADDITION
IN
SW1/4 SECTION 8, T-21-N, R-87-W, 6TH PM
CITY OF RAWLINS, CARBON COUNTY, WYOMING

Developer
Pioneer Mill & Construction
P.O. Box 1154
Rawlins, Wyoming 82301

SURVEYOR'S STATEMENT

I, Martin A. Pedersen of Rawlins Wyoming, hereby state that the accompanying map was made from notes taken on a survey made by me or under my supervision and that it accurately depicts the Subdivision, and that all lots are accurately staked and marked in the field.
Bearings are referred to the South line of Section 8, Township 21, North, Range 87 West, between the Southwest Corner and the South 1/4 Corner, N89°30'00"E



STATE OF WYOMING
COUNTY OF CARBON

The foregoing instrument was acknowledged before me by Martin A. Pedersen, this 17th day of DEC. 1998

Cynthia A. Gornide
Notary Public

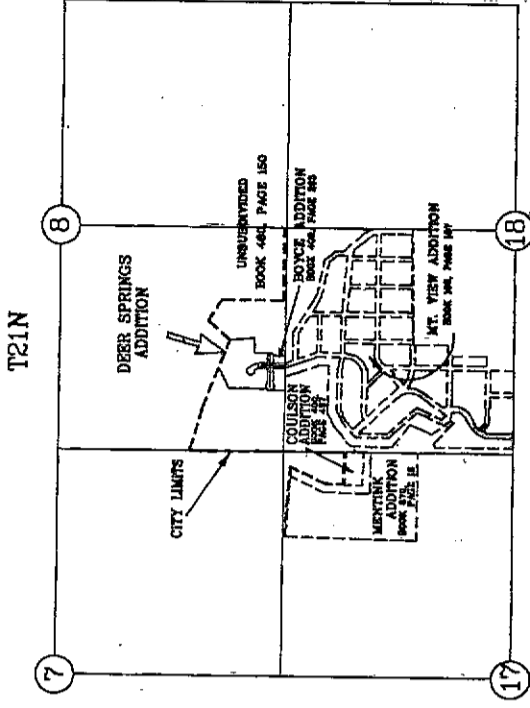
My commission expires: August 21, 2002



RETENTION AREA
.062 ACRES

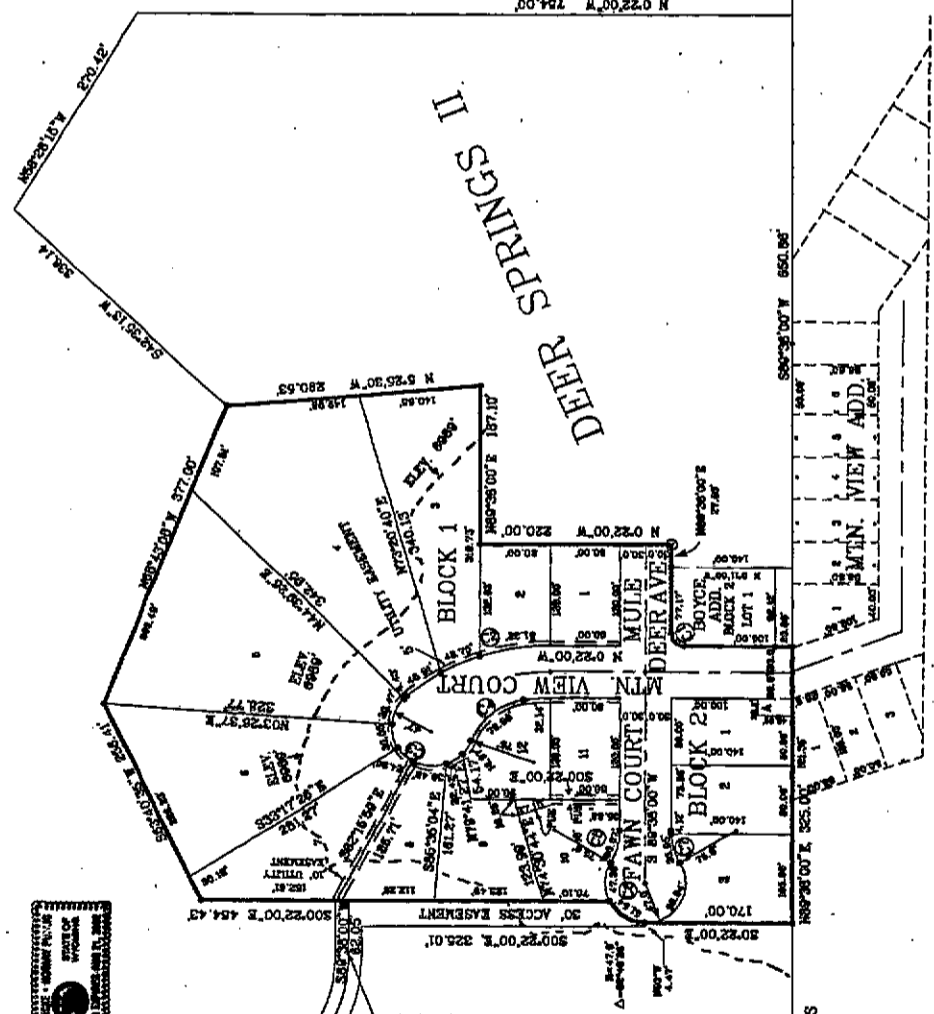
1c 44.97 58"
R 180.00
L 141.87
CD 287°30'07"
LC PT 137.77

NUMBER/DELTA	RADIUS	ARC	BEARING	CHORD
C1	115.00	23.58	N44°38'00"W	21.21
C2	274.512'	280.00	S85°02'00"W	153.50
C3	210°30'47"	47.00	S55°02'31"W	60.59
C4	61°03'10"	75.00	S59°49'15"E	76.23
C5	107°35'30"	75.00	N75°05'43"W	58.59
C6	241°51'07"	47.00	S00°22'00"E	50.00
C7	307°38'35"	75.00	N74°19'43"E	59.59



AREA MAP
SCALE 1" = 1000'

- NOTES
- 5/8" REBAR WITH 2" ALUMINUM CAP
 - 2 1/2" PIPE WITH 3 1/2" ALUMINUM CAP
 - DEER SPRINGS ADDITION BOUNDARY
 - == PUBLIC UTILITY EASEMENT



SW 1/4 SEC. 8
BRASS CAP
SOUTH LINE SECTION 8
SW 1/4 SEC. 8
BRASS CAP

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Developer
 Pioneer Mill & Construction
 P.O. Box 1154
 Rawlins, Wyoming 82301

DESCRIPTION
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned Owners and Proprietors of the Deer Springs Addition hereby certify that this plat is located in the Southwest one-quarter of Section 8, Township 21 North, Range 87 West of the Sixth Principal Meridian, County of Carbon, State of Wyoming, more particularly described as follows:

- Beginning at the Northwest corner of Lot 1, Block 2 of the Boyce Addition, an A.L. Cap, which bears S89°35'00"W, 1638.88 ft., then N 01°10'00"W, 140.00 ft. to a point along the South line of said Section 8 and said A.L. Cap marked "T-1 BL 2 BOYCE LS 644";
- Thence S89°35'00"W, 27.00 ft. to a point along the South line of said Section 8 and said A.L. Cap marked "T-1 BL 2 BOYCE LS 644";
- Thence N 02°20'00"W, 220.00 ft. to a point monumented with a 5/8" rebar with A.L. cap;
- Thence S89°35'00"W, 187.10 ft. to a point monumented with a 5/8" rebar with A.L. cap marked "SE COR LT 3 BL 1 LS 644";
- Thence N 52°30'00"W, 290.68 ft. to a point monumented with a 5/8" rebar with A.L. cap;
- Thence S65°45'00"W, 377.00 ft. to a point monumented with a 5/8" rebar with A.L. cap;
- Thence S65°45'00"W, 258.41 ft. to a point monumented with a 5/8" rebar with A.L. cap;
- Thence S 02°20'00"W, 464.43 ft. to a point on a non-tangent curve to the left monumented with a 5/8" rebar with A.L. cap;
- Thence along said curve to the left an arc distance of 81.54 ft., on a radius of 47.00 ft., through a central angle of 82°49'25" with a chord bearing and distance of S31°02'45"W, 49.99 ft. to a point monumented with a 5/8" rebar and A.L. cap;
- Thence S 02°20'00"W, 170.00 ft. to a point on the South line of said Section 8 monumented with a 5/8" rebar with A.L. cap;
- Thence S89°35'00"W, 285.00 ft. to a point monumented with a 5/8" rebar with A.L. cap;
- Thence N 01°10'00"W, 20.00 ft. to the Southwest Corner of Lot 1 Block 2 Boyce Addition monumented with a 5/8" rebar with A.L. cap marked "SW COR LT 1 BL 2 BOYCE LS 644";
- Thence N 02°20'00"W, against a call of N 01°10'00"W, 105.00 ft., along the West line of Lot 1 Block 2 Boyce Addition to a point monumented with a 5/8" rebar with A.L. cap marked "PC LT 1 LS 644";
- Thence along a curve to the right and along the Northwesterly line of Lot 1 Block 2 Boyce Addition an arc distance of 23.56 ft., on a radius of 13.00 ft., through a central angle of 80°14'00" to a point monumented with a 5/8" rebar with A.L. cap marked "T-1 BL 1 LS 644";
- Thence S89°35'00"W, 77.17 ft. along the North line of Lot 1 Block 2 to the Point of Beginning, said Tract containing 0.142 acres more or less.

That the surveying and laying out into streets, lots, alleys and easements known as Deer Springs Addition, is with free consent and in accordance with the desire of the undersigned Owners and Proprietors that they are the Owners thereof, and that they do hereby dedicate to the public use, said streets and alleys, Utility easements, as shown, and noted are dedicated for the use of the City for the maintenance of the public utilities, Tract A and the following described Utility Easement, as shown, are dedicated to the City for the maintenance of the public utilities. Easement has been granted by the Owners and Proprietors of said Addition for the Relinquishment of public utilities. Easement has been granted by the Records of the Carbon County Clerk.

In witness whereof, the said Owners and Proprietors have hereunto set their hands and seals this _____ day of _____, 19____.

PIONEER MILL & CONSTRUCTION
Charles G. Fiehe
 President - Clarence G. Fiehe
James R. Fiehe
 Vice President - James R. Fiehe
Wilson G. Fiehe
 Alton G. Fiehe
Paul W. Mueselman
 Paul W. Mueselman
Shelby Avery
 Shelby Avery
Clauette Zarnke
 Clauette Zarnke

STATE OF WYOMING
COUNTY OF CARBON
 On this 27 day of December, 1998, before me appeared Clarence G. Fiehe, James R. Fiehe and Mary F. Fiehe, President, Vice-President and Secretary-Treasurer of Pioneer Mill & Construction, Owners of the property within the above described area, is now known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.
 Witness my hand and official seal this 27 day of December, 1998.

My commission expires March 1, 2001
Raymond Schmidt
 Notary Public



STATE OF WYOMING
COUNTY OF CARBON
 On this 26 day of December, 1998, before me appeared Martin Wayne Couch II and Allison Jill Couch, Owners of the property within the above described area, is now known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.
 Witness my hand and official seal this 26 day of December, 1998.

My commission expires March 1, 2001
Raymond Schmidt
 Notary Public

STATE OF WYOMING
COUNTY OF CARBON
 On this 26 day of December, 1998, before me appeared Paul W. Mueselman and Neil Mueselman, Owners of the property within the above described area, is now known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.
 Witness my hand and official seal this 26 day of December, 1998.

My commission expires March 1, 2001
Raymond Schmidt
 Notary Public

STATE OF WYOMING
COUNTY OF CARBON
 On this 27 day of December, 1998, before me appeared Kent Avery and Shelby Avery, Owners of the property within the above described area, is now known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.
 Witness my hand and official seal this 27 day of December, 1998.

My commission expires March 1, 2001
Raymond Schmidt
 Notary Public

STATE OF WYOMING
COUNTY OF CARBON
 On this 27 day of December, 1998, before me appeared Clauette Zarnke, Owner of the property within the above described area, is now known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.
 Witness my hand and official seal this 27 day of December, 1998.

My commission expires March 1, 2001
Raymond Schmidt
 Notary Public



This Subdivision subject to the protective covenants recorded 16 day of MAY, 1996 in Book 929, Page 175, Miscellaneous Records of the Carbon County Clerk, in addition to the City of Rawlins zoning ordinances, no building will be built within 31 feet of another building.

This plat, approved by the City Council of Rawlins, Wyoming, on the 15 day of DECEMBER, 1998, for filing with the Clerk and Recorder of Carbon County and for conveyance to the City of Rawlins for financing or contracting of improvements on lands, streets, or easements dedicated to the public except as specifically agreed to by the City Council and until all improvements shall have been completed to the satisfaction of the City Council and accepted by proper resolution.

Dated this 15 day of DECEMBER, A.D., 1998.
 Attest:
Kevin L. Spawne
 City Clerk

This plat approved by the Rawlins City Planning Commission this 10 day of NOVEMBER, 1998.
Jeff Cochran
 Chairman

This plat approved by the Rawlins City Engineer this 15 day of DECEMBER, 1998.
Rand W. Mueselman
 City Engineer

This Plat was filed for record in the Office of the Carbon County Clerk and Recorder at _____ on the _____ day of _____, 19____, and duly recorded at Document No. _____ in Book _____, Page No. _____

SURVEYORS STATEMENT
 I, Martin A. Pedersen of Rawlins Wyoming, hereby state that the accompanying map was made from notes taken on a survey made by me or under my supervision and that it accurately depicts the Subdivision, and that all lots are accurately staked and marked in the field.
 Bearings are referred to the South line of Section 8, Township 21 North, Range 87 West, between the Southwest Corner and the South 1/4 Corner, N89°35'00"

STATE OF WYOMING
COUNTY OF CARBON
 The foregoing instrument was acknowledged before me by Martin A. Pedersen, this 11 day of Dec, 1998.
 Witness my hand and official seal.

My commission expires August 21, 2002
Cynthia A. Gerwick
 Notary Public

