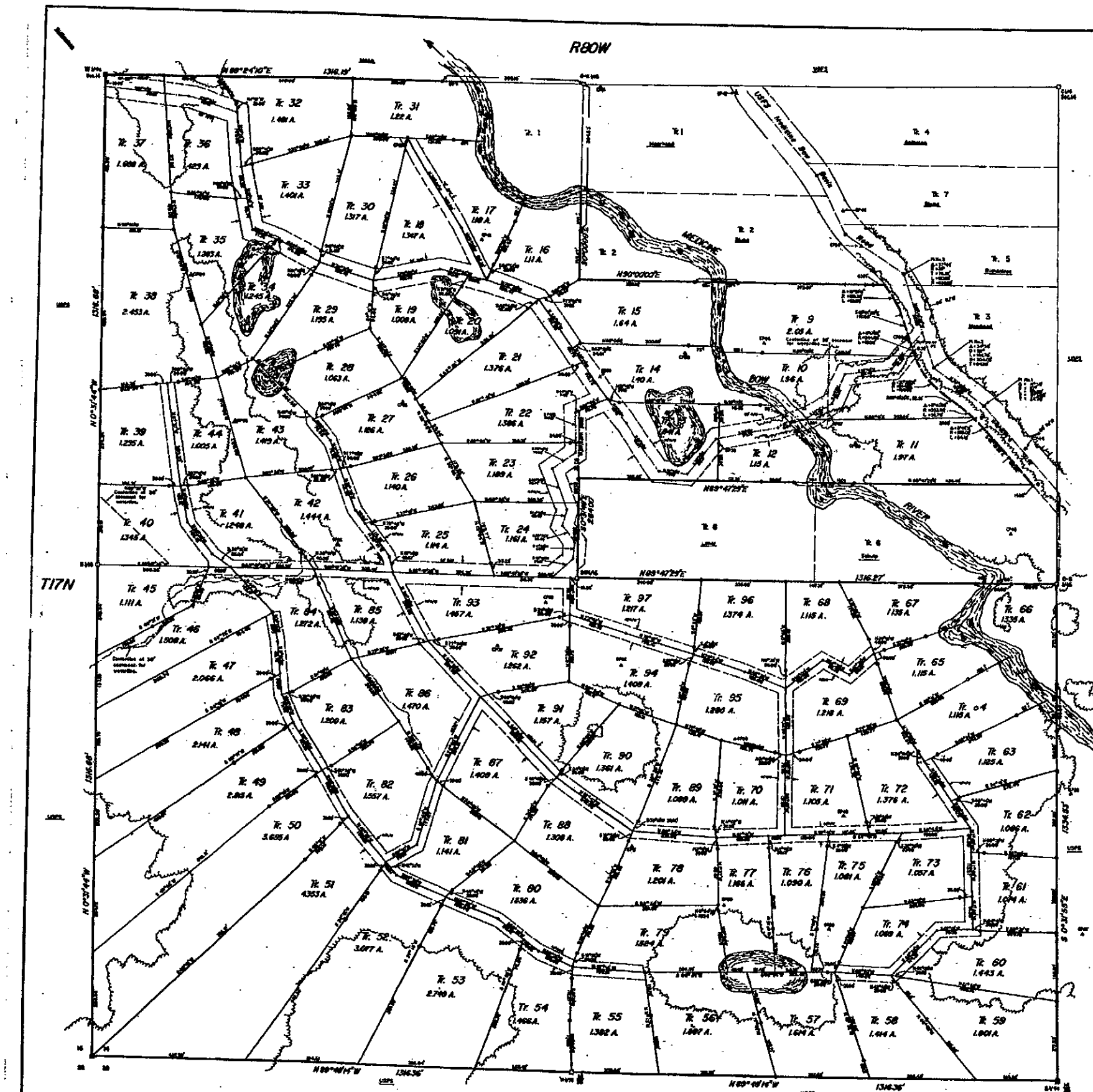
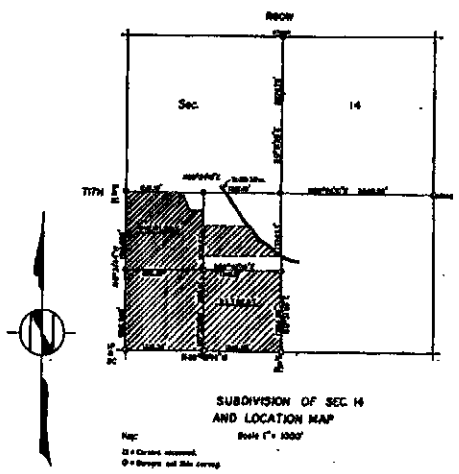
COMPLIMENTS OF
FIRST AMERICAN




# OVERLOOK RETREAT SUBDIVISION
IN
SEC. 14, T17N, R80W, 6th P.M.
CARBON COUNTY, WYOMING

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Robert J.Johnson and Victoria A. Johnson, husband and wife, of Elk Mountain, Wyoming, and William D. Richardson and Edna Richardson husband and wife, of Rawlins, Wyoming, in their own rights, the owners and proprietors of the real estate shown on this plat and hereinafter fully described, have laid out and platted and by these presents do lay out and plat the said real estate under the name of the OVERLOOK RETREAT SUBDIVISION in Section 14, T17N, R80W, 6th P.M., Carbon County, State of Wyoming, being Tracts No.1 through No.97 both inclusive, and the streets and roads as shown hereon are hereby dedicated to the perpetual use of the property owners only, with said streets and roads reverting to the adjoining property owners, their heirs, successors and assigns when abandoned or discontinued for private use or by operation of law. The undersigned do further dedicate a 50ft. wide Right of Way along all land lines for the purpose of constructing and maintaining electric, telephone, water and sewer lines and other public utilities.

THE UNDERSIGNED do certify and further declare that the foregoing addition is described as follows:

"A Tract of ground located in the SW1/4 of Sec.14, T17N, R80W, 6th P.M., Carbon County, Wyoming, more completely described as follows:

Beginning at the Northeast Cor. of Sec.14, T17N, R80W, 6th P.M., Carbon County, Wyoming; thence N 0°32'44"W, 2636.36ft. to the 1/4 Cor. between Sec.14 & 15;

Thence N 89°24'10"E, 1317.1ft., more or less, along the north line of the NW1/4NW1/4 of said Sec.14 to the centerline of the Medicine Bow River;

Thence Southeasterly along the centerline of the Medicine Bow River to a point due south of the NE Cor. of the NW1/4SW1/4 of said Sec.14;

Thence S 0°00'00"E, 2787ft., more or less, to a point that is S 0°00'00"E, 1656.68ft. from the NE Cor. of the SW1/4SW1/4 of said Sec.14;

Thence N 50°00'00"E, 848ft., more or less, to the Southwesterly Right of Way Line of the U.S. Forest Service Road;

Thence Southeasterly along the Southwesterly Right of Way Line of the U.S. Forest Service Road to the Southeast Cor. of Tract No.91;

Thence S 89°47'29"E, 1316.27ft., more or less, to a point on the west line of the NE1/4NW1/4 of said Sec.14;

Thence S 0°31'55"E, 1324.83ft. to the NW Cor. of the SE1/4NW1/4 of said Sec.14;

Thence N 89°47'29"E, 1316.27ft. to the Northeast Cor. of the SE1/4NW1/4 of said Sec.14;

Thence S 0°31'55"E, 1324.83ft. to the 1/4 Cor. between Sec.14 and 23;

Thence N 89°48'14"W, 2632.72ft. to the point of beginning, said Tract containing 120.000 acres, more or less.

IN WITNESS WHEREOF, the said Robert J.Johnson, Victoria A. Johnson, William D. Richardson and Edna Richardson have hereunto set their hands this 2 day of March, 1971.

Robert J.Johnson
Robert J.Johnson

Victoria A. Johnson
Victoria A. Johnson

William D. Richardson
William D. Richardson

Edna Richardson
Edna Richardson

STATE OF WYOMING } SS
COUNTY OF CARBON }

On this 2nd day of March, 1971, before me personally appeared Robert J.Johnson, Victoria A. Johnson, William D.Richardson, and Edna Richardson, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed. Given under my hand and notarial seal this 2nd day of March, 1971.

Mark A. Nelson
NOTARY PUBLIC

My Notarial Commission expires: January 14, 1975

COUNTY OF CARBON } SS

Approved this 3 day of May, 1971.

Attest: [illegible] Clerk
County Clerk

Board of County Commissioners
Carbon County, Wyoming

## APPROVAL

The foregoing plat of the Overlook Retreat Subdivision in Sec.14, T17N, R80W, 6th P.M., Carbon County, Wyoming is pursuant to the provisions of Wyoming Compiled Statutes of 1920

Approved this 3 day of May, 1971.

Attest: [illegible]
County Clerk

The Board of County Commissioners of the County of Carbon, State of Wyoming

Chairman

## Legend

- ■ = Existing U.S.B.C. Brass Cap survey
- □ = 24"x24" W.P.A. R.C. set this survey
- ◆ = 5/8" rebar with aluminum tag and this survey for property line.
- △ = 5/8" rebar with aluminum tag set this survey for Control Point.
- ⊕ = Point of Intersection.
- ——— = R/W line of private roads.
- - - - = Centerline of private roads where not on tract line.
- MCR = Ownership of adjoining lands.

## SURVEYOR'S CERTIFICATE

I, Robert Josh Smith of Rawlins, Wyoming, hereby certify that I personally surveyed the OVERLOOK RETREAT SUBDIVISION, Sec.14, T17N, R80W, 6th P.M., as shown on this map and plat and that the Tracts and Roads are accurately platted and surveyed.

Robert Josh Smith
Wyoming P.E. & L.S. No.566

Subscribed and sworn to before me this 18th day of June, 1971.

Mark A. Nelson
Notary Public

My Commission expires: June 14, 1975

## NOTES

1. Brass bearings are by solar observations.
2. See area record Book No. 4236, Page 6, in the Office of the Carbon County Clerk for conveyance of the monuments set this survey.
3. Roads on this dedication are private roads for the use of and at the joint owners only.
4. The westerly boundaries of Tracts 8, 16, 15, and 64 and the westerly boundaries of Tracts 31, 17, 16, 15, 14, 13, 67, 68, 84, & 85 are intended as go to the centerline of the Medicine Bow River and it remains at the centerline of the Medicine Bow River as it naturally occurs in the future.
5. A 50' easement is hereby dedicated along all land lines and road Right of Ways as required for water, power, telephone and other needed utilities. Nothing are to prevent construction in the road Right of Ways where provided.
6. When distances only is given for a bearing, the bearing is the same as the adjacent course.
7. Location of U.S.F.S. Medicine Bow Route Road is based on survey of existing road.

## RECORDER'S CERTIFICATE

STATE OF WYOMING } SS
COUNTY OF CARBON }

I, R.S.Edquist, the duly elected, qualified and acting County Clerk and, Registrar of Deeds of Carbon County, Wyoming, do hereby certify that this plat was filed in my office in Rawlins, Wyoming, this 3rd day of May, 1971, and duly recorded in Book 4236 of Misc. Page 6 of Real Est. as Instrument No. 506680

R.S.Edquist
County Clerk and Ex-Officio Recorder
Carbon County, Wyoming