

# L.D.S. CHURCH SUBDIVISION

BEING A PART OF THE NO. 1/2 S/E 1/4 SECTION 31, T 50 N, R 67 W, 6th. P.M., CROOK COUNTY, WYOMING.

### TRACT A

A TRACT OF LAND LOCATED IN THE 1/2 S/E 1/4 SECTION 31, T50N, R67W, OF THE 6TH P.M., CROOK COUNTY WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP, ACCEPTED AS BEING THE S/E CORNER OF SAID SECTION 31, T50N, R67W OF THE 6TH P.M.; THENCE N32-42-27W, 2326.2 TO A 5/8" REBAR AND ALUMINUM CAP L.S. 567 AT THE N/E CORNER OF TRACT "A"; THE POINT OF BEGINNING THIS LEGAL DESCRIPTION; THENCE S29-22-48W, 350.00 FT TO A 5/8" REBAR AND ALUMINUM CAP L.S. 567 AT THE S/E CORNER OF TRACT "A"; ALSO BEING ON THE NORTHERLY LINE OF A 15.0 FT ACCESS E/W DESIGNATED AS TRACT "B"; THENCE S89-39-31W ALONG THE NORTHERLY LINE OF SAID ACCESS E/W, 429.93 FT TO A 5/8" REBAR AND ALUMINUM CAP, L.S. 567 ON THE EASTERLY R.O.W. OF U.S. HWY #14; ALSO BEING THE S/W CORNER OF TRACT "A"; THENCE N29-22-48E ALONG SAID EASTERLY HWY R.O.W., 350.00 FT TO A 5/8" REBAR AND ALUMINUM CAP L.S. 567, THE N/W CORNER OF TRACT "A"; THENCE N89-39-31E, 429.93 FT TO THE N/E CORNER OF TRACT "A" THE POINT OF BEGINNING THIS LEGAL DESCRIPTION.

SAID TRACT OF LAND CONTAINS 3.00 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

A TRACT OF LAND LOCATED IN THE 1/2 S/E 1/4 SECTION 31, T50N, R67W, OF THE 6TH P.M., CROOK COUNTY WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP, ACCEPTED AS BEING THE S/E CORNER OF SAID SECTION 31, T50N, R67W, OF THE 6TH P.M.; THENCE N15-56-40W, 1708.84 FT. TO A 5/8" REBAR AND ALUMINUM CAP L.S. 567 AT THE S/E CORNER OF TRACT "B"; ALSO BEING THE N/E CORNER OF A PARCEL OF LAND AS DESCRIBED IN DEED DESCRIPTION FILED IN BOOK 29 OF DEEDS, PAGE 254 OF CROOK COUNTY RECORDS, THE POINT OF BEGINNING THIS LEGAL DESCRIPTION; THENCE S89-39-31W, ALONG A PORTION OF THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 1397.68 FT. TO A 5/8" REBAR AND ALUMINUM CAP L.S. 567 ON THE EASTERLY R.O.W. OF U.S. HWY #14; ALSO, BEING THE S/W CORNER OF TRACT "B"; THENCE N29-22-48E, ALONG SAID EASTERLY HWY R.O.W., 17.27 FT. TO A 5/8" REBAR AND ALUMINUM CAP L.S. 567, THE N/W CORNER OF TRACT "B"; ALSO BEING THE S/W CORNER OF TRACT "A"; THENCE N89-39-31E, ALONG THE SOUTHERLY LINE OF TRACT "A" AND CONTINUING, A DISTANCE OF 1389.12 FT. TO A 5/8" REBAR AND ALUMINUM CAP L.S. 567, THE N/E CORNER OF TRACT "B"; THENCE S0-20-29E, 15.00 FT. TO THE POINT OF BEGINNING THIS LEGAL DESCRIPTION.

SAID TRACT OF LAND CONTAINS 0.48 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

EAST  
1/4 CORNER SECTION 31  
BRASS CAP, 1982  
P.L.S. 2395

### NOTE:

THE CENTER OF THE SE 1/4 OF SECTION 31 IS MONUMENTED THIS SURVEY WITH A 5/8" REBAR AND 3" ALUMINUM CAP. THIS PHYSICAL POSITION WAS RE-TRACED AND RESET ACCORDING TO WARRANTY DEED NO. 184051, RECORDED IN BOOK 53 OF PHOTOS, PAGE 60 OF CROOK COUNTY RECORDS. AN EXCERPT FROM SAID WARRANTY DEED IS AS FOLLOWS:

TO THE NORTHWEST CORNER THEREOF; THENCE N89°41' E., AND ALONG THE NORTH BOUNDARY OF THE SAID SE 1/4, SE 1/4 A DISTANCE OF 55 FEET, MORE OR LESS, TO A POINT ON A CIRCULAR CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 3969.7 FEET AND AT WHICH POINT A LINE TANGENT TO SAID CURVE BEARS S62°22' E.; THENCE ALONG SAID CIRCULAR CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3°25', A DISTANCE OF 237 FEET, MORE OR LESS, TO THE POINT OF ENDING OF SAID CURVE, SAID POINT OF ENDING BEING LOCATED 83°00' E., A DISTANCE OF 150.0 FEET FROM A POINT WHICH BEARS S60°34' E., A DISTANCE OF 216.08 FEET FROM A POINT ON THE WEST BOUNDARY OF THE SE 1/4 SE 1/4 OF SAID SECTION 31 FROM WHICH THE NORTHWEST CORNER OF THE SAID SE 1/4 SE 1/4 BEARS N1°59' E., A DISTANCE OF 137.9 FEET;

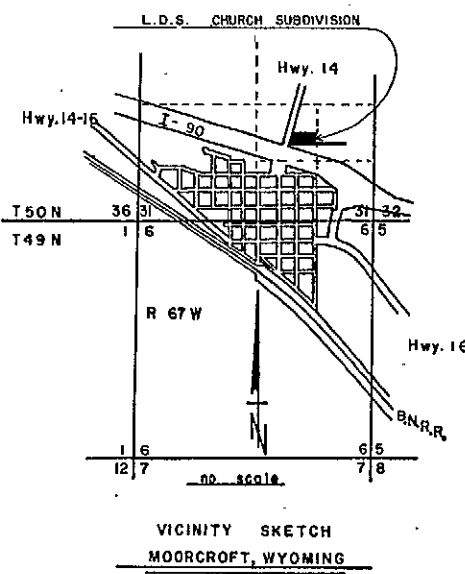
THIS PHYSICAL RE-ESTABLISHED POSITION WILL DIFFER FROM THE TRUE SECTIONAL BREAKDOWN MATHEMATICAL POSITION ESTABLISHED BY FOLLOWING THE BLM MANUAL ON PUBLIC LANDS SURVEYS.

THE RE-ESTABLISHED POSITION AGREES QUITE CLOSELY WITH THE OCCUPIED LANDS AND FENCE CORNERS IN THE IMMEDIATE AREA, WHERE THE SECTIONAL BREAKDOWN DISAGREES VERY MARKEDLY WITH THE OCCUPIED LANDS. IT DISAGREES IN SUCH A MANNER THAT EXISTING GRAVESTONES MAY VERY WELL BE OFF OF CEMETERY DEEDED LANDS, THEREFORE THE SECTIONALIZED POSITION IS TOTALLY IGNORED. THE WARRANTY-DEED TIES SHOULD BE CONSIDERED TO BE THE BEST ACCESSORY EVIDENCE OF THE CORNERS ORIGINALLY ACCEPTED POSITION.

BRASS CAP, 1977  
L.S. 538

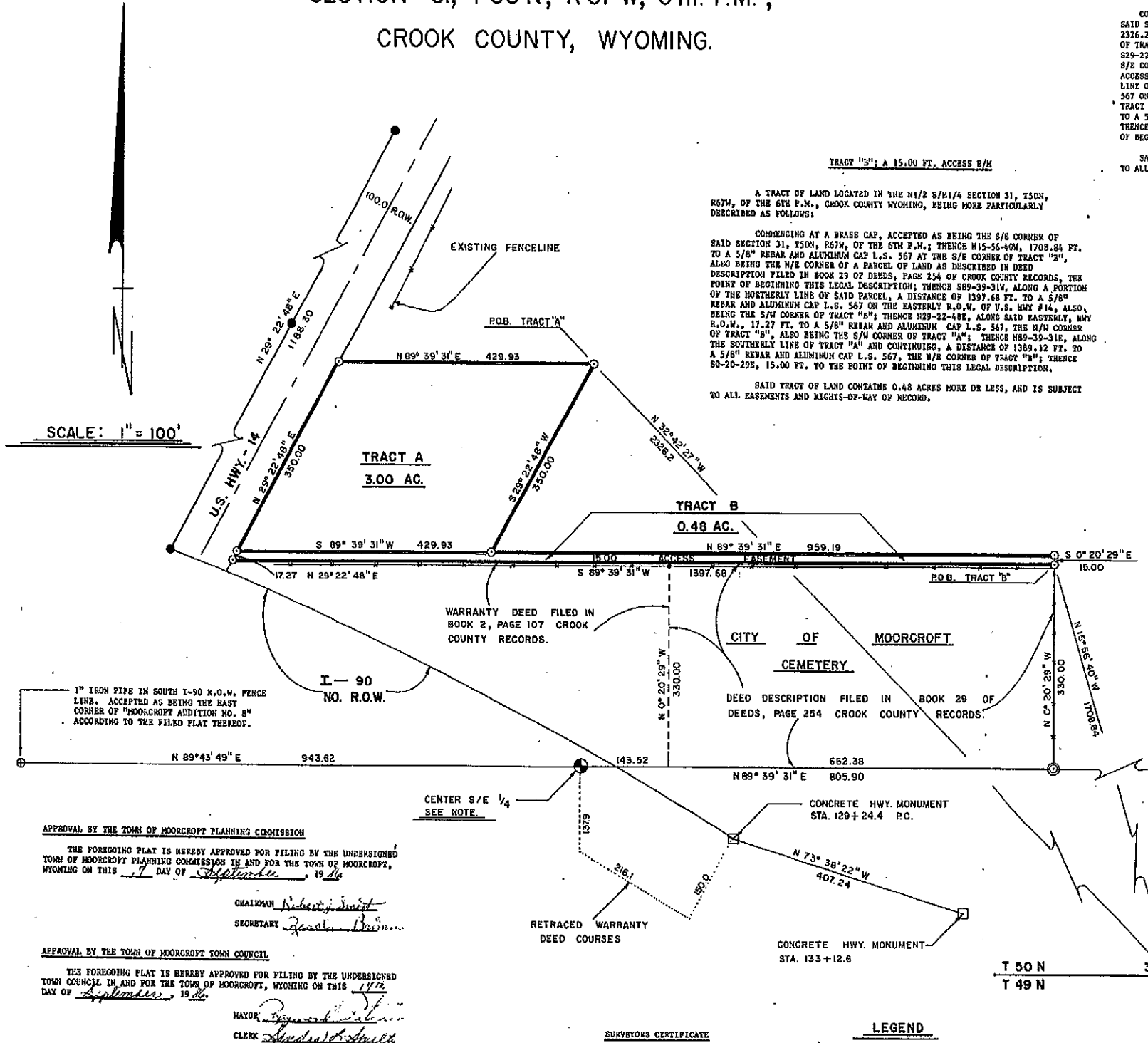
### FINAL PLAT

L.D.S. CHURCH SUBDIVISION	
PREPARED FOR: <b>ALDEN ROBINSON</b> P.O. BOX 127 MOORCROFT, WYO. 82721	
<b>PROFESSIONAL CONSULTING ASSOCIATES</b>	811 EDWARDS STREET P.O. BOX 2185 GILLETTE, WYO. 82716 PH. (307) 687-0600
DRAWN BY: B.B. 12-85	PROJ. NO: 650818 DESIGN: B.B.
REV.	REV.



VICINITY SKETCH  
MOORCROFT, WYOMING

BASIS OF BEARINGS IS WYO. HWY. DEPT. I-90



SCALE: 1" = 100'

### CERTIFICATE

THE UNDERSIGNED OWNERS, PROPRIETORS, AND PARTIES OF INTEREST IN THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT; WHICH SUBDIVISION SHALL BE KNOWN AS "L.D.S. CHURCH SUBDIVISION".

SAID PLAT IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS TO HEREBY RELEASE AND WAIVE ALL RIGHTS, AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

### EASEMENTS TRACT B

THE EASEMENTS, AS SHOWN HEREON BY DASHED LINES AND NOTED, ARE HEREBY RESERVED FOR PUBLIC USE, AND SAID EASEMENT MAY BE EMPLOYED IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND FOR THE PURPOSE OF INGRESS AND EGRESS TO THE CITY OF MOORCROFT CEMETERY.

IN TESTIMONY WHEREOF: THE UNDERSIGNED OWNERS AND PARTIES OF INTEREST HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 11th DAY OF September, 1986.

*Alden Robinson*  
ALDEN C. ROBINSON  
*Effie Robinson*  
EFFIE B. ROBINSON

### APPROVAL BY THE TOWN OF MOORCROFT PLANNING COMMISSION

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED TOWN OF MOORCROFT PLANNING COMMISSION IN AND FOR THE TOWN OF MOORCROFT, WYOMING ON THIS 7 DAY OF September, 1986.

CHAIRMAN *Robert Smith*  
SECRETARY *Janice Robinson*

### APPROVAL BY THE TOWN OF MOORCROFT TOWN COUNCIL

THE FOREGOING PLAT IS HEREBY APPROVED FOR FILING BY THE UNDERSIGNED TOWN COUNCIL IN AND FOR THE TOWN OF MOORCROFT, WYOMING ON THIS 11th DAY OF September, 1986.

MAYOR *Robert Smith*  
CLERK *Janice Robinson*

### APPROVAL BY THE COUNTY CLERK

STATE OF WYOMING } SS  
COUNTY OF CROOK } SS

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 10:00 O'CLOCK A.M. ON THIS 11 DAY OF September, 1986, AND RECORDED IN PLAT BOOK NUMBER 45-655 ON PAGE NUMBER 11.

*Bob R. Butler*  
BOB R. BUTLER  
WYOMING L.S. NO. 567

CENTER S/E 1/4  
SEE NOTE

RETRACED WARRANTY DEED COURSES

CONCRETE HWY. MONUMENT STA. 129+24.4 P.C.

CONCRETE HWY. MONUMENT STA. 133+12.6

### SURVEYORS CERTIFICATE

I, BOB R. BUTLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF "L.D.S. CHURCH SUBDIVISION" IN THE TOWN OF MOORCROFT, CROOK COUNTY, WYOMING, AS Laid Out, PLATTED, DEDICATED, AND SHOWN HEREON, THAT SAID PLAT WAS MADE FROM AN ACTUAL SURVEY OF SAID PROPERTY UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AND THAT ALL CORNERS OF SAID LOTS ARE MONUMENTED WITH A FIVE-RIGHTS INCH REBAR AND ALUMINUM CAP.

*Bob R. Butler*  
BOB R. BUTLER  
DATE 9-11-86  
WYOMING L.S. NO. 567

### LEGEND

- 5/8" REBAR AND ALUM. CAP L.S. 567, SET THIS SURVEY.
- REBAR AND ALUM. CAP P.L.S. 2395, ALL ACCORDING TO A RECORD OF SURVEY MAP PREPARED FOR GEORGE ROBERTS, MOORCROFT WYO.
- ⊕ BRASS CAPS FOUND THIS SURVEY.
- ⊕ 5/8" REBAR AND 3" ALUM. CAP L.S. 567, SET THIS SURVEY.
- HWY. R.O.W. MONUMENT. I-90
- ⊙ ALUM. CAP SET THIS SURVEY AT R/R TIE FENCE COR.

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