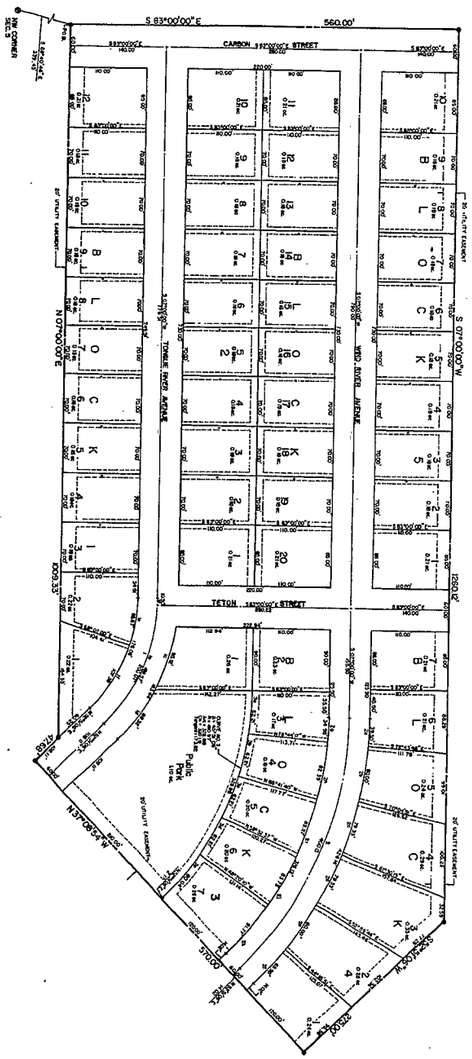
Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

TEXAS TRAILS SUBDIVISION

BEING A PART OF THE
W 1/2 NW 1/4 OF SECTION 5 T49N R67W 6TH P.M.
CROOK CO., WYOMING



SCALE: 1"=100'

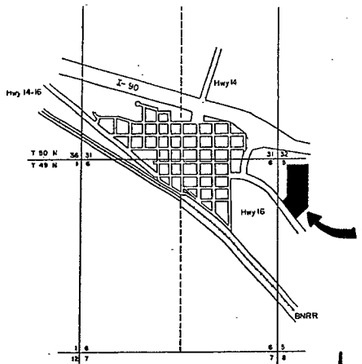
CURVE DATA			
NO	DELTA	RADIUS	ARC
1	45°51'06"	250.00'	200.07'
1a	02°24'21"	250.00'	10.50'
1b	43°26'45"	250.00'	189.57'
1c	19°27'48"	280.00'	95.12'
1d	18°04'22"	280.00'	88.32'
1e	17°53'00"	220.00'	68.67'
1f	27°58'05"	220.00	107.39'
2	45°51'06"	500.00'	400.13'
2a	04°16'14"	530.00'	39.50'
2b	08°38'54"	530.00'	80.00'
2c	08°34'33"	530.00'	79.33'
2d	08°34'33"	530.00'	79.33'
2e	08°38'54"	530.00'	80.00'
2f	07°07'57"	530.00'	65.98'
2g	04°15'43"	470.00'	34.96'
2h	10°02'37"	470.00'	82.39'
2i	10°09'03"	470.00'	83.27'
2j	10°12'26"	470.00'	83.73'
2k	11°11'16"	470.00'	91.77'
3	45°51'06"	410.97'	328.88'
3a	08°40'23"	410.97'	62.21'
3b	08°40'23"	410.97'	62.21'
3c	08°40'23"	410.97'	62.21'
3d	08°40'23"	410.97'	62.21'
3e	11°09'34"	410.97'	80.04'

LEGEND

● = Set 5/8" rebar w/cap.

⊕ = Found Section Corner

Note: All easements are centered on lot line unless otherwise noted. Total width of easements is as listed below unless otherwise noted.
Side lot lines: 10'
Rear lot lines: 20'



VICINITY SKETCH
MOORCROFT, WYOMING

A Tract of land located in the NW¼ of Section 5, Township 49 North Range 67 West of the Sixth Principal Meridian, Crook County, Wyoming, being more particularly described as follows:

Commencing at the NW corner of Section 5, T49N, R67W of the 6th P.M.;

Thence, S 68°40'46" E a distance of 339.43 feet to the TRUE POINT OF BEGINNING;

Thence, S 83°00'00" E a distance of 560.00 feet;

Thence, S 07°00'00" W a distance of 1,260.12 feet;

Thence, S 52°51'06" W a distance of 275.00 feet to a point on the north Right-of-Way of U.S. Highway No. 16;

Thence, N 37°08'54" W along said Right-of-Way, a distance of 570.00 feet;

Thence, N 52°51'06" E a distance of 47.86 feet;

Thence, N 07°00'00" E a distance of 1,009.33 feet to the TRUE POINT OF BEGINNING.

Said tract of land containing 16.70 acres more or less.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on this plat; which subdivision shall be known as the "TEXAS TRAILS 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 exception laws of the State of Wyoming.

AGREEMENTS

Comes now the TOWN OF MOORCROFT, WYOMING, a Wyoming Municipal Corporation, hereinafter referred to as "First Party", in and for the consideration of the approval of the final plat of "TEXAS TRAILS SUBDIVISION", in Crook County, Wyoming. Said First Party agrees to install the following improvements in said subdivision:

PUBLIC GARBAGE DISPOSAL SYSTEM
PUBLIC SEWAGE DISPOSAL SYSTEM
PUBLIC DOMESTIC WATER SOURCE
PUBLIC STREETS

EASEMENTS

Easements are hereby dedicated for Public use, the location and width of Right-of-Way which is shown in dotted line on this plat and said easements may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, reinstalling, replacing, and maintaining sewer, 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.

STREETS

Streets shown on this plat and not heretofore dedicated to Public Use are hereby so dedicated. All streets shall be constructed in accordance with the Crook County Specifications for streets and roads. The TOWN OF MOORCROFT, WYOMING will construct and maintain all streets in said subdivision.

IN TESTIMONY WHEREOF: The TOWN OF MOORCROFT, WYOMING has caused these presents to be signed this 25th day of May, 19 82.

Warren R. Mitchell
WARREN R. MITCHELL - MAYOR

Leona G. Schroeder
LEONA G. SCHROEDER - CLERK

STATE OF WYOMING)
) SS
COUNTY OF CROOK)

The foregoing instrument was acknowledged before me this ___ day of ___, 19__, by WARREN R. MITCHELL, Mayor; and Leona G. Schroeder, Clerk for the TOWN OF MOORCROFT, WYOMING.

Witness my hand and official seal ___
NOTARY PUBLIC

My Commission Expires ___

SURVEYOR CERTIFICATE

COUNTY OF CAMPBELL)
) SS
STATE OF WYOMING)

I, Robert C. Brimacombe, 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 Texas Trails Subdivision in the Town of Moorcroft, Crook County, Wyoming, as laid out, platted, dedicated, and shown hereon, that said plat was made from an accurate 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 said lots and streets shall be marked by five-eights inch rebar and cap after construction of this subdivision has been substantially completed.

Robert C. Brimacombe LS
ROBERT C. BRIMACOMBE LS 2570
LARSON & BRIMACOMBE
1901 Energy Court, Suite 120
Gillette, Wyoming 82716

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 20th day of May, 19 82.

CHAIRMAN ___
ROBERT J. SHOOT

SECRETARY ___
LEDEL BAKER

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 24th day of May, 19 82.

Warren R. Mitchell
WARREN R. MITCHELL - MAYOR

Leona G. Schroeder
LEONA G. SCHROEDER - CLERK

APPROVAL BY THE COUNTY CLERK

STATE OF WYOMING)
) SS
COUNTY OF CROOK)

I hereby certify that the above plat was filed for record in my office at 1:40 o'clock P.M. on this 8th day of June, 1982 and recorded in Plat Book Number ___ on Page Number ___.

Ruth E. Davidson
~~DEPUTY~~ COUNTY CLERK

415934

MY TERM EXPIRES THE FIRST MONDAY IN JANUARY 1983

Pocket 1 Folder 3

135

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).