

# VACATION AND REPLAT OF RIVER HILLS SUBDIVISION

2/5

A SUBDIVISION OF A PART OF THE N 1/2 SE 1/4 OF SECTION 25 TOWNSHIP 25 NORTH, RANGE 63 WEST OF THE 6TH P.M., GOSHEN COUNTY, WYOMING.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE ABOVE OR FOREGOING SUBDIVISION OF THAT PART OF THE N 1/2 SE 1/4 OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 63 WEST OF THE 6TH P.M., GOSHEN COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 25 AND CONSIDERING THE EAST LINE OF THE SE 1/4 OF SAID SECTION 25 TO BEAR N 00° 27' 00" E, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO;

THENCE S 89° 31' 51" W, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 25, A DISTANCE OF 295.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S 89° 31' 51" W, ALONG SAID NORTH LINE, A DISTANCE OF 1229.34 FEET;

THENCE S 00° 24' 00" W, 1313.65 FEET;

THENCE N 89° 53' 00" E, 1328.05 FEET;

THENCE N 00° 27' 00" E, 1326.94 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 40.34 ACRES, MORE OR LESS, AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, HAVE BY THESE PRESENTS LAID OUT AND PLATTED AS VACATION AND REPLAT OF RIVER HILLS SUBDIVISION AND DO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE FOREVER HEREAFTER THE ROAD (COUNTY ROAD NO. 82) AS LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND SERVICE ROADS AS LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS OUR HANDS AND SEALS THIS 7<sup>th</sup> DAY OF August 1985.

*David C. Young*  
*Julie A. Young*  
*David C. Young*  
*Julie A. Young*

### CERTIFICATE OF ACKNOWLEDGMENT

STATE OF WYOMING )  
COUNTY OF GOSHEN ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF August, 1985 BY *David C. Young*, *Julie A. Young*, *David C. Young* AND *Julie A. Young*.

WITNESS MY HAND AND OFFICIAL SEAL *David L. Nighswonger*  
NOTARY PUBLIC

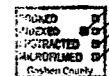
MY COMMISSION EXPIRES 8/30/87

### NOTE:

- (1) SELLER DOES NOT WARRANT TO PURCHASER THAT HE SHALL HAVE ANY RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THIS SUBDIVISION.
- (2) WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUING NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

### CERTIFICATES OF EXECUTION

COUNTY ENGINEER *Russell Shomel* PELS # 3011 DATE Aug 6 1985  
 PLANNING DIRECTOR *Melvin H. Estoup* DATE 8-7-85  
 CHAIRMAN OF THE PLANNING COMMISSION *Ray E. Miller* DATE 8-6-85  
 CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS *Frank Johnson* DATE 8-7-85  
 ATTEST: COUNTY CLERK *Wendell E. Graper*

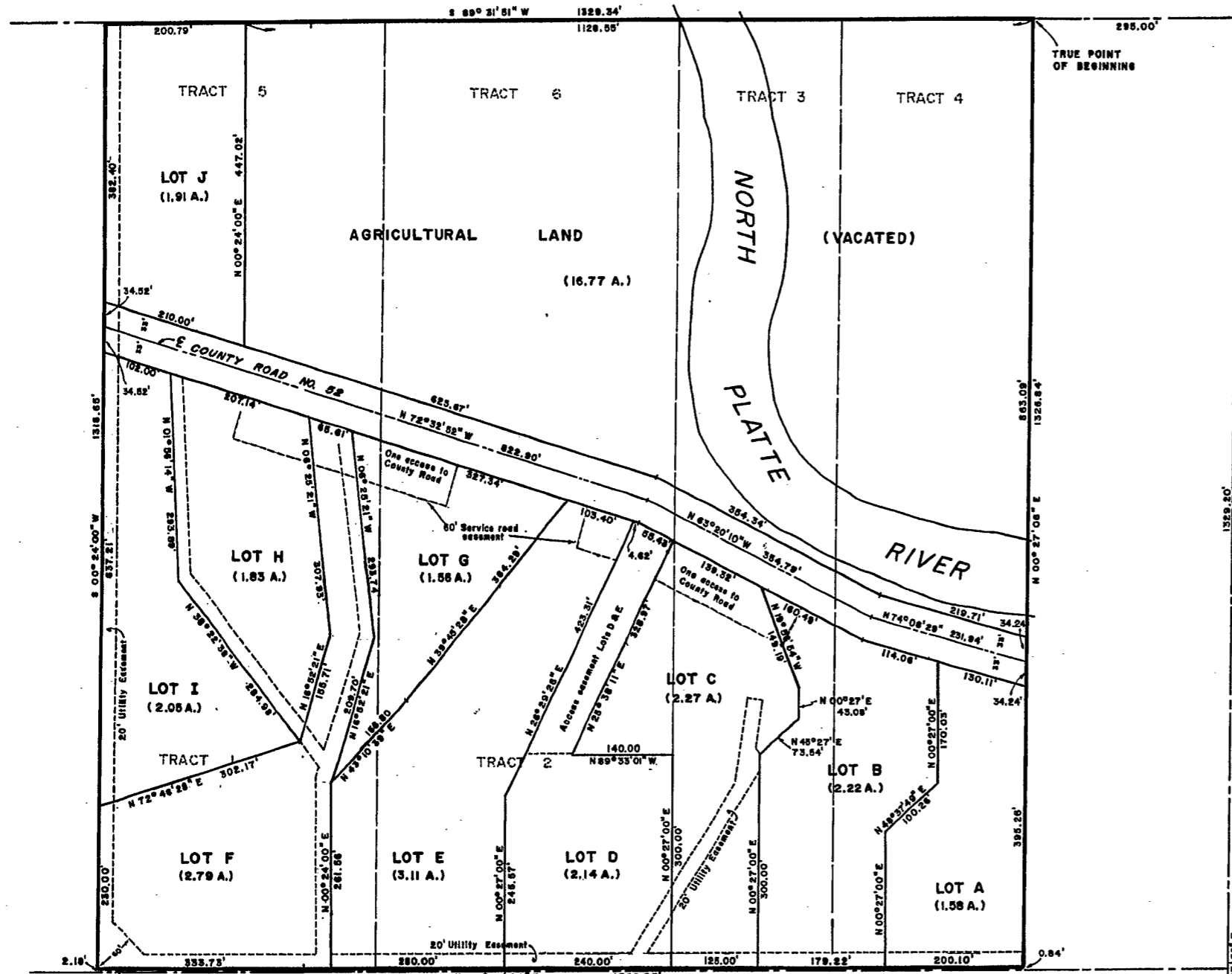


THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 11:45 A.M. on September 16, 1985, AND IS DULY RECORDED IN BOOK *114*, PAGE *15*.

RECEPTION NO. 709718

*Wendell E. Graper*  
COUNTY CLERK AND RECORDER

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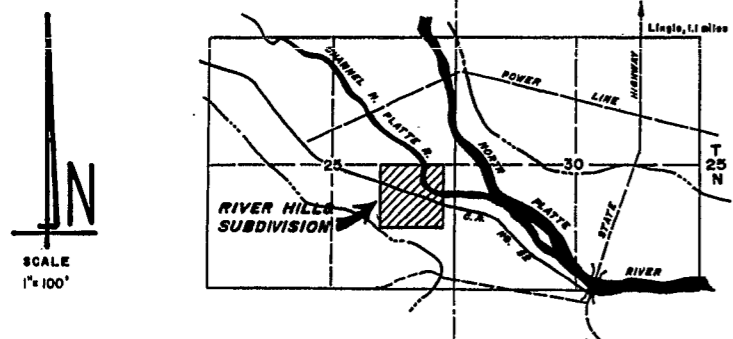
### REAL ESTATE DISCLOSURE STATEMENTS

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
2. NO PROPOSED COMMUNITY WATER SOURCE.
3. NO PAVED ROADS.
4. ONLY NORMAL RURAL FIRE PROTECTION AND AMBULANCE SERVICE CAN BE EXPECTED.
5. ALL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO ASSESSMENTS AND POLICIES OF THE AFFECTED IRRIGATION DISTRICTS.
6. HIGH WINDS MAY CAUSE FLOWING OF FARM RESIDUE ONTO THE SUBDIVISION.
7. NO PUBLIC MAINTENANCE OF PRIVATE ROADS WITHIN THE SUBDIVISION.

### SURVEYOR'S CERTIFICATE

I, JAMES E. GREER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF THE VACATION AND REPLAT OF RIVER HILLS SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE DIMENSIONS OF THE BOUNDARY AND LOTS BASED ON THE RESULTS OF A SURVEY MADE BY ME ON JULY 2, 1985. THE DATE OF PREPARATION OF THIS PLAT IS JULY 9, 1985.

*James E. Greer*  
 JAMES E. GREER  
 WYOMING LS 601



VICINITY MAP (SCALE 1" = 2000')

