

PLAT OF
307 PROPERTIES
SUBDIVISION
 LOCATED IN
 LOTS 1, 2, 3, 4 AND THE NORTH 598 FEET
 N/2 SEC. 5,
 T.12N., R.62W., 6th P.M.,
 LARAMIE COUNTY, WYOMING

WYOMING EAST
 STATE PLANE COORDINATES

CORNER	NORTHING (FT)	EASTING (FT)
CC S5 S6	198,684.97	880,944.67
S31 S32	198,684.39	881,119.60
S31 S33	198,702.63	878,627.07
S74 S32	199,675.79	883,651.59
S32 S33	199,667.28	885,674.52
S74 S33	197,592.41	880,887.03
S74 S34	194,628.35	883,525.33
S4 S5 S6 S9	194,678.70	886,197.72
J4 S4 S5	197,510.00	886,212.26
CC S4 S5	198,567.83	886,240.40

COMBINED SCALE FACTOR = 0.99973871

TIE	DIRECTION	LENGTH
T1	N77°20'35"E	173.76
T2	N58°02'15"E	132.71
T3	N53°31'23"E	216.21
T4	N74°26'24"E	221.57
T5	N65°05'24"E	235.78

SEC 5

GENERAL NOTES

- ALL DISTANCE AND BEARINGS ARE MEASURED UNLESS NOTED OTHERWISE. BEARINGS AND DISTANCES ALONG THE 3RD STANDARD PARALLEL ARE MEASUREMENTS TAKEN FROM CORNERS ALONG THE SOUTH BOUNDARY OF T14N.
- CONTOUR ELEVATIONS TAKEN FROM USGS QUAD MAP (MAYD 1929).
- SETBACK REQUIREMENTS ARE 25 FEET FROM ALL FRONT PROPERTY LINES.
- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM OR DOMESTIC WATER SOURCE.
- A 30,000 GALLON WATER TANK WILL BE INSTALLED ON LOT 1 FOR FIRE PROTECTION. THIS 30,000 GALLON WATER TANK WILL BE AVAILABLE FOR FIRE SUPPRESSION AT ALL TIMES AND WILL BE LOCATED SUCH THAT IT CAN BE ACCESSED FROM COUNTY ROAD 149 OR FROM BUTLER ROAD.
- UTILITY EASEMENTS ARE THE OUTSIDE 10 FEET ON EACH SIDE OF ROAD BASEMENTS AND 1 FEET ON EACH SIDE OF ALL LOT BASEMENTS. ALL UTILITY EASEMENTS SHALL BE INSTALLED WITHIN THE UTILITY EASEMENT BOUNDARIES. ALL UTILITY EASEMENTS SHALL BE INSTALLED WITHIN THE UTILITY EASEMENT BOUNDARIES. ALL UTILITY EASEMENTS SHALL BE INSTALLED WITHIN THE UTILITY EASEMENT BOUNDARIES.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER OR PERSONS USING ON THE BANKS OF A STREAM OR RIVER OR WATERS WITHIN OR ADJACENT TO THIS SUBDIVISION. HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR WATERS WITHIN OR ADJACENT TO THIS SUBDIVISION. HIGH WEST ENERGY, PO BOX 518, PINE BLUFFS, WYOMING 82092 OR THE UTILITY COMPANY WHO HAS JURISDICTION.
- EACH LOT WILL BE REQUIRED TO INSTALL ON-SITE SEPTIC SYSTEMS AND ON-SITE WELLS.
- ON-SITE WELLS: LOT OWNERS ARE HEREBY ADVISED TO HIRE A REPUTABLE WELL DRILLING CONTRACTOR AND CONTRACT THEIR WELL IN ACCORDANCE WITH STATE ENGINEER'S OFFICE RULES AND REGULATIONS. AN APPROVED WELL PERMIT FROM THE STATE ENGINEER'S OFFICE IS REQUIRED PRIOR TO DRILLING. INDIVIDUAL ON-SITE WATER-SUPPLY WELLS SHALL BE Cased AND EXTEND THROUGH THE "SUBSTRATE" BEDS IS AND UPPER FRACTURED WHITE RIVER (OR) BEDS. IT IS RECOMMENDED THAT THE WELLS TARGET THE CHANDON FORMATION (LOWER) SECTION OF THE WHITE RIVER FORMATION) AT A DEPTH BETWEEN 450 TO 500 FEET.
- THE UPPER 25 FEET OF THE WATER-SUPPLY WELLS Cased SHALL BE CEASED WITH CEMENT, BENTONITE OR COMBINATION OF THE TWO SUBSTRATES.
- EACH LOT SHALL PROVIDE A STORAGE BASIN TO ACCOMMODATE STORM RUNOFF. A DRAINAGE STUDY WILL BE SUBMITTED WITH SITE PLAN FOR EACH LOT. THE DESIGNED ROADWAY WILL ALSO BE USED TO ADDRESS STORM WATER, LOW WELT DRAINAGE AND EROSION.
- THE DESIGNED ROADWAYS WILL BE CONSTRUCTED TO LARAMIE COUNTY ROAD STANDARDS.
- ACCESS TO THE NEW LOTS WILL BE FROM BUTLER ROAD. THERE WILL BE NO LOT ACCESS ALLOWED TO COUNTY ROAD 160, COUNTY ROAD 203 OR COUNTY ROAD 149.
- BUTLER ROAD AND THAT PORTION OF ROAD 149 SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC AND ARE TO BE PRIVATELY MAINTAINED.
- NO SURFACE WATER RIGHTS EXIST ON THIS PROPERTY.
- THE TOTAL ACREAGE OF THIS DEVELOPMENT IS 97.57 ACRES, MORE OR LESS.
- THIS PROPERTY DOES NOT FALL INTO A FEMA FLOODPLAIN AS SHOWN ON MAP 56021C1475F.
- DEVELOPER:
- ENGINEER:

SCALE 1" = 200'

PO BOX 642
 (307) 367-2826
 FAX# (307)-367-2546

RIO VERDE ENGINEERING
 PINEDALE, WYOMING

DRA N BY: E. SACKETT
 REV. MAY 31, 2012
 JOB NO. 3813
 PAGE 1 OF 2

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF LARAMIE)
MARK C. EATWAGER OF PINEDALE, WYOMING, HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION IN DECEMBER 2010 THROUGH APRIL 2011...

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LARAMIE COUNTY ROAD 203 FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 31 AND 32, T.12N., R.62W., BEARS S89°47'53"E. A DISTANCE OF 782.6 FEET; THENCE ALONG THE SECTION LINE S89°47'53"E. A DISTANCE OF 100.00 FEET; THENCE S89°47'53"E. A DISTANCE OF 782.6 FEET; THENCE S89°47'53"E. A DISTANCE OF 100.00 FEET; THENCE S89°47'53"E. A DISTANCE OF 782.6 FEET; THENCE S89°47'53"E. A DISTANCE OF 100.00 FEET...

AND THAT ALL POINTS AND CORNERS ARE MONUMENTED AS SHOWN HEREON.



MARK C. EATWAGER
WYOMING FELS 840

THE FOREGOING INSTRUMENT WAS SIGNED AND ATTESTED BEFORE ME BY MARK C. EATWAGER, WYOMING FELS 840.

THIS 5th DAY OF June 2012.



WITNESS MY HAND AND OFFICIAL SEAL: Arlo W. Verde, Notary Public

MY COMMISSION EXPIRES July 6, 2012.

CERTIFICATE OF OWNER

STATE OF WYOMING)
COUNTY OF SUBLETTE)
I, JOHN R. BRUGSMAN, DO HEREBY CERTIFY THAT I, THE OWNER OF ALL LANDS SHOWN ON THIS PLAT TO BE KNOWN AS 307 PROPERTIES SUBDIVISION, SAID LANDS BEING LOCATED A PORTION OF THE NE1/4 SECTION 5, T.12N., R.62W., OF THE 8th P.M. LARAMIE COUNTY, WYOMING, BEING RECORDED ON A DEED IN BOOK 223, WD. PASE 1123, IN THE LAND RECORDS OFFICE OF THE CLERK OF LARAMIE COUNTY, WYOMING, AND THAT SAID LANDS CONTAIN 87.57 ACRES, MORE OR LESS, AND THAT THE DEVELOPMENT OF WHICH AS IT APPEARS ON THIS PLAT, IS WITHOUT CONSENT AND ASSAIL SHALL BE FROM BUTLER ROAD, AND THAT SAID ROAD RIGHT-OF-WAY SHALL BE DEDICATED TO THE PUBLIC FOR ACCESS, EGRESS, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND THAT UTILITY EASEMENTS ARE AS INDICATED IN NOTE 4 UNDER THE GENERAL NOTES.

AND THE DEDICATION OF AN ADDITIONAL 29 FOOT RIGHT-OF-WAY TO THE PUBLIC FOR LARAMIE COUNTY ROAD 203, TOTAL RIGHT-OF-WAY OF SAID LARAMIE COUNTY ROAD BEING THE NORTHERN 80 FEET OF SAID SECTION 5, SAID ADDITIONAL RIGHT-OF-WAY CONTAINS 2.38 ACRES MORE OR LESS.

AND THE DEDICATION OF THE WESTERN 80 FEET ALONG THE NORTHERN 74.52 FEET OF SAID SECTION 5 TO THE PUBLIC FOR THE CREATION OF LARAMIE COUNTY ROAD 148.

SAID LANDS CONTAIN 1.33 ACRES MORE OR LESS.

AND THE CREATION OF A 1/4" CORNER TO BE KNOWN AS BUTLER ROAD, TO BE DEDICATED TO THE PUBLIC, BEING 40 FEET IN WIDTH WHEN MEASURED PERPENDICULARLY TO THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF LARAMIE COUNTY ROAD 158, FROM WHICH THE 1/4" CORNER BEARS S89°47'53"E. A DISTANCE OF 51.03 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LARAMIE COUNTY ROAD 158, FROM WHICH THE 1/4" CORNER COMMON TO SECTIONS 32 AND 33, T.12N., R.62W., BEARS N79°15'15"E. A DISTANCE OF 59.37 FEET.

SAID ROAD RIGHT-OF-WAY CONTAINS 8.50 ACRES, MORE OR LESS.

AND THE CREATION OF A UTILITY EASEMENT TO BE DEDICATED TO HIGH WEST ENERGY, PO BOX 318, AND BLUEPUS, WYOMING 82082, OR THE UTILITY COMPANY WHO HAS JURISDICTION, BEING 40 FEET IN WIDTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF LARAMIE COUNTY ROAD 158, FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 31 AND 32, T.12N., R.62W., BEARS S89°47'53"E. A DISTANCE OF 211.13 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF LARAMIE COUNTY ROAD 203 N89°49'56"W. A DISTANCE OF 343.42 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF LARAMIE COUNTY ROAD 203 N89°49'56"W. A DISTANCE OF 246.32 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF LARAMIE COUNTY ROAD 203 N89°49'56"W. A DISTANCE OF 112.71 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF LARAMIE COUNTY ROAD 148 FROM WHICH THE CORNER COMMON TO SECTIONS 31 AND 32, T.12N., R.62W., BEARS N89°47'53"E. A DISTANCE OF 112.71 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF LARAMIE COUNTY ROAD 148 FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 31 AND 32, T.12N., R.62W., BEARS S89°47'53"E. A DISTANCE OF 102.44 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF LARAMIE COUNTY ROAD 158 FROM WHICH THE CORNER COMMON TO SECTIONS 32 AND 33, T.12N., R.62W., BEARS N89°49'56"W. A DISTANCE OF 212.19 FEET; THENCE ALONG WEST RIGHT-OF-WAY OF LARAMIE COUNTY ROAD 158 FROM WHICH THE CORNER COMMON TO SECTIONS 32 AND 33, T.12N., R.62W., BEARS N89°49'56"W. A DISTANCE OF 43.09 FEET TO SAID POINT OF BEGINNING.

SAID UTILITY EASEMENT CONTAINS 4.73 ACRES, MORE OR LESS.

APPROVED:
GOLT BRUGSMAN, MANAGING MEMBER

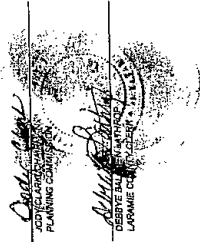
THE FOREGOING INSTRUMENT WAS SIGNED TO, SHOWN TO, AND APPROVED BEFORE ME BY GOLT BRUGSMAN, MANAGING MEMBER OF 307 PROPERTIES SUBDIVISION, THIS 5th DAY OF June 2012.

WITNESS MY HAND AND OFFICIAL SEAL: Arlo W. Verde, Notary Public



CERTIFICATE OF APPROVAL

PURSUANT TO SECTIONS 16-3-307 TO 16-3-315 AND SECTIONS 34-13-102 TO 34-13-103, WYOMING STATUTES, 2011, AS AMENDED, AND THE LARAMIE COUNTY PLANNING AND ZONING REGULATIONS, THIS PLAT OF 307 PROPERTIES SUBDIVISION WAS APPROVED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS ON THE 27th DAY OF JUNE 2012, AT 10:00 A.M. IN THE BOARD OF COUNTY COMMISSIONERS' OFFICE, 200 N. G. ST., LARAMIE, WYOMING. SAID PLAT DOES NOT CONSTITUTE A DISPARITY WITH PROVISIONS OF SECTION 24-3-101, WYOMING STATUTES, 2011, AS AMENDED.



Signature of Board of County Commissioners

PLAT OF
307 PROPERTIES
SUBDIVISION
LOCATED IN
LOTS 1, 2, 3, 4 AND THE NORTH 598 FEET
OF THE
N/2 SEC. 5,
T.12N., R.62W., 6th P.M.,
LARAMIE COUNTY, WYOMING



NO. 895 845
COUNTY 347-1833
PHONE (307)-847-1544