

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name Country View Subdivision
Received from Western Research & Development
Grantor Sand Hill Land Co LLC
Grantee RE Country View Subdivision
Document Date 2/19/2019
Legal Description P1N SE4 SEC24 T17N R63W

SUBDIVISION INFORMATION

Short Alpha Name COUNTRY VIEW SUBD
Block Name Lot Name LOT
Replats Previous Platting N Defunct Subdivision N

ABSTRACTING INFORMATION

Existing Parcels Affected

| Township & Range/Subdivision | Beginning Lot/Sec | Ending Lot/Sec | Block # | In-Active Y/N |
|------------------------------|-------------------|----------------|---------|---------------|
| 17/63 | 24 | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

New Subdivision Parcels Created

| Subdivision Name | Beginning Lot # | Ending Lot # | Block # |
|-------------------|-----------------|--------------|---------|
| COUNTRY VIEW SUBD | 1 | 1 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

RECP #: 750463
RECORDED 4/9/2019 AT 2:00 PM B&P 11 PGS 92
PAGE 1 OF 1



RESEARCH & DEVELOPMENT, LTD.
Western

ANITA C. DESELMAS
4778 STATE HIGHWAY 216
ALBION, WYOMING 82050

COUNTRY VIEW SUBDIVISION
FINAL PLAT OF

DATE: MARCH, 2019
SHEET NUMBER: 1 of 1

VICINITY MAP - NOT TO SCALE

THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 63 WEST, 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING.

- LEGEND OF SYMBOLS & ABBREVIATIONS
- SURVEY BOUNDARY
 - SECTION LINE
 - SIXTEENTH SECTION LINE
 - SEVENTEENTH SECTION LINE
 - PROPOSED PROPERTY LINES
 - PROPOSED EASEMENT
 - SECTION TIES
 - (R) RECORD DISTANCE
 - (M) METERS
 - SETBACK REBAR WITH Z ALUMINUM CAP STAMPED PELS REBAR
 - FOUND SECTION CORNER
 - POINT OF BEGINNING
 - FOUND MONUMENTS AS NOTED
 - CONTROL POINT
 - FOUND BLOW MONUMENTS
 - CALCULATED POINT

REBAR WITH Z ALUMINUM CAP STAMPED PELS 9283; THENCE CONTINUING SAID PARCEL CONTAINS 5.4 ACRES AND IS SUBJECT TO 513.04 FEET TO A POINT MONUMENTED BY A 5/8" BY 24" REBAR WITH Z ALUMINUM CAP STAMPED PELS 9283; THENCE AT RIGHT ANGLES TO SAID MONUMENT BY A 5/8" BY 24" REBAR WITH Z ALUMINUM CAP STAMPED PELS 9283; THENCE 899'51.71" PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 1115.51 FEET TO THE POINT OF BEGINNING.

- MISCELLANEOUS NOTES
1. BASIS OF BEARING. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTH EAST QUARTER OF SECTION 24 BEING N89°51'17"W. SAID LINE IS LEGIBLE ON THE WEST END AND BY A FOUND REBAR WITH ALUMINUM CAP LSF 3891 ON THE EAST END.
 2. SURVEY DATUM FOR THIS PROJECT IS BASED ON STATE PLANE COORDINATES NAD 83. WYOMING EAST ZONE WITH DISTANCES SHOWN IN US SURVEY FEET AND WITH ELEVATIONS BASED ON NAVD 88 USING GEOID 128.
 3. DATE OF FIELD WORK: AUGUST 23, 2018.
 4. NO FURTHER DIVISIONS OF THESE PROPERTIES SHALL BE ALLOWED UNTIL THE SAME AS BOTH ARE PROVIDED WITH A CENTRAL WATER AND SEWER SYSTEM.
 5. THIS PROPERTY LIES WITHIN FIRE DISTRICT #3.
 6. THE WATER SOURCE IS A 245 FOOT DEEP WELL ON THE PROPERTY.
 7. THE SEWER IS A 1,000 GALLON BY 1,125 FT TRENCH SEPTIC SYSTEM.

DEDICATION
Know All Men by These Presents:
Howard K. Deselmis, Anita C. Deselmis,
owners in fee simple of the lands embraced within this plat of Country View Subdivision, do hereby grant any and all easements as hereon shown for the purposes as indicated.

Howard K. Deselmis
Anita C. Deselmis
Howard K. Deselmis For Sand Hill Land Company, LLC
Anita C. Deselmis For Sand Hill Land Company, LLC.

ACKNOWLEDGEMENT
STATE OF WYOMING }
COUNTY OF LARAMIE }
The foregoing instrument was acknowledged before this day of March, 2019, by
Howard K. Deselmis & Anita C. Deselmis for Sand Hill Land Co. LLC
Notary Public, Laramie County, Wyoming
My commission expires: 21 Sept. 2023.

RECORDING
This instrument was filed for record in the public records of the State of Wyoming on the 19 day of February, 2019, at 11:42 AM. Book 11, Page 42.
GARY N. GRADY
Professional Engineer & Land Surveyor
State of Wyoming License No. 17349

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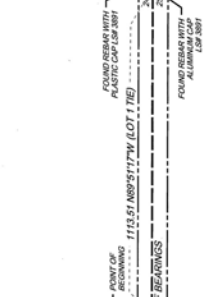
LEGAL DESCRIPTION
THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 63 WEST, 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING.
LOT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 24 WHICH POINT IS MONUMENTED BY A FOUND REBAR WITH ALUMINUM CAP LSF 3891; THENCE 1115.51 FEET TO THE POINT OF BEGINNING MONUMENTED BY A 5/8" BY 24" ALUMINUM CAP STAMPED PELS 9283; THENCE 899'51.71" PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 458.89 FEET TO THE POINT OF BEGINNING.

SAND HILL LAND COMPANY, LLC.
THE SOUTHEAST QUARTER OF SECTION 24
TOWNSHIP 17 NORTH, RANGE 63 WEST 6TH
PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
TOTAL ACRES: 154.8 ACRES TOTAL

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION
this 24 day of January, 2019
Approved by the Laramie County Board of Commissioners
this 19 day of February, 2019
Planning Commission Chairman, Laramie County, Wyoming
Board of Commissioners Chairman, Laramie County, Wyoming

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION
this 24 day of January, 2019
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100 FOOT WIDE EASEMENT FOR INGRESS/EGRESS
10 FOOT WIDE EASEMENT FOR INGRESS/EGRESS
FOUND REBAR WITH ALUMINUM CAP LSF 3891
FOUND REBAR WITH PLASTIC CAP LSF 3891
WYOMING HIGHWAY 216

LOT 1
5.4 ACRES
613.04' x 589'51.71" (top)
69'85" (right)
513.04' x 899'51.71" (bottom)
1115.51' (left)

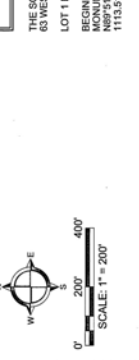
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