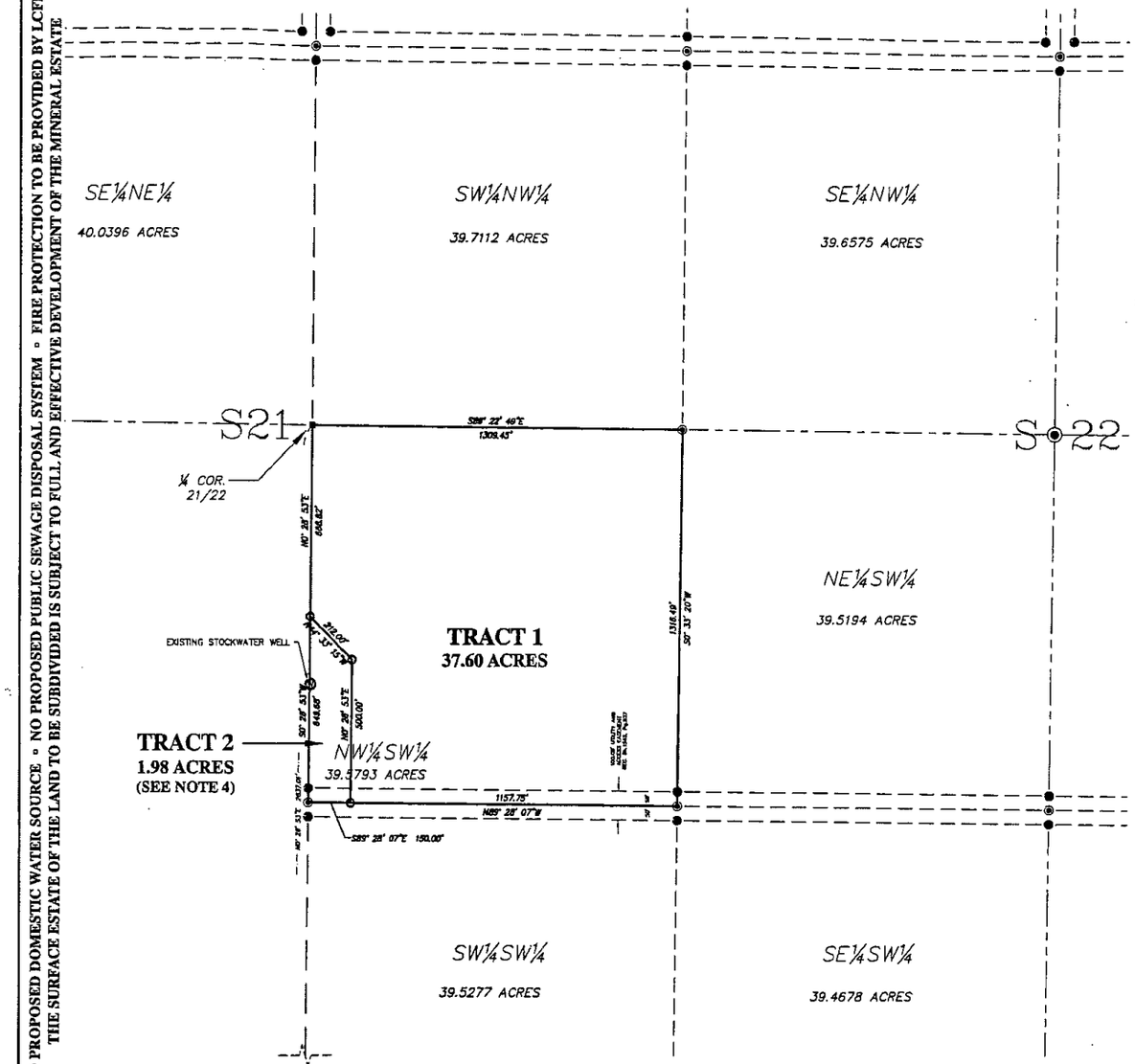
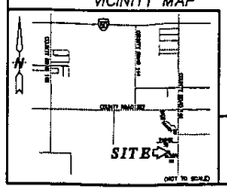
NO PROPOSED DOMESTIC WATER SOURCE ▫ NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM ▫ FIRE PROTECTION TO BE PROVIDED BY LCFD#3
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



VICINITY MAP



FILING RECORD

RECORDED 8/17/2015 AT 9:48 AM BOOK 2447 PAGE 33
DIANA K. LADWIG, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1
RECP #: 662148

LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS PLS 5910" ON ⅝" X 24" LONG REBAR
- FOUND 1½" ALUMINUM CAP STAMPED "SSS PLS 5910"
- FOUND 2½" ALUMINUM CAP STAMPED "SSS PLS 5910" AND APPROPRIATE DATA
- FOUND GLO STONE

200 0 200 400 800
Scale: 1" = 200'

LEGAL DESCRIPTIONS

Tract 1: A parcel of land in the NW1/4SW1/4 of Section 22, Township 13 North, Range 63 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:

Beginning at the W1/4 Corner of said Section 22; thence S.89°22'49"E., along the E/W centerline of said Section 22, a distance of 1309.43 feet to the NE Corner of said NW1/4SW1/4; thence S.00°33'20"W., along the east line of said NW1/4SW1/4, a distance of 1316.49 feet, to the SE Corner of said NW1/4SW1/4, said point being on the centerline of a 100' utility and access easement (recorded Book 1542, Page 9273, A.K.A. "Buggy Road"; thence N.89°28'07"W., along the south line of said NW1/4SW1/4, being the centerline of said easement, a distance of 1157.75 feet; thence N.00°28'53"E., a distance of 300.00 feet; thence N.44°33'15"W., a distance of 212.00 feet, to the west line of said Section 22; thence N.00°28'53"E., a distance of 646.82 feet to the Point Of Beginning.

Said Parcel containing 37.60 acres, more or less.

TRACT 2: A parcel of land in the NW1/4SW1/4 of Section 22, Township 13 North, Range 63 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:

Beginning at a point on the west line of said Section 22, from which the W1/4 Corner of said Section 22 bears N.00°28'53"E., a distance of 646.82 feet; thence S.00°28'53"W., a distance of 849.68 feet, to the SW Corner of said NW1/4SW1/4, said point being on the centerline of a 100' utility and access easement (recorded Book 1542, Page 9273, A.K.A. "Buggy Road"; thence S.89°28'07"E., along the south line of said NW1/4SW1/4, being the centerline of said easement, a distance of 150.00 feet; thence N.00°28'53"E., a distance of 300 feet; thence N.44°33'15"W., a distance of 212.00 feet to the Point Of Beginning.

Said Parcel containing 1.98 acres, more or less.

NOTES

1. BASIS OF BEARINGS – WEST LINE OF SECTION 22, HAVING A BEARING OF N0° 28' 53"E
2. ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 18" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅝"x24" REBAR.
3. SUBJECT PROPERTY DOES NOT FALL WITHIN 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL No.56021C0600F, DATED JANUARY 17, 2007.
4. THIS SURVEY FOR LAND DIVISION IS EXEMPT FROM WYOMING STATE STATUTE Title 18, Chapter 5, Article 3. Real Estate Subdivisions PURSUANT TO WYOMING STATE STATUTE 18-5-303(A) (vii) A division which is a sale or other disposition of land for agricultural purposes or affects the alignment of property lines for agricultural purposes & (viii) A division which is created by boundary line adjustments where the parcel subject of the sale or other disposition is adjacent to and merged with other land owned by the grantee.

"TRACT 2" TO BE TRANSFERRED TO AND MERGED WITH ADJACENT PARCEL TO THE WEST (STATE PIDN #1363174000350); HARROWER RANCHES, LLC; DEED BOOK 2314, PAGE 357)

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: LILLIAN E. HARROWER REVOCABLE TRUST, owner in fee simple of a portion of the NW1/4SW1/4 of Section 22, Township 13 North, Range 63 West of the 6th Principal Meridian, Laramie County, Wyoming

Has caused the same to be surveyed and known as CROW CREEK RANCHES II, does hereby declare the subdivision of said land as it appears on this map, to be their free act and deed and in accordance with their desires and does hereby acknowledge and attest that said subdivision is exempt from the provisions of WS 18-5-3 pursuant to exception 18-5-303(a)(vii & viii) and does hereby grant the easements for the purposes indicated hereon.

LILLIAN E. HARROWER REVOCABLE TRUST

by: _____
Thomas S. Harrower, Trustee

ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 22nd day of August, 2015 by Thomas S. Harrower, Trustee, for Lillian E. Harrower Revocable Trust.

_____
Notary Public, Laramie County, Wyoming

My Commission Expires: April 20, 2017

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

RECORD OF SURVEY for CROW CREEK RANCHES II

AN EXEMPT SUBDIVISION
SITUATED IN THE NW1/4SW1/4
OF SECTION 22,
T.13N., R.63W, 6TH P.M.,
LARAMIE COUNTY, WYOMING.
PREPARED MARCH, 2015

SURVEY CABINET
DRAWER # 6 SURVEY # 12

REVISED 8/17/15
RPS SUBDIVISION CHECK & FINAL DRAWINGS

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th ST. CHEYENNE, WY. 82001 ▫ (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 ▫ (307) 322-3783
www.SteilSurvey.com ▫ info@SteilSurvey.com