

**SUBDIVISION PLAT SETUP FORM**

Subdivision Proper Name FOUR MILE MEADOWS SUBDIVISION  
Received from ALC ENGINEERING  
Grantor MK INVESTMENTS LLC  
Grantee FOUR MILE MEADOWS SUBDIVISION  
Document Date 3/2/2021  
Legal Description of Existing Parcels NE4, W4 SEC17 T14N R65W

**NEW SUBDIVISION INFORMATION**

Short Alpha Name FOUR MEADOWS SUBD  
Block Name \_\_\_\_\_ Lot Name TRACT

**ABSTRACTING INFORMATION**

**Existing Parcels Affected**

Township/Range OR Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
T14N R65W	17	17		N

**New Subdivision Parcels Created**

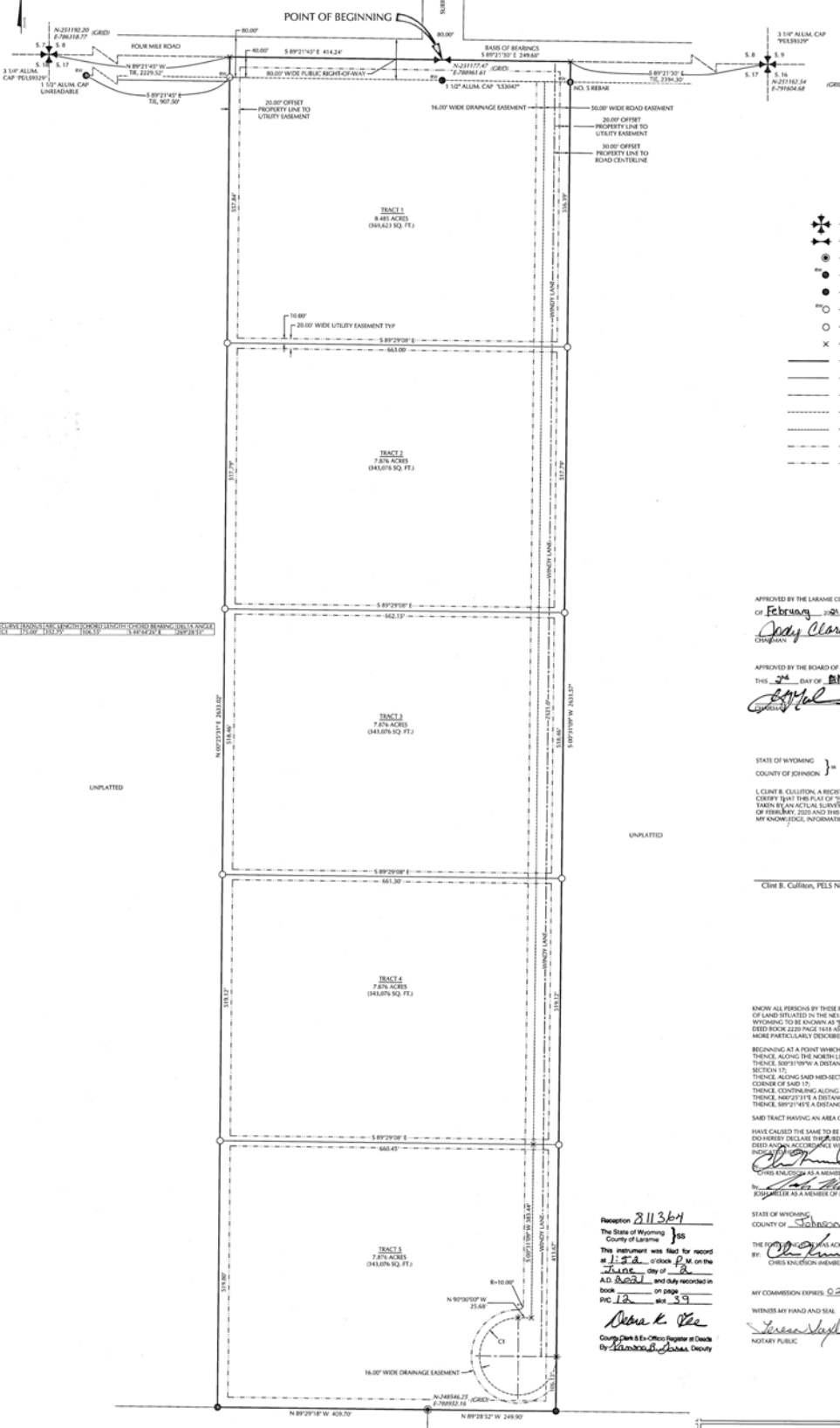
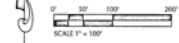
Subdivision Name	Beginning Lot #	Ending Lot #	Block #
FOUR MILE MEADOWS SUBD	1	5	

REC'D # 811264  
RECORDED 6/2/2021 AT 1:52 PM B&B 12.P&B 3P  
DATA TO L&M CLERK OF LARSEN COUNTY, MT PAGE 1 OF 1

o NO PROPOSED CENTRALIZED SEWER SYSTEM o NO PROPOSED CENTRALIZED WATER SUPPLY SYSTEM o  
 o FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #2 o THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE o

**BASIS OF BEARINGS**  
 CONSIDERING THE BASIS OF BEARINGS TO BE THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 14 N., R. 65 W., 6TH F.M., HAVING A BEARING OF S89°21'30"E.

- NOTES**
- 1) COORDINATES SHOWN FOR EACH PUBLIC LAND CORNER SHOWN HEREON BY WYOMING STATE PLAIN, EAST ZONE, NAD83 COORDINATES AND WERE MEASURED DURING THE SURVEY.
  - 2) BY GRAPHIC NOTING ONLY, THIS SITE IS IN ZONE "A" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 16021C112F AND 16021C111F, WITH AN EFFECTIVE DATE OF 10/10/09).
  - 3) NO CENTRALIZED SEWER OR WATER SYSTEMS ARE PROPOSED, WATER SERVICE & WASTEWATER DISPOSAL TO BE PROVIDED BY INDIVIDUAL WELLS & SEPTIC TREATMENT SYSTEMS FOR EACH TRACT, ALL SYSTEMS SHALL BE PROPERLY PERMITTED BY LARAMIE COUNTY WITH ALL APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
  - 4) PER LARAMIE COUNTY COMBINED COMMENTS REPORT FOR FOUR MILE MEADOWS SUBDIVISION, SUBDIVISION PERMIT #72-20-00351, DATED 11/06/21, COUNTY ENGINEER CONCURS ON WAIVER OF DETAILED DRAINAGE STUDY AND TRAFFIC STUDY.



- LEGEND**
- Found Section Corner as Noted
  - Found Quarter Section Corner 2 1/2" ALUM. CAP "955110"
  - Found Center Quarter Section Corner 2" ALUM. CAP "952927"
  - Found Monument at Right-of-Way as Noted
  - Found Property Corner 1 1/2" ALUM. CAP "53847"
  - SET 2" ALUM. CAP ON NO. 5 X 24" REBAR, "9531238F" AT RIGHT-OF-WAY
  - SET 2" ALUM. CAP ON NO. 5 X 24" REBAR, "9531238F"
  - Nothing Found or Set
  - Parcel Boundary
  - Tract Line
  - Adjacent Property Line
  - Existing 40.00' Road Easement
  - New 50.00' Road Easement
  - New 16.00' Drainage Easement
  - New 20.00' Utility Easement

**APPROVALS**  
 APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 14th DAY of February 2024  
*Judy Clark*  
 CHAIR

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 24th DAY of March 2024  
*Neena K. See*  
 COUNTY CLERK

**CERTIFICATE OF SURVEYOR**  
 STATE OF WYOMING }  
 COUNTY OF JOHNSON }  
 I, CLINT B. CULLISON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING HEREBY CERTIFY THAT THE PLAT OF FOUR MILE MEADOWS SUBDIVISION WAS PREPARED FROM BEING NORTH EAST BY AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, DURING THE MONTH OF FEBRUARY 2024 AND THAT THE PLAT ACCURATELY REFLECTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Clint B. Cullison, P.E.L.S. No. 12554

**CERTIFICATE OF DEDICATION**  
 KNOW ALL PERSONS BY THESE PRESENTS THAT AN INVESTMENTS, LLC, HAS CHANGED THE NAME OF A TRACT OF LAND SITUATED IN THE NE 1/4 AND NW 1/4 OF SECTION 17, T. 14 N., R. 65 W., 6TH F.M., LARAMIE COUNTY, WYOMING TO BE KNOWN AS "FOUR MILE MEADOWS SUBDIVISION". SAID PARCEL DESCRIBED IN WARRANTY DEED BOOK 2229 PAGE 1618 AS DOCUMENT NO. 163767 RECORDS OF LARAMIE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE NORTH QUARTER CORNER OF SAID SECTION 17; THENCE ALONG THE NORTH LINE OF SAID SECTION 17, S89°21'30"E A DISTANCE OF 289.68 FEET; THENCE S89°21'30"E A DISTANCE OF 243.57 FEET TO A POINT ON THE EAST-MEET-MID-SECTION LINE OF SAID SECTION 17; THENCE ALONG SAID MID-SECTION LINE, N89°21'30"W A DISTANCE OF 349.98 FEET TO THE CENTER QUARTER CORNER OF SAID 17; THENCE CONTINUING ALONG SAID MID-SECTION LINE, N89°21'30"W A DISTANCE OF 606.76 FEET; THENCE N60°21'31"E A DISTANCE OF 243.67 FEET TO THE NORTH LINE OF SAID SECTION 17; THENCE S89°21'30"E A DISTANCE OF 494.26 FEET TO THE SAID POINT OF BEGINNING.

SAID TRACT HAVING AN AREA OF 39.969 ACRES (1,741,945 SQ. FT.), SUBJECT TO ALL HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "FOUR MILE MEADOWS SUBDIVISION". DO HEREBY DECLARE THE DEDICATION OF SAID LAND AS IF APPEAR ON THIS PLAT TO BE THE TRUE ACT AND DEED AND ACCORDINGLY WAIVE THEIR DEEDS AND DO HEREBY GRANT THE EASEMENTS FOR THE PURPOSES AND INTENT HEREON SET FORTH.

CHES KNUTSON AS A MEMBER OF MK INVESTMENTS, LLC  
 By: *Ches Knutson*  
 JOHNSON AS A MEMBER OF MK INVESTMENTS, LLC  
 By: *John Miller*  
 STATE OF WYOMING }  
 COUNTY OF JOHNSON }

THE FOREGOING IS ACKNOWLEDGED BEFORE ME THIS 14th DAY of March 2024 BY: *Ches Knutson* BY: *John Miller*  
 CHES KNUTSON (NUMBER) JOHN MILLER (NUMBER)

MY COMMISSION EXPIRES: 02-04-2024  
 WITNESS MY HAND AND SEAL  
*Neena K. See*  
 NOTARY PUBLIC



**CERTIFICATE OF RECORDER**  
 RECORDED 4/2/2024 AT 1:52 PM BOW 12 PAGE 29  
 CLINT B. CULLISON, CLERK OF LARAMIE COUNTY, WY 82001 (P. 1)

REV.	DATE	DESCRIPTION	BY	ENG.	CHK
C	4/2/24	COUNTY REVIEW 43-TITLE BLOCK	JRS	JRS	CRC
B	3/29/24	FOUR MILE MEADOWS EASEMENT TO PUBLIC RIGHT-OF-WAY	JRS	JRS	CRC
A	3/2/24	COUNTY REVIEW	NJ	JRS	CRC

PREPARED FOR:  
**MK INVESTMENTS, LLC**  
 135 PINE STREET  
 BUFFALO, WYOMING 82834

PREPARED BY:  
  
**ALC ENGINEERING**  
 SURVEYING & DESIGN / CONSULTING  
 DATE: 3/20/2024 DRAWN BY: BLS CHECKED BY: CRC  
 JOB NO. 2041 BOOK: 48 PAGES: 20-21 & 29

**PLAT OF**  
**FOUR MILE MEADOWS**  
**SUBDIVISION**  
 SITUATED IN THE NE1/4 AND NW1/4 OF SECTION 17,  
 T. 14 N., R. 65 W., 6TH P.M.  
 LARAMIE COUNTY, WYOMING