

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name HCS HOMESTEAD
Received from WESTERN RESEARCH & DEVELOPMENT
Grantor HAROLD V & CYNTHIA STROOT
Grantee RE HCS HOMESTEAD
Document Date 10/1/2019
Legal Description W2E2NW4 SEC14 T13N R63W

SUBDIVISION INFORMATION

Short Alpha Name HCS HOMESTEAD
Block Name _____ Lot Name TRACT
Replats Previous Platting N Defunct Subdivision N

ABSTRACTING INFORMATION

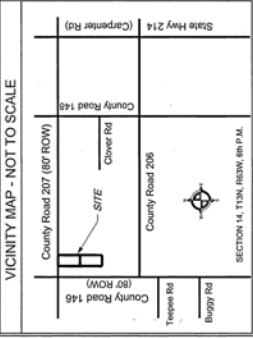
Existing Parcels Affected

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
13/63	14	14		N

New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
HCS HOMESTEAD	1	2	

REC# #: 708471
RECORDED 12/30/2019 AT 1:12 PM BCP 11 PGS 147
DORA A. JIM, CLERK OF COURSE, COUNTY OF WYOMING

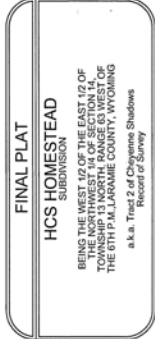


FILING RECORD
 The State of Wyoming }
 County of Laramie } ss

This instrument was filed for record
 RECORDED AT THE COUNTY CLERK'S OFFICE BY PAGE 1 OF 1
 INDEXED TO THE PUBLIC RECORDS BY PAGE 1 OF 1

APPROVALS
 Approved by the Laramie County Planning Commission
 this 17th day of September, 2019
Joyce Clark
 Planning Commission Chairman, Laramie County, Wyoming
 Approved by the Laramie County Board of Commissioners
 this 14th day of October, 2019
Linda A. Heath
 Board of Commissioners Chairman, Laramie County, Wyoming
Debra K. Lee
 County Clerk

CERTIFICATE OF SURVEYOR
 I, Cynthia A. Street, a Professional Engineer and Land
 Surveyor qualified in the State of Wyoming do hereby certify
 that this Final Plat was prepared from the records and field
 notes and other documents of the Surveyor in accordance with the
 laws of the State of Wyoming and the rules and regulations of the
 Board of Surveyors and the Board of Land Surveyors and all other
 laws and rules and regulations of the State of Wyoming.
 I am a duly licensed Professional Engineer and Land Surveyor
 License No. 1203, State of Wyoming, License No. 10-18283
 For and on behalf of Western Research & Development, Ltd.

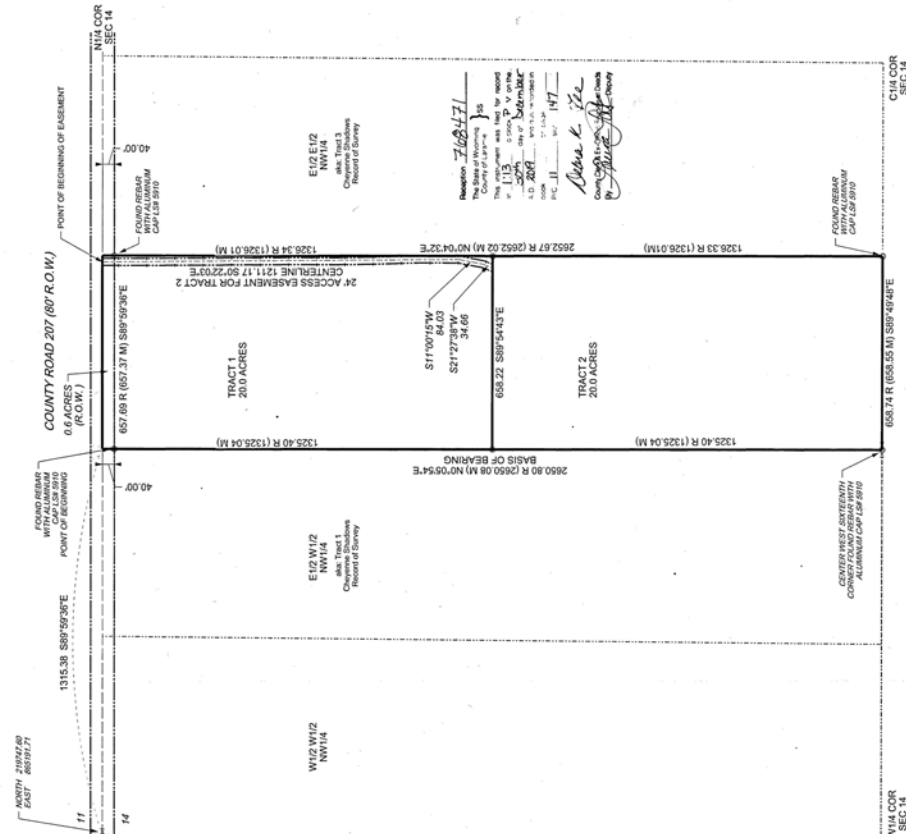


DESCRIPTION OF EASEMENT

TRACT 1 IS SUBJECT TO A 24' WIDE EASEMENT FOR ACCESS AND EGRESS BENEFITING TRACT 2 WITH SAID CENTERLINE BEING DESCRIBED AS FOLLOWS:
 FROM THE NORTHEAST CORNER OF SAID TRACT 1, MEASURED A DISTANCE OF 40 FEET TO THE NE CORNER OF TRACT 1; THENCE, N89°59'37"W DISTANCE OF 40 FEET TO THE CENTERLINE OF SAID 24' WIDE EASEMENT; THENCE, S89°59'37"W DISTANCE OF 40 FEET TO THE CENTERLINE OF SAID 24' WIDE EASEMENT; THENCE, S89°59'37"W DISTANCE OF 40 FEET TO THE CENTERLINE OF SAID 24' WIDE EASEMENT; THENCE, S89°59'37"W DISTANCE OF 40 FEET TO THE CENTERLINE OF SAID 24' WIDE EASEMENT TO THE SOUTHEAST CORNER OF SAID TRACT 1.
 SAID PARCEL CONTAINS 0.7 ACRES MORE OR LESS, AND IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY THAT MAY HAVE BEEN LEGALLY ACQUIRED.

LEGAL DESCRIPTION

ALL OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14 IN T13N, R65W, OF THE 6TH P.M. LARAMIE COUNTY, WYOMING.
 SAID PARCEL CONTAINS 46.8 ACRES MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY HAVE BEEN LEGALLY ACQUIRED.



LEGEND OF SYMBOLS & ABBREVIATIONS

- PROPERTY BOUNDARY
- SECTION LINE
- RIGHT OF WAY
- EXISTING PROPERTY LINES
- EASEMENT
- EASEMENT CENTERLINE
- RECORD DISTANCE
- MEASURED DISTANCE
- SET "x" x 24' REBAR WITH "y" ALUMINUM CAP STAMPED "ELS 008"
- FOUND SECTION CORNERS
- FOUND QUARTER SECTION CORNERS
- FOUND MONUMENTS AS NOTED

MISCELLANEOUS NOTES

1. BASIS OF BEARING: BEARINGS ARE BASED ON THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST QUARTER SECTION 14 BEING N70°55'4"E. SAID LINE BEING MONUMENTED BY A FOUND REBAR WITH ALUMINUM CAP LSF 80141 AT THE NORTH END.
2. SURVEY CONTROL FOR THIS PROJECT IS BASED ON STATE PLANE COORDINATES AND 63' WYOMING EAST ZONE WITH DISTANCES SHOWN IN U.S. SURVEY FEET AND WITH ELEVATIONS BASED ON NAVD 89 USING GEOID 12B.
3. DATE OF FIELD WORK: JUNE 16, 2019.
4. THIS PROPERTY LIES WITHIN FIRE DISTRICT #4.
5. THE WATER SOURCE FOR LOT 1 IS A 500' WELL AND THE WATER SOURCE FOR LOT 2 IS A 500' WELL.
6. SEPARATE SEPTIC SYSTEMS SERVE THESE LOTS. EACH SYSTEM HAS BEEN INSPECTED BY THE ENVIRONMENTAL HEALTH DEPARTMENT.
7. THE EASTERNLY 24' FOOT EASEMENT IS FOR A PRIVATE ROAD FOR ACCESS TO LOT 2.

FLOOD NOTE

BY GRAPHIC FLOODING ONLY. THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP. THE FLOOD INSURANCE RATE MAP WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON JANUARY 17, 2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV). NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

DEDICATION
 Know All Men by These Presents:
 Harold V. Strood and Cynthia Street, owners in fee simple of the lands embraced within this plat of HCS Homestead, do hereby declare that the platting of these lands is for the use and enjoyment of the public and that the platting of these easements is hereby dedicated to the public use and is to be held as a public easement as hereinafter provided for the purposes as indicated.

ACKNOWLEDGEMENT
 STATE OF WYOMING }
 COUNTY OF LARAMIE } ss
 I, _____ day of _____ 2019, by
 Harold V. Strood and Cynthia Street
 Notary Public, Laramie County, Wyoming

