

**SUBDIVISION PLAT SETUP FORM**

Subdivision Proper Name IRON MOUNTAIN ESTATES  
Received from JONES LAND SURVEYING  
Grantor BEER, STEVEN J  
Grantee RE IRON MOUNTAIN ESTATES  
Document Date 12/20/2016  
Legal Description PTN NE4 SEC5 T14N R66W

**SUBDIVISION INFORMATION**

Short Alpha Name IRON MOUNTAIN ESTATES  
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
14/66	5			N

**New Subdivision Parcels Created**

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
IRON MOUNTAIN ESTATES	1	3	

REC'D # 712022  
RECORDED 7/21/2017 AT 8:22 AM BY 11 P&P 30  
DATA & INFO OFFICE OF LAND & SURVEYING, DISTRICT OF COLUMBIA

**DEDICATION**

KNOW ALL PERSONS BY PRESENTS THAT: STEVEN J. BEER, AS SOLE OWNER, OWNER IN FEE OF A TRACT OF LAND SITUATED IN A PORTION OF THE NORTHEAST QUARTER (NE¼) OF SECTION 5, T. 14 N., R. 06 W., 6TH P.M., LARAMIE COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF GOLDEN PRAIRIE RANCH AND THE CORNER COMMON TO TRACTS 17 AND 18 A FOUND ALUMINUM CAP; THENCE N. 07°15' 36" W. A DISTANCE OF 132.04 FEET TO A FOUND ALUMINUM CAP; THENCE S. 89°35' 28" E. A DISTANCE OF 539.09 FEET TO A FOUND ALUMINUM CAP; THENCE S. 89°35' 28" E. A DISTANCE OF 152.04 FEET TO A FOUND ALUMINUM CAP; THENCE S. 89°35' 28" E. A DISTANCE OF 152.04 FEET TO A FOUND ALUMINUM CAP; THENCE S. 89°35' 28" E. A DISTANCE OF 539.09 FEET TO A FOUND ALUMINUM CAP; THENCE N. 07°15' 36" W. A DISTANCE OF 132.04 FEET TO A FOUND ALUMINUM CAP; THENCE N. 07°15' 36" W. A DISTANCE OF 132.04 FEET TO THE NORTHEAST CORNER OF TRACT 19 OF SAID GOLDEN PRAIRIE RANCH A DISTANCE OF 847.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 15.17 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS IRON MOUNTAIN ESTATES, AND HAS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

*Steven J. Beer*  
STEVEN J. BEER  
OWNER

**ACKNOWLEDGMENTS**

STATE OF WYOMING ) SS  
COUNTY OF LARAMIE )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF December 2016, BY STEVEN J. BEER, AS SOLE OWNER.

*Notary Public*  
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING  
MY COMMISSION EXPIRES April 7, 2018

**CERTIFICATE OF SURVEYOR**

I, COTTON D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS SURVEYED IN ACCORDANCE WITH THE PLATS AND BOOKS OF RECORD AND FROM NOTES OF FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF APRIL, 2016, THAT THE MONUMENTS ARE SET OR DERIVED HEREOF TO THE BEST OF MY KNOWLEDGE.



**FINAL PLAT  
IRON MOUNTAIN  
ESTATES**

SITUATE IN  
A PORTION OF THE  
NORTHEAST QUARTER (NE¼) OF SECTION 5,  
T. 14 N., R. 06 W., 6TH P.M.,  
LARAMIE COUNTY, WYOMING.

PREPARED AUGUST 2016



**APPROVALS**  
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 20 DAY OF December, 2016.

*Chairman*  
CHAIRMAN

*County Clerk*  
COUNTY CLERK

ATTEST: *County Clerk*  
COUNTY CLERK

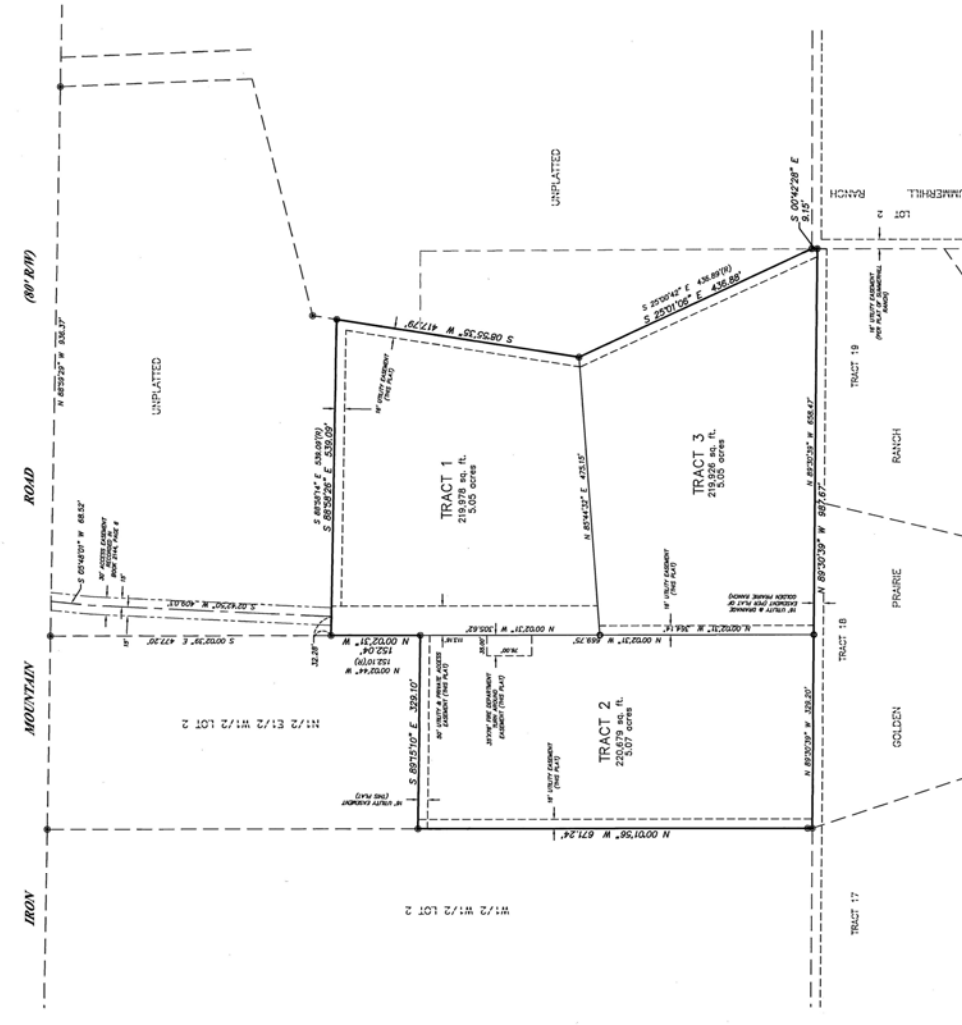
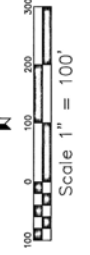
**LEGEND**

- FOUND 18" ALUMINUM CAP
- SET #2 X 24" LONG REBAR WITH 24" ALUMINUM CAP STAMPED "75.5 934"
- NOTICES RECORDED 8/14 FOR A WARRANTY DEED COVER ACCOUNT NO. 20169 AS RECORDED IN BOOK 2148, PAGE 1253 ON FILE AT THE LARAMIE COUNTY CLERK'S OFFICE.

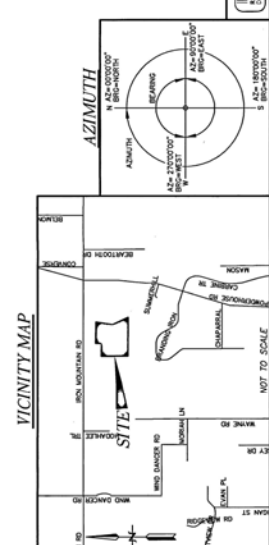
**NOTES**

- 1.) BASIS OF BEARINGS ARE BASED ON WYOMING STATE PLANE COORDINATES HAVING A GRID TO GROUND SCALE FACTOR OF 1.000343.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA MAP PANEL NO. 56021C1350F AND 56021C1360F DATED JANUARY 17, 2011.
- 3.) ALL TYPED WORDS OF THIS PLAT TO BE UNANNOTATED WITH A 27" ALUMINUM CAP ON #2 X 24" REBAR STAMPED WITH "75.5 934" AND APPROPRIATE DATA.
- 4.) SEPTIC SYSTEMS SHALL REQUIRE A SIGNED FINAL PLAT AND ENVIRONMENTAL HEALTH PERMIT FROM THE STATE OF WYOMING ENVIRONMENTAL HEALTH PERMIT TO ASSURANCE OF ANY SMALL WASTEWATER SYSTEM PERMITS FOR TRACTS 1 & 3.

Registration: 712022  
Title of Survey: Final Plat  
The plat was prepared by me or under my direct supervision on the 20th day of December, A.D. 2016, at Cheyenne, Wyo.  
I, Cotton D. Jones, Surveyor  
Professional Seal  
Cotton D. Jones, Surveyor  
No. 12022



NO PROPOSED CENTRAL WATER SUPPLY SYSTEM FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE DIST. #2  
NO PUBLIC MAINTENANCE OF STREETS OR ROADS  
NO PUBLIC MAINTENANCE OF STREETS OR ROADS



**FILING RECORD**  
RECORDED IN BOOK 2148 PAGE 1253  
REC'D # 713032