

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name JANICE ESTATES
Received from STEIL SURVEYING SERVICES LLC
Grantor DENNIS ALAN BLACK & KAREN BLACK
Grantee RE JANICE ESTATES
Document Date 6/18/2019
Legal Description PTN N2NE4 SEC6 T13N R62W

SUBDIVISION INFORMATION

Short Alpha Name JANICE EST
Block Name TRACT Lot Name _____
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
13/62	6			

New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
JANICE EST	1		

REC'D 7/16/2019 9:03 AM BK# 11 PG# 111
RECP #: 757213
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #6 - NO PUBLIC MAINTENANCE OF INTERIOR ROADS - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: DENNIS ALAN BLACK AND KAREN BLACK, HUSBAND AND WIFE, owners in fee simple of a tract of land situated in the North Half of the Northeast Quarter (N½NE¼) of Section 6, Township 13 North, Range 62 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Commencing at the Northeast Corner of said Section 6; Thence S1°29'16"W, along the East line of said Section 6, a distance of 487.32 feet; thence N89°42'32"W, a distance of 471.64 feet; thence N1°29'16"E, a distance of 482.66 feet to the North line of Section 6; thence N89°43'33"E, along said North line, a distance of 471.76 feet to the point of beginning. Containing 5.25 acres more or less.

Has caused the same to be surveyed and plotted to be known as JANICE ESTATES, and do hereby declare the subdivision of said land as it appears on this subdivision plat, to be his free act and deed and in accordance with his desires and does furthermore grant the easements as shown and described hereon for the purposes indicated.

by: Dennis Alan Black DENNIS ALAN BLACK
 and: Karen Black KAREN BLACK

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
 COUNTY OF LARAMIE }

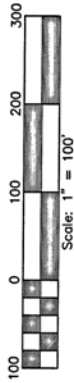
This foregoing instrument was acknowledged before me this 25th day of June, 2019 by Dennis Alan Black and Karen Black, husband and wife.



My Commission Expires: April 2022

LEGEND

- SET 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- SET 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1/2" ALUMINUM CAP STAMPED PLS 15262
- SET 3/8" X 24" LONG REBAR WITH 21/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"



CERTIFICATE OF SURVEYOR

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



A PORTION OF THE N½NE¼ SECTION 6,
 T.13N., R.62W., OF THE 6TH P.M.,
 LARAMIE COUNTY, WYOMING

PREPARED MARCH, 2019

STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
 756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
 www.SteelSurvey.com • info@SteelSurvey.com



Approved by the Board of Commissioners of Laramie County, Wyoming this 23rd day of MAY, 2019.

Jeffrey B. Jones
 Chairman

Approved by this Board of Commissioners of Laramie County, Wyoming this 18th day of JUNE, 2019.

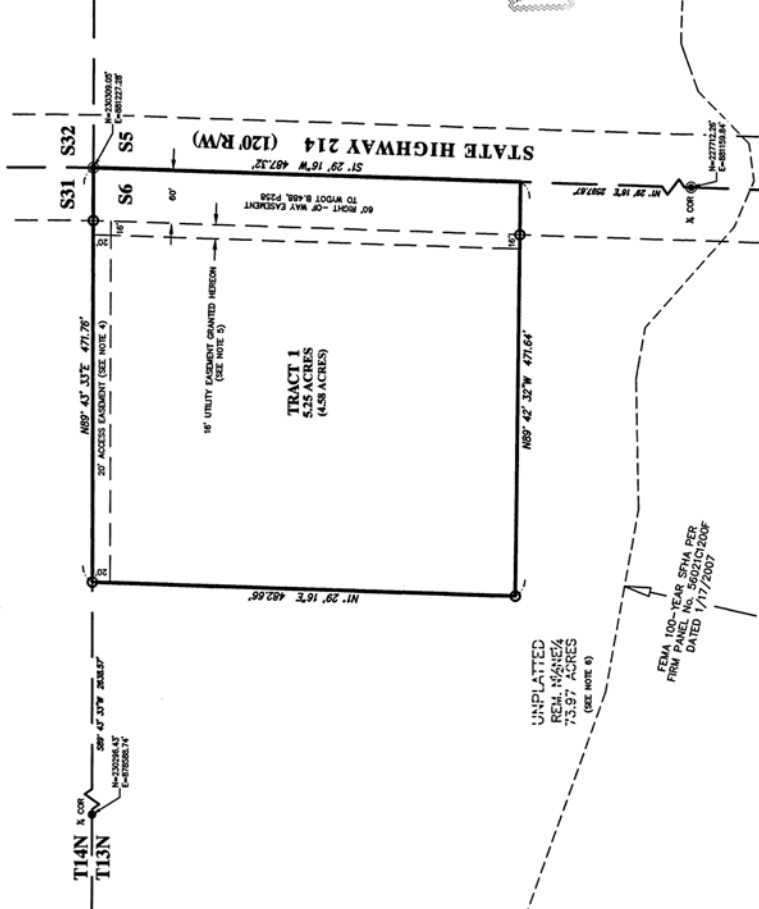
Linda M Heath ATTEST: Debra K Lee
 Chairman County Clerk



RECORDED: 5/3/2019

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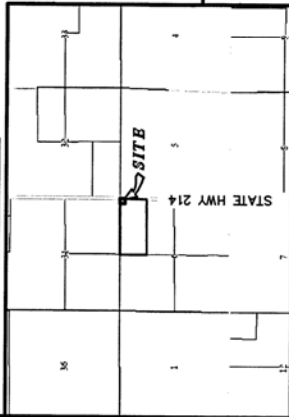
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NOTES

- 1) BASIS OF BEARINGS - EAST LINE OF THE NORTHEAST QUARTER SECTION 6, HAVING A BEARING OF N1°29'16"E, WYOMING STATE PLANE COORDINATES EAST 80 FEET, COMBINATION FACTOR = 0.99973675. DISTANCES ARE GRID DISTANCES.
- 2) NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR FLOOD HAZARD AREA PER FIRM PANEL No. 5602C1200F, DATED JANUARY 17, 2007.
- 3) a. ALL WATERS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
 b. SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH TRACT. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 4) "20' INGRESS/EGRESS EASEMENT GRANTED TO ALL OWNERS OF THE NORTH HALF OF THE NORTHEAST QUARTER (N½NE¼) OF SAID SECTION 6, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES OF INGRESS/EGRESS TO/FROM STATE HIGHWAY 214.
- 5) "16' UTILITY EASEMENT" GRANTED HEREON TO HIGH WEST ENERGY, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR EXISTING OVERHEAD ELECTRICAL LINES.
- 6) ORIGINAL PARCEL (80.00 ACRES, UNPLATTED Bk.2564, Pg.1245) REMAINDER TOTALS 73.97 ACRES.

VICINITY MAP



FILING RECORD

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