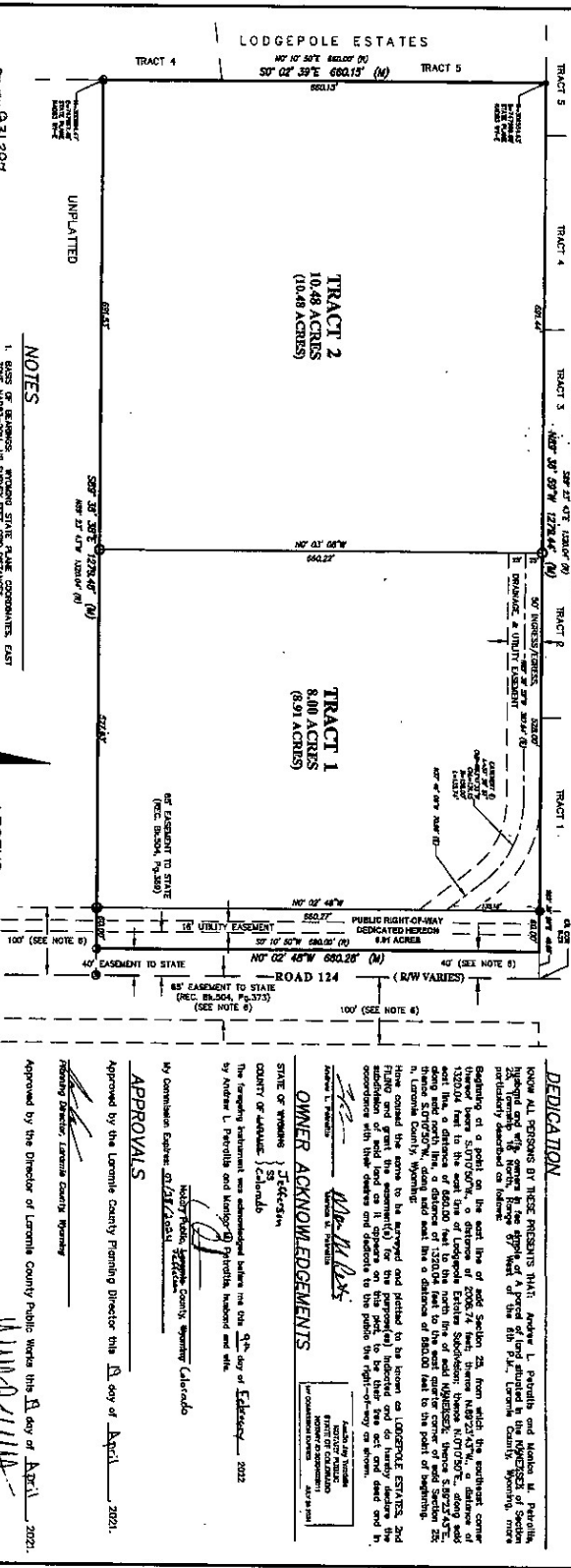


• NO PROPOSED CENTRAL WATER SUPPLY SYSTEM • NO PROPOSED CENTRALIZED SEWAGE SYSTEM • FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 •
 • THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE •



NOTES

1. BEST OF SEPARATE, SEVERAL STATE PLANS, GOVERNMENTS, LAST RECORDED, SHALL CONTROL.
2. ALL UNDEVELOPED TRACTS CONTAINING ANY EASEMENTS AND OTHER INTERESTS TO BE UNDEVELOPED WITH A 10' ALUMINUM CUP STAIRED CONCRETE CURB AND 12" CONCRETE WALKWAY WITH 2" REINFORCED CONC. SLAB.
3. ALL UTILITIES ARE SHOWN AS THEY EXIST. ALL UTILITIES SHALL BE RELOCATED TO THE CENTERLINE OF THE TRACTS.
4. ALL WELLS AND SPRING SYSTEMS SHALL COMPLY WITH ALL APPLICABLE REGULATIONS, RULES AND ORDINANCES.
5. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED TO THE DEPTH OF THE ADJACENT ROAD (SEE NOTES 1 & 2).
6. RECORD FOR PUBLIC RIGHT-OF-WAY / EASEMENTS WITH THE COUNTY CLERK, LARAMIE COUNTY, WYOMING.
7. RECORD FOR 124' WIDE AND 48' HIGH STORM SEWER 42" DIAMETER.
8. CONVEYANCE OF PUBLIC RIGHT-OF-WAY TO BE COMPLETED BY THE COUNTY CLERK, LARAMIE COUNTY, WYOMING.
9. RECORD FOR 48' RIGHT-OF-WAY / EASEMENTS TO STATE OF WYOMING RECORDED 04/20/2022 IN BOOK 304, PAGE 329 OF THE PUBLIC RECORDS OF THE STATE OF WYOMING.
10. RECORD FOR 48' RIGHT-OF-WAY / EASEMENTS TO STATE OF WYOMING RECORDED 04/20/2022 IN BOOK 304, PAGE 329 OF THE PUBLIC RECORDS OF THE STATE OF WYOMING.
11. RECORD FOR 124' WIDE AND 48' HIGH STORM SEWER 42" DIAMETER RECORDED 07/16/21 IN BOOK 190, PAGE 54 OF THE PUBLIC RECORDS OF THE STATE OF WYOMING.
12. RECORD FOR 124' WIDE AND 48' HIGH STORM SEWER 42" DIAMETER RECORDED 07/16/21 IN BOOK 190, PAGE 54 OF THE PUBLIC RECORDS OF THE STATE OF WYOMING.

SECTION 31.31397
 COUNTY OF LARAMIE, WYOMING
 This instrument was filed for record on 04/20/2022 at 10:01:11 A.M. on the 10th day of April, 2022. It is hereby certified that this instrument complies with the provisions of the Wyoming Subdivision Law, Title 24, Chapter 2, Sections 2-101 through 2-106.

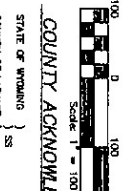
David L. Stee
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 David L. Stee

VICINITY MAP



FILING RECORD

RECORDED FOR THE COUNTY CLERK, LARAMIE COUNTY, WYOMING, ON 04/20/2022 AT 10:01:11 A.M. IN BOOK 304, PAGE 329 OF THE PUBLIC RECORDS OF THE STATE OF WYOMING.



COUNTY ACKNOWLEDGEMENT

STATE OF WYOMING }
 COUNTY OF LARAMIE }
 I, David L. Stee, County Clerk, do hereby certify that the foregoing instrument was acknowledged before me this 20th day of April, 2022, by David L. Stee, the person whose name and signature appear thereon as grantor, and that the instrument is a true and correct copy of the original instrument as acknowledged before me.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT Andrew L. Frazier and Heather M. Frazier, the undersigned, the owners of the 8.09 acre portion of the 81.64 acre Yellowstone Estates, more particularly described as follows: Beginning at a point on the east line of said Section 22, from which the southeast corner of Section 22 is 477.50 feet, a distance of 2200.74 feet, thence N49°22'10.70"E, a distance of 1320.04 feet to the north line of said Section 22, thence S89°22'10.70"E, a distance of 1320.04 feet to the east corner of said Section 22, thence S00°00'00.00"E, a distance of 1320.04 feet to the point of beginning.

OWNER ACKNOWLEDGEMENTS

Andrew L. Frazier }
 Heather M. Frazier }
 STATE OF WYOMING }
 COUNTY OF LARAMIE }
 I, Andrew L. Frazier and Heather M. Frazier, do hereby certify that the foregoing instrument was acknowledged before me this 20th day of April, 2022, by Andrew L. Frazier and Heather M. Frazier, husband and wife.

APPROVALS

My Commission Expires: 07/21/2024
 Approved by the Laramie County Planning Director this 15th day of April, 2022.
 Planning Director, Laramie County, Wyoming

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, a Professional Land Surveyor in the State of Wyoming, do and on behalf of Steel Surveying Services, LLC, hereby certify that the plat of my proposed subdivision, as shown on the attached map, was prepared from field notes taken during an actual survey made by me or under my direct supervision, and that that the monumentals found at all corners are shown.

STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING AND DEVELOPMENT SPECIALISTS
 100 WEST 14th STREET, SUITE 100, CASPER, WY 82401 • (307) 241-3113
 100 WEST 14th STREET, SUITE 100, CHEYENNE, WY 82001 • (307) 241-3113
 www.steelsurveying.com • info@steelsurveying.com

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