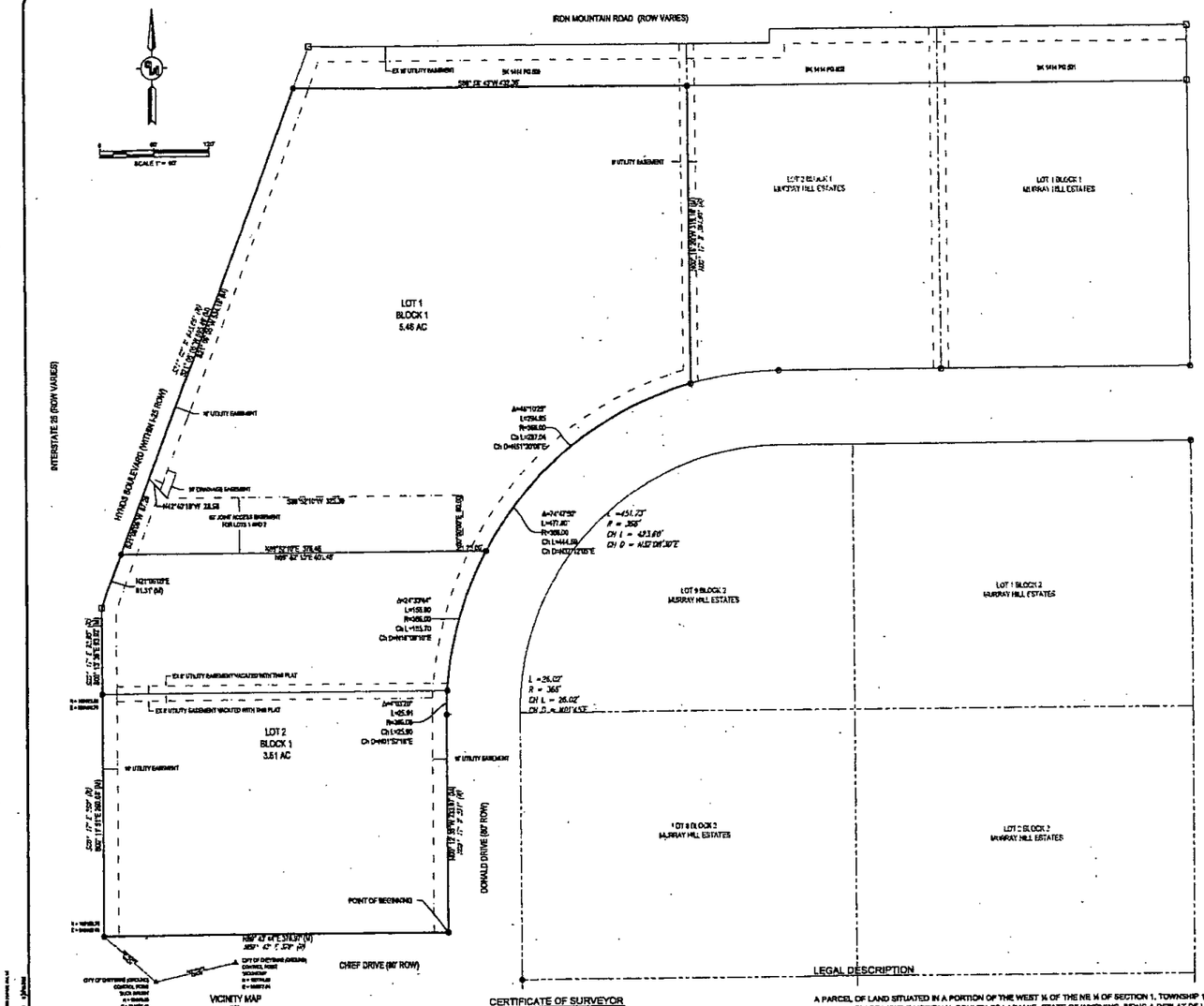

LEGEND

- ⊡ FOUND WYDOT RIGHT OF WAY MONUMENT
- ⊙ FOUND IRON PIPE
- ● FOUND ALUMINUM CAP
- ○ SET 2" AC WY PLS 12043
- (R) RECORD BEARING AND DISTANCE FROM "MURRAY HILL ESTATES"
- (M) MEASURED BEARING AND DISTANCE
- EASEMENTS TO BE VACATED

NOTES

1. THE PLATTED BOUNDARY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY, PANEL 1079 OF 1650, MAP NUMBER 56021C1079F WITH AN EFFECTIVE DATE OF JANUARY 17, 2007.
2. THERE IS NO PROPOSED PUBLIC WATER OR WASTE WATER SYSTEMS.
3. FIRE PROTECTION IS PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 2

BASIS OF BEARINGS:

COORDINATES ARE GROUND COORDINATES BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901.
TO CONVERT TO STATE PLANE COORDINATES ADD 200,000 FT TO THE NORTHING AND 700,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999965157904.
EXAMPLE POINT 100
GROUND NORTHING = 61978.187
GROUND EASTING = 46199.589
N = (61978.187+200000)*SF = 251857.908
E = (46199.589+700000)*SF = 747935.881
STATE PLANE NORTHING = 251857.908
STATE PLANE EASTING = 747935.881

VACATION STATEMENT

THIS PLAT VACATES ANY AND ALL EXISTING LOT AND BLOCK LINES AND UTILITY EASEMENTS INDICATED ON MURRAY HILL ESTATES PLAT WITHIN THE BOUNDS OF THIS PLAT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: THE UNDERSIGNED, STEVE BROADBENT, MANAGER OF MURRAY DEVELOPMENT LLC, OWNER IN FEE SIMPLE OF THE LANDS EMBRACED IN THIS PLAT OF "MURRAY HILL ESTATES, SECOND FILING", DO HEREBY DECLARE THIS PLAT OF SAID LANDS TO BE THEIR FREE ACT AND DEED IN ACCORDANCE WITH THEIR DESIRE, DO HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSED INDICATED.

MURRAY LAND DEVELOPMENT LLC

STEVE BROADBENT, MANAGER

ACKNOWLEDGEMENTS

STATE OF Georgia)
) SS
COUNTY OF Fulton)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVE BROADBENT, MANAGER OF MURRAY DEVELOPMENT, LLC. THIS 25 DAY OF February, 2015. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES Aug 21, 2015

DANIEL HAMMOND NOTARY PUBLIC FULTON COUNTY, GA

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20__

N/A

CHAIR PERSON FOR THE PLANNING COMMISSION

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 2nd DAY OF December 2014

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS

ATTEST: COUNTY CLERK

CERTIFICATE OF SURVEYOR

I, ADAM E DERCHLER, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ADAM E. DERCHLER 10048 LAND SURVEYOR WYOMING

FILING RECORD

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST ½ OF THE NE ¼ OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF LARAMIE, STATE OF WYOMING, BEING A REPLAT OF LOTS 3 AND 4, BLOCK 1 OF MURRAY HILL ESTATES SAID PARCEL BEING THE FINAL PLAT OF "MURRAY HILL ESTATES, SECOND FILING", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-WEST CORNER OF THE INTERSECTION OF CHIEF DRIVE AND DONALD DRIVE RIGHT OF WAY LINES;
THENCE ALONG THE WEST RIGHT OF WAY LINE OF DONALD DRIVE N00°12'36"W A DISTANCE OF 233.87 FEET TO A FOUND IRON PIPE AND A POINT ON A CURVE TO THE RIGHT;

SAID CURVE HAVING A RADIUS OF 368.00 FEET, A CENTRAL ANGLE OF 74°47'50" AND WHOSE LONG CHORD BEARS N37°12'05"E A DISTANCE OF 444.58 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 477.80 FEET TO A FOUND IRON PIPE;

THENCE N00°15'20"W A DISTANCE OF 316.18 FEET TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF THE PARCEL OF LAND DEEDED TO THE TRANSPORTATION COMMISSION OF WYOMING RECORDED AT BOOK 1414 PAGE 500 OF THE LARAMIE COUNTY RECORDS;

THENCE ALONG SAID SOUTH LINE S85°58'43"W A DISTANCE OF 432.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 25;

THENCE ALONG SAID EAST INTERSTATE 25 RIGHT OF WAY LINE S21°05'05"W A DISTANCE OF 680.49 FEET TO A FOUND WYDOT RIGHT OF WAY MARKER;

THENCE CONTINUING ALONG SAID EAST LINE S00°13'36"E A DISTANCE OF 83.02 FEET TO A FOUND IRON PIPE;

THENCE CONTINUING ALONG SAID EAST LINE S00°11'51"E A DISTANCE OF 203.09 FEET TO A FOUND IRON PIPE AND THE NORTH RIGHT OF WAY LINE OF CHIEF DRIVE;

THENCE ALONG SAID NORTH CHIEF DRIVE RIGHT OF WAY LINE N89°43'44"E A DISTANCE OF 378.87 FEET MORE OR LESS TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS 8.07 ACRES MORE OR LESS.

Reception 656197
This State of Wyoming } SS
County of Laramie }
This instrument was filed for record at 8:38 o'clock A M. on the 4 day of March A.D. 2015 and duly recorded in book ____ on page ____ pic 10 slot 111
County Clerk & Ex-Officio Register of Deeds
By: Deputy

RECORDING STAMP RECP #: 656197 RECORDED 3/4/2015 AT 8:38 AM BOOK 10 PAGE 111 Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

FINAL PLAT FOR MURRAY HILL ESTATES SECOND FILING

A REPLAT OF LOTS 3 AND 4, BLOCK 1, MURRAY HILL ESTATES
ALSO BEING SITUATED IN A PORTION OF THE W½ NE¼ OF SECTION 1, T14N, R67W OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
PREPARED OCTOBER, 2014

NO.	REVISION	DATE

PREPARED FOR:
CHRIS KETTLER
3597 HENRY STREET, SUITE 102
MUSKEGON, MI 49441

PROJECT: MURRAY HILL ESTATES SECOND FILING

DRAWING TITLE: FINAL PLAT

307.637.0817
1102 OLD TOWN LABEL SUITE 101
CHEYENNE, WY 82009
AVS@AVSPC.COM

DATE: 10/2/14
DRAWN BY: CRJ
DESIGNED BY:
CHECKED BY: AED/CMC
JOB NO.: 3657
DRAWING NO. 1 OF 1