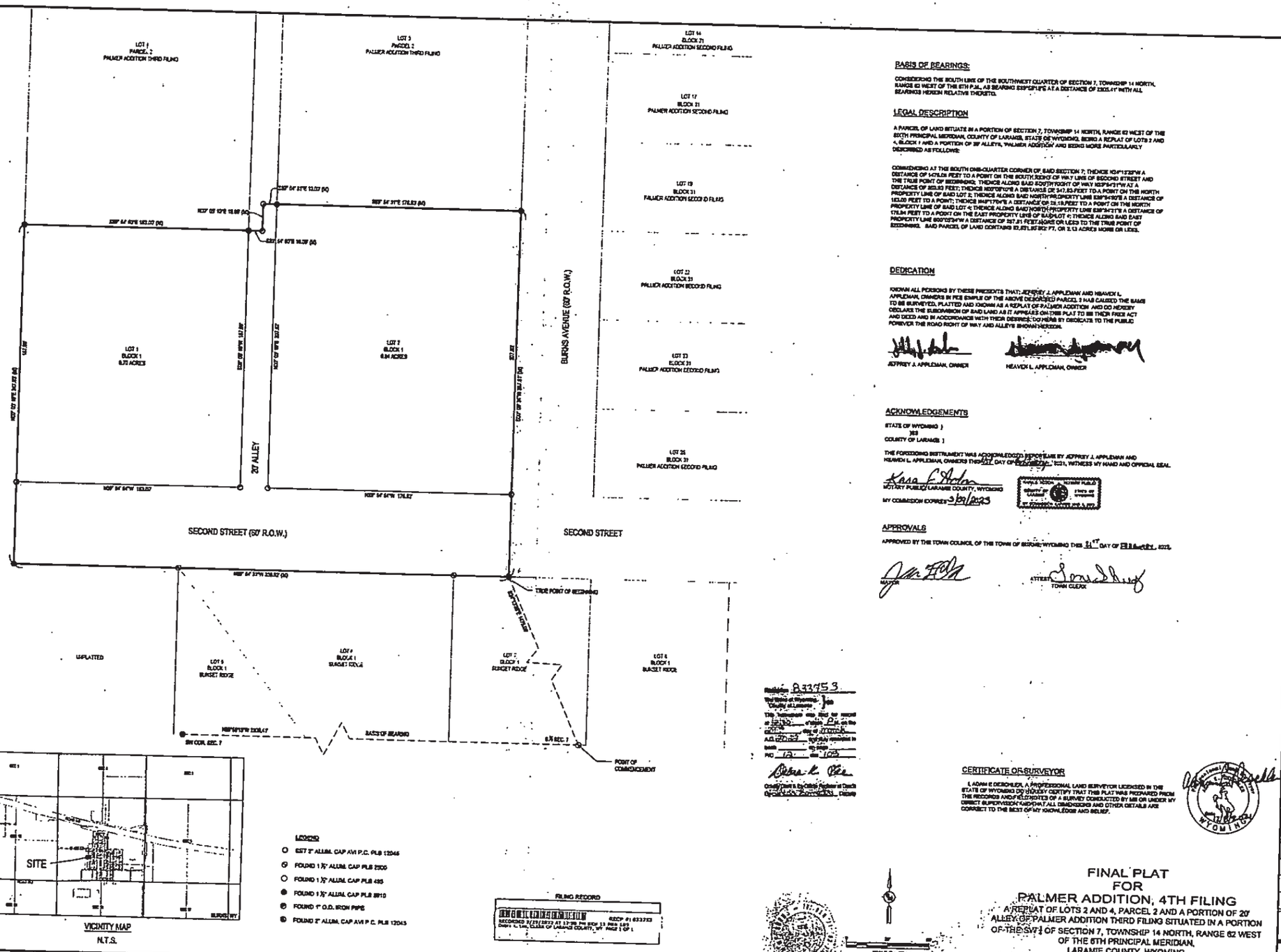

BASIS OF BEARINGS:

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 62 WEST OF THE 6TH P.M., AS BEARING S89°59'18"E AT A DISTANCE OF 2605.41' WITH ALL BEARINGS HEREIN RELATIVE THERETO.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN A PORTION OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARAMIE, STATE OF WYOMING, BEING A REPLAT OF LOTS 2 AND 4, BLOCK 1 AND A PORTION OF 20' ALLEYS, "PALMER ADDITION" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 7; THENCE N24°11'23"W A DISTANCE OF 1476.08 FEET TO A POINT ON THE SOUTH EDGE OF WAY LINE OF SECOND STREET AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT OF WAY N89°54'31"W AT A DISTANCE OF 825.93 FEET; THENCE N00°08'10"E A DISTANCE OF 347.63 FEET TO A POINT ON THE NORTH PROPERTY LINE OF SAID LOT 2; THENCE ALONG SAID NORTH PROPERTY LINE S89°54'50"E A DISTANCE OF 165.00 FEET TO A POINT; THENCE N48°17'00"E A DISTANCE OF 28.15 FEET TO A POINT ON THE NORTH PROPERTY LINE OF SAID LOT 4; THENCE ALONG SAID NORTH PROPERTY LINE S89°54'31"E A DISTANCE OF 175.94 FEET TO A POINT ON THE EAST PROPERTY LINE OF SAID LOT 4; THENCE ALONG SAID EAST PROPERTY LINE S00°12'34"W A DISTANCE OF 357.21 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 92,851.87 SQ. FT. OR 2.13 ACRES MORE OR LESS.

DEDICATION

KNOWN ALL PERSONS BY THESE PRESENTS THAT: JEFFREY J. APPLEMAN AND HEAVEN L. APPLEMAN, OWNERS IN FEE SIMPLE OF THE ABOVE DESCRIBED PARCEL 2 HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS A REPLAT OF PALMER ADDITION AND DO HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE ROAD RIGHT OF WAY AND ALLEYS SHOWN HEREON.

JEFFREY J. APPLEMAN, OWNER

HEAVEN L. APPLEMAN, OWNER

ACKNOWLEDGEMENTS

STATE OF WYOMING)
)ss
COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JEFFREY J. APPLEMAN AND HEAVEN L. APPLEMAN, OWNERS THIS 21ST DAY OF SEPTEMBER, 2021, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES 3/31/2023

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF BURNS, WYOMING THIS 11TH DAY OF OCTOBER, 2021.

MAYOR

ATTEST: TOWN CLERK

Recorded: 833753
The State of Wyoming,)ss
County of Laramie)
This instrument was filed for record at 12:32 o'clock P.M. on the 22nd day of October A.D. (20)21 and recorded in book ___ of page ___ PID 12 - 105
County Clerk & Ex-Officio Register of Deeds
By: Deputy

CERTIFICATE OF SURVEYOR

I, ADAM E DEROHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND/OR RESULTS 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.

WYOMING

FINAL PLAT
FOR
PALMER ADDITION, 4TH FILING

A REPLAT OF LOTS 2 AND 4, PARCEL 2 AND A PORTION OF 20' ALLEY OF PALMER ADDITION THIRD FILING SITUATED IN A PORTION OF THE SW¼ OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
PREPARED SEPTEMBER 2021

NO.	REVISION	DATE

PREPARED FOR:
JEFFREY AND HEAVEN APPLEMAN
PO BOX 331
BURNS, WYOMING 82053

PROJECT: PALMER ADDITION FOURTH FILING

DRAWING TITLE: FINAL PLAT

ENGINEERING PLANNING SURVEYING
307.637.6017
1160 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE: Nov 23, 2021
DRAWN BY: CK
DESIGNED BY: EC
CHECKED BY: ADEC
JOB NO.: 4442
DRAWING NO. 1 OF 1