SUBDIVISION SETUP FORM

Subdivision Proper Name NORWEDER/BONMAR CELL SITE

Received from MATT BUTLER

Grantor NORWEDER, LA VETA M BURT Document Date 10/15/2002

Grantee IN RE NORWEDER/BONMAR CELL SITE

Legal Description MAR PTN SWL SEC27 T14R R60W,INGRESS/EGRESS EDMT

SUBDIVISION INFORMATION

Short Alpha Name NORWEDER/BONMAR CELL SITE Number 2841

Block Name NONE Lot Name TRACT

Replats Previous Platting Y/N Defunct Subdivision Y/N

Covenants Book/Page _____ Old Hard Copy Book/Number _____

ABSTRACTING INFORMATION

For suffix 40-69 (Existing Parcels Affected)

TWN/SUBD	RNG/BLOCK	BEGIN SEC/LOT	END SEC/LOT	R/V SW
14	60	22		

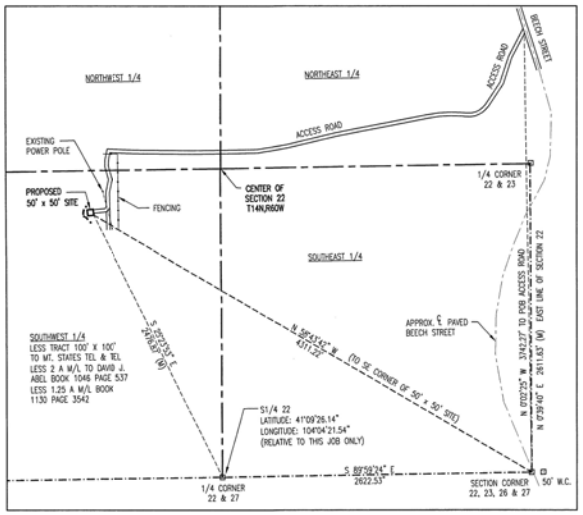
For suffix 70-99 (New Parcels Created)

	BLOCK #	BEGIN LOT	END LOT	BLOCK #	BEGIN LOT	END LOT
2841	none	1				

RECORDED 10/15/2002 AT 11:56 AM BOOK 2002 PAGE 10 FOR 10
Sandra L. Lindsey, Clerk of Chancery Court, Jr. Page 1 of 1

020-045 (01/2001)

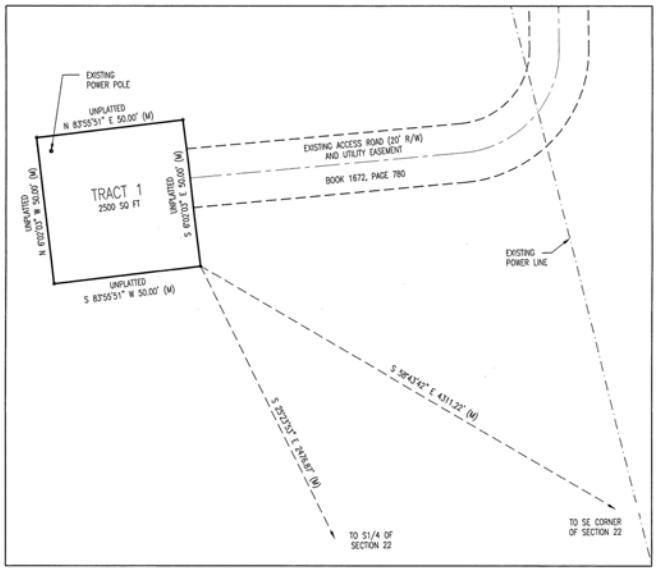
SITE PLAN



0' 500' 1000' 2000' 3000' 4000'

SCALE: 1" = 500'

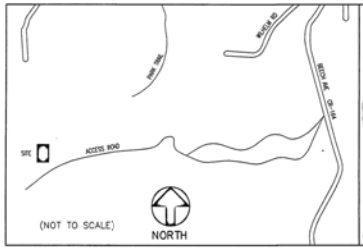
ENLARGED SITE PLAN



0' 20' 40' 60' 80' 100'

SCALE: 1" = 20'

VICINITY MAP



FILING RECORD

RECEPTION _____

THE STATE OF WYOMING } SS
COUNTY OF LARAMIE }

RECORDED 11/18/2002 AT 11:56 AM REC# 339695 BK# 8 PG# 39
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

DAY OF _____ A.D. 20 _____ AND DULY RECORDED P/C _____ SLOT

COUNTY CLERK AND EX-OFFICIO REGISTER AT DEEDS BY _____ DEPUTY

NOTES

1.) BASIS OF BEARING – GRID BEARINGS AS ESTABLISHED BY GPS METHODS.

LEGEND

- ☐ FOUND NOMINAL 3" DIAMETER BRASS CAP MONUMENT MARKED LS 649 (PE&LS)
- ▨ REFERENCED CORNER
- (M) DENOTES MEASURED DATA THIS SURVEY
- ⊙ SET 24" #5 REBAR WITH CAP LS# 4276

LEGAL DESCRIPTIONS

LEASE PARCEL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 60 WEST, SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARAMIE, STATE OF WYOMING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BASIS OF BEARINGS: THE EAST LINE OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 60 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARAMIE, STATE OF WYOMING AS MONUMENTED WITH NOMINAL 3" DIAMETER BRASS CAP MONUMENT MARKED LS 649 (PE&LS), BEARS N00°39'40"E)

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22, THENCE N 58°43'42"W A DISTANCE OF 4311.22 FEET TO THE POINT OF BEGINNING; THENCE S83°55'51"W A DISTANCE OF 50.00 FEET; THENCE N06°02'03"W A DISTANCE OF 50.00 FEET; THENCE N83°55'51"E A DISTANCE OF 50.00 FEET; THENCE S06°02'03"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2500.00 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.

EASEMENT DESCRIPTION – 20' INGRESS-EGRESS ACCESS:

A STRIP OF LAND BEING 20 FEET IN WIDTH LOCATED IN SECTION 22, TOWNSHIP 14 NORTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, SAID STRIP OF LAND LYING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT THAT LIES NORTH 0°02'25" WEST, A DISTANCE OF 3742.27 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 28°49'37" WEST, A DISTANCE OF 256.71 FEET; THENCE SOUTH 18°49'21" WEST, A DISTANCE OF 230.13 FEET; THENCE SOUTH 34°34'32" WEST, A DISTANCE OF 230.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 177.76 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°06'43" AN ARC DISTANCE OF 186.49 FEET; THENCE NORTH 85°18'45" WEST, A DISTANCE OF 71.96 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 992.21 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'43" AN ARC DISTANCE OF 259.39 FEET; THENCE SOUTH 79°42'32" WEST, A DISTANCE OF 336.32 FEET; THENCE SOUTH 79°54'17" WEST, A DISTANCE OF 261.68 FEET; THENCE SOUTH 79°36'06" WEST, A DISTANCE OF 209.71 FEET; THENCE SOUTH 77°11'21" WEST, A DISTANCE OF 419.99 FEET; THENCE SOUTH 81°44'58" WEST, A DISTANCE OF 251.51 FEET; THENCE SOUTH 89°27'05" WEST, A DISTANCE OF 219.27 FEET; THENCE NORTH 89°56'00" WEST, A DISTANCE OF 329.46 FEET; THENCE NORTH 88°36'37" WEST, A DISTANCE OF 504.54 FEET; THENCE NORTH 86°40'49" WEST, A DISTANCE OF 221.17 FEET; THENCE SOUTH 11°37'37" WEST, A DISTANCE OF 82.45 FEET; THENCE SOUTH 1°37'41" WEST, A DISTANCE OF 50.26 FEET; THENCE SOUTH 14°17'49" EAST, A DISTANCE OF 116.13 FEET; THENCE SOUTH 12°37'54" WEST, A DISTANCE OF 109.55 FEET; THENCE SOUTH 0°01'46" WEST, A DISTANCE OF 116.62 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 35.49 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°31'14" AN ARC DISTANCE OF 52.98 FEET; THENCE SOUTH 85°33'00" WEST, A DISTANCE OF 109.07 FEET TO THE POINT OF ENDING, SAID POINT LIES SOUTH 58°44'19" EAST, A DISTANCE OF 4368.64 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22.

THE TOTAL LENGTH OF THE ABOVE DESCRIBED CENTERLINE AMOUNTS TO 4625.38 FEET, OR 280.326 RODS, OR 0.876 MILES AND IS SUBJECT TO ANY EASEMENTS AND OR RIGHTS-OF-WAY WHICH HAVE BEEN LEGALLY ACQUIRED. THE BASIS OF BEARING FOR THE ABOVE DESCRIBED CENTERLINE IS NORTH 0°39'40" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: LA VETA M. BIRT ROHWEDER, OWNER IN FEE SIMPLE OF THE PORTION OF THE SW1/4 OF SECTION 22. ALL IN TOWNSHIP 14 NORTH, RANGE 60 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22, THENCE N 58°43'42"W A DISTANCE OF 4311.22 FEET TO THE POINT OF BEGINNING; THENCE S83°55'51"W A DISTANCE OF 50.00 FEET; THENCE N06°02'03"W A DISTANCE OF 50.00 FEET; THENCE N83°55'51"E A DISTANCE OF 50.00 FEET; THENCE S06°02'03"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2500.00 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS ROHWEDER/BOWMAN CELL SITE 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, HEREON.

La Veta Birt Rohweder
LA VETA M. BIRT ROHWEDER

ACKNOWLEDGMENTS

STATE OF Wyoming)
SS
COUNTY OF Laramie)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF November 2002, BY LA VETA M. BIRT ROHWEDER, OWNER.

Notary Public
DEBRA JO GILBERT
County of Laramie
State of Wyoming
My Commission Expires Dec 9, 2005

MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 7th DAY OF October 2002.

DEVELOPMENT DIRECTOR

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 15th DAY OF October 2002.

CHAIRMAN

ATTEST: _____ COUNTY CLERK

NO PROPOSED DOMESTIC WATER SOURCE.
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #5

SURVEYOR'S STAMP

CERTIFICATE OF SURVEYOR

I, MICHAEL C. ZANCANELLA, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, AND THAT THIS SURVEY PLAT WAS MADE FROM NOTES TAKEN BY ME DURING AN ACTUAL SURVEY IN JULY OF 2002, AND THAT SAID SURVEY IS ACCURATELY REPRESENTED AS SHOWN HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROHWEDER/BOWMAN CELL SITE

SITUATED IN A PORTION OF SECTION 22,
T.14N., R.60W. OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED OCTOBER, 2002