

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name SHAIN SUBDIVISION 1ST FILING
Received from SHAINCO LLC
Grantor SHAINCO LLC
Grantee RE SHAIN SUBD 01F
Document Date 9/13/2021
Legal Description of Existing Parcels
L1 PTN L2 SWAN ADD PINE BLUFFS

NEW SUBDIVISION INFORMATION

Short Alpha Name SHAIN SUBD 01F
Block Name N/A Lot Name LOT

ABSTRACTING INFORMATION

Existing Parcels Affected

Township/Range OR Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
SWAN ADD PINE BLUFFS	1	1		Y
SWAN ADD PINE BLUFFS	2	2		N

New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
SHAIN SUBD 01F	1	2	

 RECIP # 024560
RECORDED 11/18/2021 AT 12:02 PM BY 12 P51 80
DATA IS LAW. CLERK OF JEFFERSON COUNTY, WY. PAGE 1 OF 1

LEGAL DESCRIPTION
 A PARCEL OF LAND BEING SITUATED IN THE SOUTH ONE-HALF OF THE SOUTH WEST QUARTER, SECTION 14, TOWNSHIP 14 NORTH, RANGE 6 WEST, LARAMIE COUNTY OF LARAMIE, STATE OF WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17 MONUMENTED BY AN IRON ROD, SAID IRON ROD BEING THE SHARED 1/4 OF SECTIONS 17, 18, 22, AND 23, THENCE S57°17'29"W, A DISTANCE OF 140.07' TO THE TRUE POINT OF BEGINNING, THENCE S71°24'47"W, A DISTANCE OF 117.89' TO THE POINT OF BEGINNING, THENCE S71°24'47"W, A DISTANCE OF 54.87', THENCE S90°48'13"W, A DISTANCE OF 54.87', THENCE S90°48'13"W, A DISTANCE OF 120.97', THENCE S89°07'38"W, A DISTANCE OF 73.07', THENCE N00°00'00"W, A DISTANCE OF 372.47' MORE OR LESS TO THE POINT OF BEGINNING.
 SAID PARCEL OF LAND CONTAINS 0.88 ACRES MORE OR LESS.

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, THAT WILLIAM SHAIN, MANAGING MEMBER OF SHANCO, LLC, OWNER OF SAID PARCEL OF LAND, DOES HEREBY GRANT THE SUBDIVISION OF SAID LAND WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DEEDS, DOES HEREBY GRANT THE ROAD RIGHT OF WAYS AND THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAN.

ACKNOWLEDGEMENTS
 COUNTY OF Laramie STATE OF Wyoming
 I, William Shain, Manager of Shanco, LLC, do hereby certify that the foregoing instrument was acknowledged before me by William Shain, Managing Member of Shanco, LLC, on this 13th day of September, 2021, WITNESSED BY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Laramie County Wyoming
 MY COMMISSION EXPIRES October 1, 2021

APPROVALS
 APPROVED BY THE TOWN OF PINE BLUFFS, WYOMING THIS 13 DAY OF September, 2021.

APPROVED BY THE BUILDING COMMITTEE OF THE TOWN OF PINE BLUFFS, WYOMING THIS 13 DAY OF September, 2021.

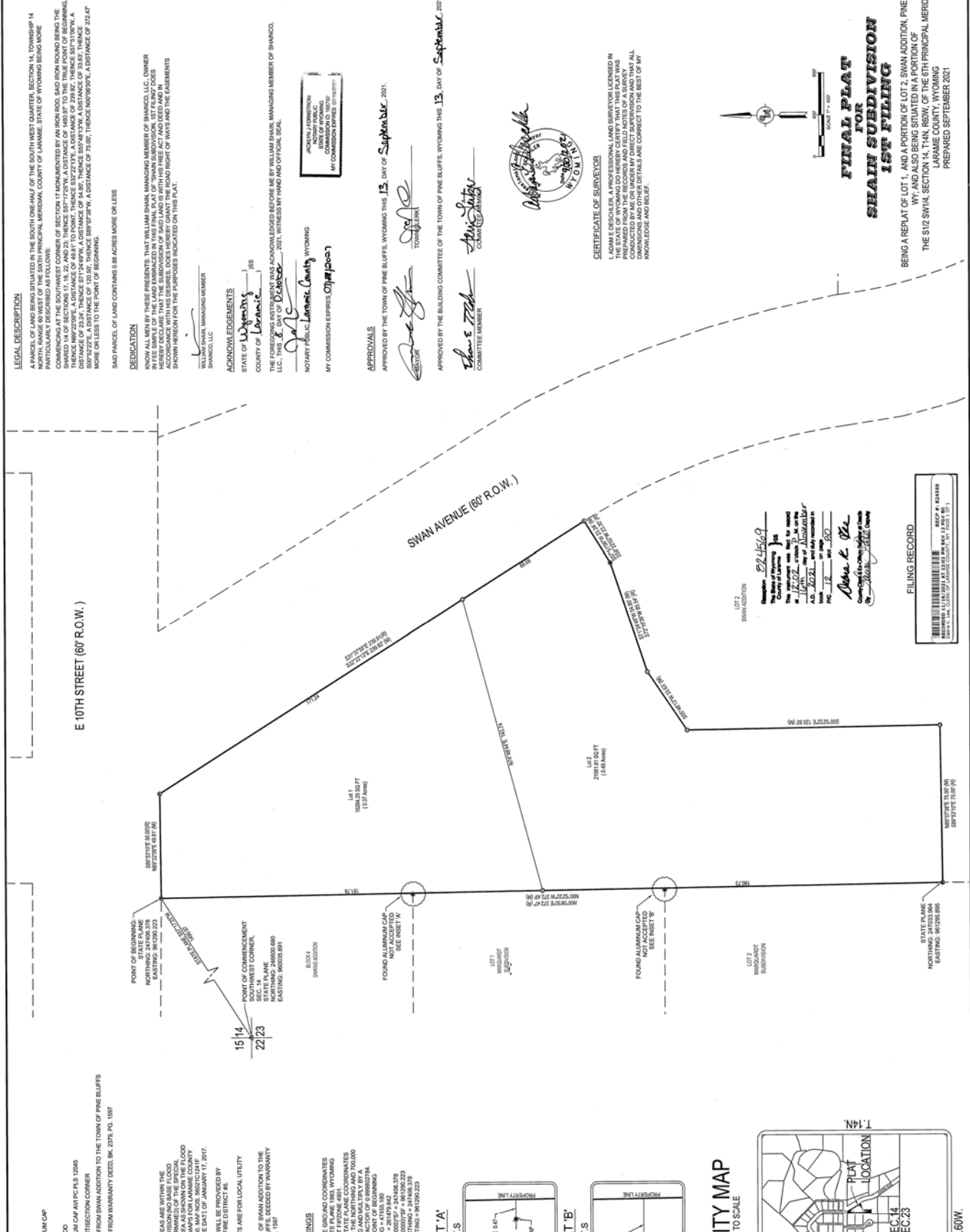
CERTIFICATE OF SURVEYOR
 I, ADAM DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FINAL PLAN FOR SHAIN SUBDIVISION 1ST FILING
 BEING A REPLAT OF LOT 1, AND A PORTION OF LOT 2, SWAN ADDITION, PINE BLUFFS, WY., AND ALSO BEING SITUATED IN A PORTION OF THE S1/2 SW1/4, SECTION 14, T14N, R60W, OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
 PREPARED SEPTEMBER 2021

FINAL PLAT
 SHAIN SUBDIVISION, 1ST FILING

PROJECT: SHAIN SUBDIVISION, 1ST FILING
 DRAWING TITLE: FINAL PLAT

DATE: 9/23/2021
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 JOB NO.: 4421
 DRAWING NO.: 1 of 1



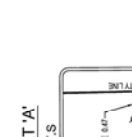
LEGEND
 ● FOUND SPIKE
 ○ FOUND ALUMINUM CAP
 ○ FOUND STONE
 ○ FOUND IRON ROD
 ○ SET 2" ALUMINUM CAP AND P.C.S. 12065
 ○ CONTROL POINT/SECTION CORNER
 ○ RECORD DATA FROM SWAN ADDITION TO THE TOWN OF PINE BLUFFS
 ○ RECORD DATA FROM WARRANTY DEED, BK. 2376, PG. 1597

NOTES
 FLOOD HAZARD AREAS ARE WITHIN THE PROPOSED SUBDIVISION AND BASE FLOOD FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) ARE INDICATED BY SHADING AND THE FIRM NUMBER IS 17030Z02Z WITH AN EFFECTIVE DATE OF JANUARY 17, 2017. FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #5. UTILITY EASEMENTS ARE FOR LOCAL UTILITY COMPANIES.
 PORTION OF LOT 2 OF SWAN ADDITION TO THE TOWN OF PINE BLUFFS, WYOMING DEED BY WARRANTY DEED BK. 2376, PG. 1597

BASIS OF BEARINGS
 COORDINATES ARE GRID COORDINATES BASED ON US STATE PLANE 1983, WYOMING ZONE 12N. THE GRID COORDINATES TO THIS PLAN TO STATE PLANE COORDINATES ADD 200,000 FT TO THE NORTHING AND 700,000 FT TO THE EASTING. THE GRID COORDINATE PRODUCT SCALE FACTOR OF 0.99999274.
 EXAMPLE POINT: POINT OF BEGINNING
 GRID NORTHING = 241493.842
 GRID EASTING = 241493.842
 STATE PLANE NORTHING = 241493.378
 STATE PLANE EASTING = 241493.223

INSET 'A'
 N.T.S.
 WIREPIECE CAP
 FOUND ALUMINUM CAP
 PROPERTY LINE

INSET 'B'
 N.T.S.
 SPIKE
 FOUND ALUMINUM CAP
 PROPERTY LINE



FILING RECORD
 RECORD # 124189
 BOOK 2376, PAGE 1597
 LARAMIE COUNTY, WYOMING

SWAN ADDITION
 SWAN ADDITION
 SWAN ADDITION
 SWAN ADDITION
 SWAN ADDITION

FOUND ALUMINUM CAP
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