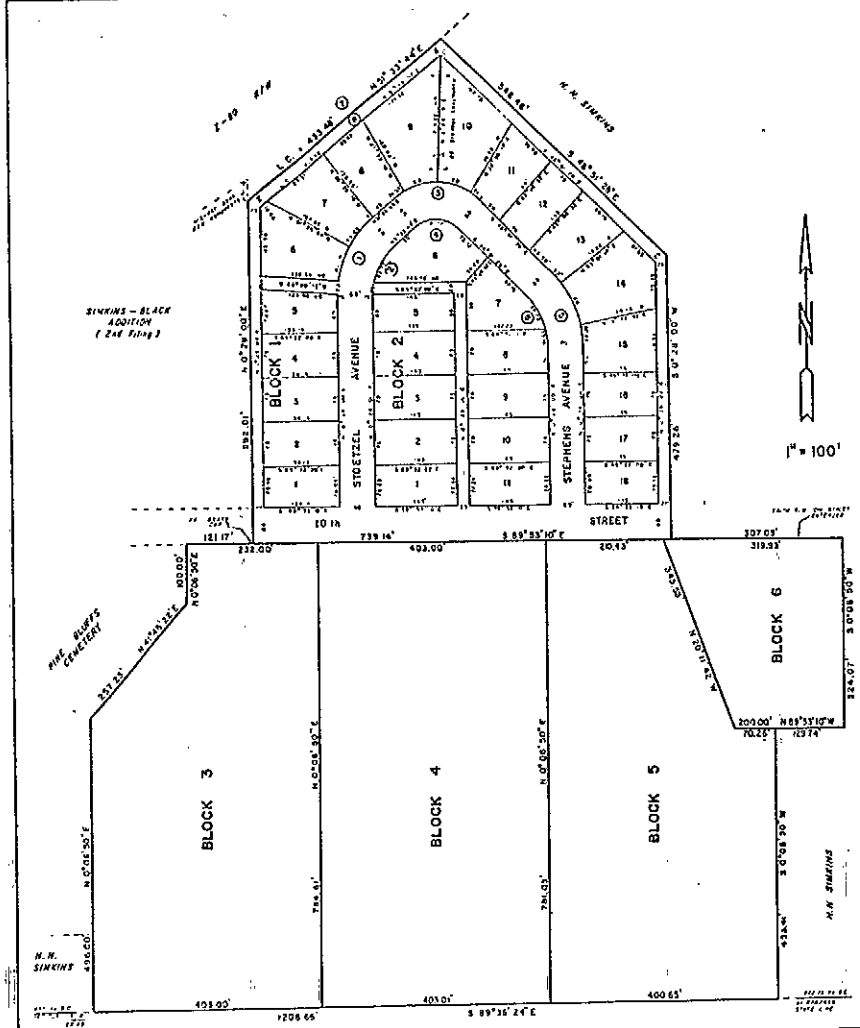

SURVEYOR'S CERTIFICATE

I, Robert C Corbet, a Licensed Land Surveyor in the State of Wyoming to hereby certify that this plat of SIMKINS ADDITION to the Town of Pine Bluffs was made from notes taken during an actual survey made by me during September of 1973, and that it shows accurately the Lots, Blocks, Streets, Alleys, and Easements as marked on the ground by 5/8" re-bar with Surveyor Caps set at all corners, and that the land embraced in this plat is a portion of Section 14, T 14 N., R 60 W., 6th PM., Laramie County, Wyoming, being more particularly described as follows: Beginning at a point on the south line of Section 14 lying S 89° 36' 24" E a distance of 457.00 feet from the southwest corner of said Section 14; thence N 0° 06' 50" E a distance of 436.00 feet to a point; thence N 41° 46' 22" E a distance of 257.23 feet to a point; thence N 0° 06' 50" E a distance of 100.00 feet to a point on the south boundary of the Simkins-Black Addition, 2nd Filing; thence S 89° 53' 10" E along the south boundary of the said Simkins-Black Addition, 2nd Filing, a distance of 1211.7 feet to the southeast corner of said addition as monumented by a concrete monument with brass cap; thence N 0° 28' 00" E along the east boundary of said addition a distance of 582.01 feet to a point on the south right-of-way of Interstate 80 as monumented by a concrete monument with brass cap, thence along said south right-of-way of Interstate 80 along a curve to the left whose radius is 2543.28 feet and whose long chord bears N 51° 33' 44" E a distance of 433.46 feet to a point; thence S 46° 31' 28" E a distance of 546.46 feet to a point; thence S 0° 28' 00" W a distance of 473.25 feet to a point, thence S 89° 53' 10" E a distance of 307.03 feet to a point; thence S 0° 06' 50" W a distance of 324.07 feet to a point; thence N 89° 53' 10" W a distance of 12974 feet to a point; thence S 0° 06' 50" W a distance of 455.41 feet to a point on the south boundary of Section 14; thence N 89° 36' 24" W along the south boundary of Section 14 a distance of 1209.66 feet to the point of beginning; said parcel bounding 33.61 acres more or less.

Robt C Corbet
WYOMING REGISTRATION L.S. 495

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that H.N. Simkins and Bessie J Simkins, husband and wife, Clarence E. Swan and Gertrude C. Swan, husband and wife, Lance C. Theobald and Alice V. Theobald, husband and wife, and James C. Woodward and Karen K. Woodward, husband and wife, owners in fee simple of the land embraced in this plat of SIMKINS ADDITION to the Town of Pine Bluffs do hereby declare the subdivision of said land to be their free act and deed and in accordance with their desires and do hereby dedicate to the use of the public forever the streets, avenues, alleys, and easements shown hereon.

Witness: Robt C Corbet — H.N. Simkins — Witness: Robt C Corbet — Bessie J Simkins

Witness: Robt C Corbet — Clarence E. Swan — Witness: Robt C Corbet — Gertrude C. Swan

Witness: Robt C Corbet — Lance C Theobald — Witness: Richard Stephens — Alice V. Theobald

Witness: Robt C Corbet — James C. Woodward — Witness: Richard Stephens — Karen K. Woodward

ACKNOWLEDGEMENT

State of Wyoming
County of Laramie ss

The foregoing instrument was acknowledged before me by H.N. Simkins and Bessie J Simkins, Clarence E. Swan and Gertrude C. Swan, Lance C. Theobald and Alice V. Theobald, and James C. Woodward and Karen K. Woodward this 12th day of Dec., 1973.

Richard Stephens
Notary Public

My Commission expires May 3rd 1977

APPROVALS

Approved by the Town Council of the Town of Pine Bluffs this 12th day of December, 1973.

Attest: Elaine Perkins, Town Clerk

Mayor: James Briggs

CURVE	Δ	1/2 Δ	CHORD	CHORD BEARING	RADIUS
1	51° 03' 44"	25° 32' 52"	140.08	N 25° 00' 52" E	162.41
2	51° 05' 44"	25° 32' 52"	88.33	N 26° 00' 52" E	102.41
3	81° 34' 48"	40° 47' 24"	130.16	S 87° 38' 52" E	164.93
4	81° 34' 48"	40° 47' 24"	71.77	S 87° 38' 52" E	3403
5	47° 13' 28"	23° 39' 44"	139.64	S 23° 11' 44" E	174.22
6	47° 13' 23"	23° 39' 44"	91.68	S 23° 11' 44" E	114.22
7	9° 45' 14"	4° 52' 37"	433.46	N 51° 33' 44" E	2543.28
8	9° 09' 59"	4° 32' 58"	407.59	N 51° 39' 07" E	2569.28

NOTES:
R denotes radial line
NR denotes non-radial line
Distances shown on curves are chord lengths

SIMKINS ADDITION
to the
TOWN of PINE BLUFFS

A Subdivision of a Portion of Section 14, T 14 N., R 60 W., 6th PM., Laramie County, Wyoming

318224
Filed for record this 25th day of March A.D. 1974 at 2:22 o'clock P.M.
Recorded in Book 1 of Plats, Page 232
County Clerk & Ex-Officio Register of Deeds
Melissa Bryan Deputy

CORBET LAND SURVEYING
1915 CAPITOL AVENUE
CHEYENNE, WYOMING