

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name THUNDER BASIN ESTATES 3RD FILING
 Received from STELL SURVEYING SERVICES
 Grantor HILDEGARD PATZER Document Date 03/07/2017
 Grantee RE THUNDER BASIN ESTATES 03F
 Legal Description REPLAT OF L3 BL3 THUNDER BASIN ESTATES

SUBDIVISION INFORMATION

Short Alpha Name THUNDER BASIN ESTATES 03F
 Block Name BLOCK Lot Name LOT
 Replats Previous Platting Y/N Defunct Subdivision Y/N
 Covenants Book/Page _____ Old Hard Copy Book/Number _____

ABSTRACTING INFORMATION

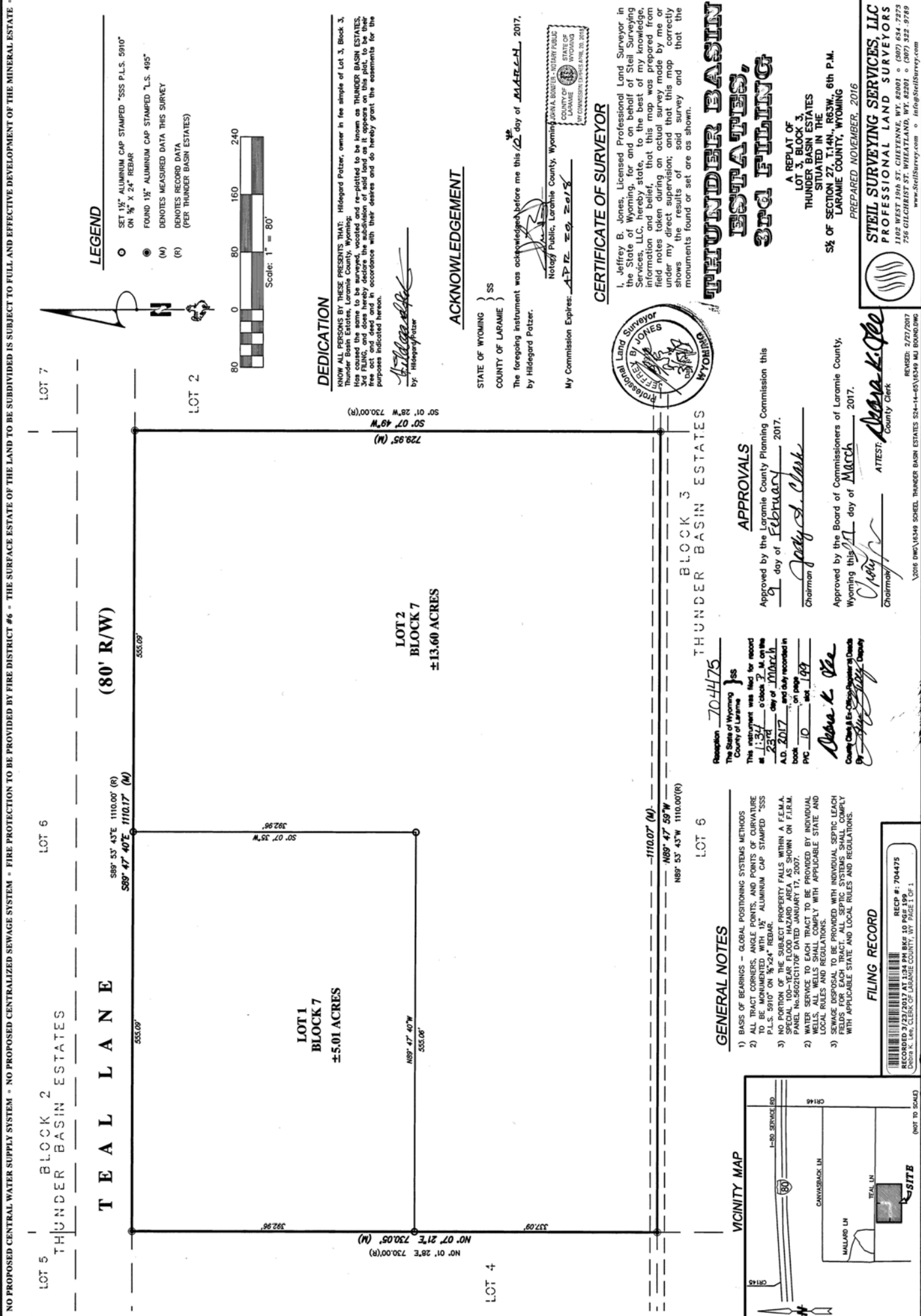
Existing Parcels Affected

TWN/SUBD	RNG/BLK	BEG SECLT	END SECLT
THUNDER BASIN ESTATES	3	3	

New Subdivision Parcels Created

TWN/SUBD	RNG/BLK	BEG SECLT	END SECLT
THUNDER BASIN ESTATES 03F	7	1	2

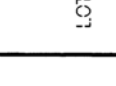

 REC# : 704475
 RECORDED 3/23/2017 AT 1:34 PM BK# 10 PG# 199
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1



NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #6 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE -

LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4" X 2 1/4" REBAR
- FOUND 1 1/2" ALUMINUM CAP STAMPED "L.S. 495"
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA (PER THUNDER BASIN ESTATES)



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Hildegard Patzer, owner in fee simple of Lot 3, Block 3, Thunder Basin Estates, Laramie County, Wyoming, has come to be advised, viewed and approved by me, Notary Public, Laramie County, Wyoming, that she has granted, conveyed, sold and assigned to the said Hildegard Patzer, her heirs, assigns and assigns forever, the right, title and interest in and to the above described premises, together with all and singular rights and appurtenances thereto in anywise by her in anywise lawfully obtained, to the said Hildegard Patzer, her heirs, assigns and assigns forever, free and clear of all taxes, liens, mortgages, judgments, claims, demands, debts, obligations, and encumbrances of every kind and description, and in accordance with their desires and do hereby grant the easements for the purposes indicated herein.

by: *Hildegard Patzer*
 Hildegard Patzer

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
 COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 12 day of MARCH, 2017, by Hildegard Patzer.



My Commission Expires: APR 29, 2018

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken by me or under my direct supervision, and that this map correctly shows the results of said survey, and that the monuments found or set are as shown.



THUNDER BASIN ESTATES, 3RD FILING

A REPLAT OF LOT 3, BLOCK 3, THUNDER BASIN ESTATES SITUATED IN THE S 1/2 OF SECTION 27, T.14N., R.63W., 6th P.M. LARAMIE COUNTY, WYOMING
 PREPARED NOVEMBER, 2016

STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 1105 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
 7156 CHEYENNE ST. WHEATLAND, WY. 82201 • (307) 322-9789
 www.SteelSurvey.com • info@SteelSurvey.com

APPROVALS

Approved by the Laramie County Planning Commission this 9 day of February, 2017.

Chairman *Jody A. Clark*
 County Clerk

Approved by the Board of Commissioners of Laramie County, Wyoming this 11 day of March, 2017.

Chairman *Anna K. Stee*
 County Clerk

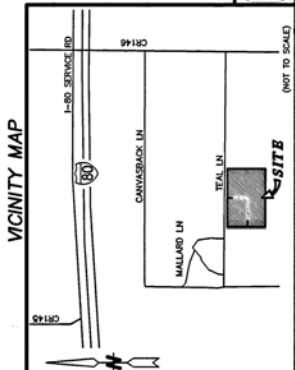
Reception 704475

The State of Wyoming } SS
 County of Laramie }
 This instrument was filed for record at 1:34 o'clock P. M. on the 23rd day of MARCH, A.D. 2017, and is recorded in book 10 on page 199.

Anna K. Stee
 County Clerk
 By *Jody A. Clark*
 County Clerk

GENERAL NOTES

- 1) BASIS OF BEARINGS - GLOBAL POSITIONING SYSTEMS METHODS
- 2) ALL TRACT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4" X 2 1/4" REBAR.
- 3) NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A F.E.M.A. SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL No. 60210F DATED JANUARY 17, 2007.
- 2) ALL WELLS SHALL BE PROVIDED BY INDIVIDUALS WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 3) SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH TRACT. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.



FILING RECORD

RECORD # 704475
 RECD 3/23/2017 AT 1:34 PM BK# 10 PG# 199
 DEED L. 14N., 63W., 6TH P.M., LARAMIE COUNTY, WY. PAGE 1 OF 1