

- LEGEND**
- ROAD 30' ALUMINA CAP STAMPED "L.S. 510"
 - ROAD 12' ALUMINA CAP STAMPED "L.S. 510"
 - ROAD 8' ASPHALT
 - ROAD 30' ALUMINA CAP STAMPED "L.S. 500"
 - ROAD 12' ALUMINA CAP STAMPED "L.S. 500"
 - ROAD 8' ASPHALT
 - RECORD D.M. OR RECORD
 - RECORD A/W - LOCATED THE PLAT

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT DEAN R. TITUS AND DOROTHY M. TITUS, HUSBAND AND WIFE, own(s) in fee simple a portion of the S55&6 of Section 13, Township 14 North, Range 64 West of the 6th Principal Meridian, Laramie County, Wyoming, being more particularly described as follows:

Beginning at the southeast corner of said Section 13, a 1/2" rebar with 1/2" aluminum cap stamped "L.S. 510" and from which a 1" rebar bears N23°31'W, 312 feet distant; (said 1" rebar intended to mark the same corner as called for in a survey by Wyoming L.S. No. 427 dated 24 November, 1978); thence N89°56'47"W, by solar observation, along the south line of said Section 13, a distance of 622.33 feet to the TRILE POINT OF BEGINNING; a 3/8" rebar with aluminum cap stamped "L.S. 510", and from which a 1/2" rebar with plastic cap (set by said L.S. No. 427) bears N202°17'E, 1.14 feet distant; (said 1/2" rebar with plastic cap intended to be the south line of these lands conveyed by that Laramie County Clerk and Ex-Officio Register, on 08/21/1981, at page 228 of the 19th day of December, 1978, of the office of the Laramie County Clerk and Ex-Officio Register, to the east line of said Section 13, a distance of 1,030.04 feet; thence N07°10'E, along the east line of said Section 13, a distance of 1,316.67 feet to a point on the east-west center line of the SE1/4 of said Section 13, thence S89°33'20"E, along said center line, a distance of 1,681.37 feet to the 5th corner common to said Section 13 and Section 18 (the northwest corner of the SE1/4 of said Section 13); thence S01°19'10"W, along the east line of said Section 13, a distance of 381.13 feet to a 1/2" rebar with aluminum cap stamped "L.S. 510", from which a 3/8" rebar with plastic cap bears N88°18'25"W, 0.95 feet distant; thence N88°18'25"W, along the north-south line of said Section 13, a distance of 802.53 feet to the northeast corner of said Section 13, a distance of 1,177.77 feet to the true point of beginning; (S17°42' W 722.52 feet, north); and said north-south line of said Section 13, a distance of 722.74 feet to the true point of beginning; (S17°42' W 722.52 feet, north).

Said tract, as herein described, containing 40.00 acres, more or less.

Subject to their portion of the right-of-way of County Road 142-0 (CR214) then within said tract and being described on the south 40 feet thereof, also subject to that portion of the right-of-way of County Road 142-0 (CR214) then shown as hereinafter described [CR142] lying within said tract and being described as the west 40 feet thereof.

Now canted this same to be surveyed and shown as THIS TRACTS, do hereby declare the subdivision of said land as depicted on this plat, to be the true and exact one in accordance with their desires and do hereby dedicate the right-of-way and grant the easements for the purposes hereinafter recited.

By: *Dean R. Titus*
 Dorothy M. Titus

CERTIFICATE OF SURVEYOR

I, **JERRY B. JONES**, Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that the foregoing information and bearings shown on this map were prepared from my own field notes and that the map was prepared under my direct supervision and that the monuments shown on the map are true and correct.

Jerry B. Jones
 JERRY B. JONES
 PROFESSIONAL LAND SURVEYOR
 STATE OF WYOMING

Final Plat

TRIPUS TRACTS

SITUATED IN A PORTION OF THE S55&6, SECTION 13, T14N, R64W, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING.
 PREPARED: JULY 15

STIEL SURVEYING SERVICES, LLC
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ACKNOWLEDGEMENT

STATE OF Wyoming }
 COUNTY OF Laramie, Wyoming }
 The foregoing instrument was acknowledged before me this 15th day of September, 2015 by Dean R. Titus AND Dorothy M. Titus, Husband and Wife.

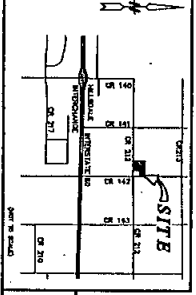
John C. Bate
 My Commission Expires 21.12.2019

NOTES

- 1) DATE OF RECORDING OF THIS PLAT IS 09/15/2015.
- 2) ALL LOT CORNERS, AREA, POINTS, AND BOUNDARIES TO BE MAINTAINED WITH 1/2" ALUMINA CAP STAMPED "L.S. 510" OR 1/2" REBAR.
- 3) 100% OF ALL EASEMENTS, RIGHTS, AND INTERESTS IN THIS PLAT SHALL BE CONVEYED TO THE COUNTY OF LARAMIE, WYOMING, BY DEED, RECORDING DATED JANUARY 11, 2007.
- 4) WADA SERVICE TO EACH LOT TO BE PROVIDED AS REQUIRED BY STATE AND LOCAL LAWS AND REGULATIONS.
- 5) STATE PROPERTY, TO BE PROVIDED AS REQUIRED, WITH REMOVAL OF ALL STATE PROPERTY, INCLUDING BUT NOT LIMITED TO, LOCAL EASEMENTS AND REGULATIONS.
- 6) IF INTERESTS, EASEMENTS AND UTILITIES EXIST OR ARE CLAIMED TO EXIST ON ANY OF THE LOTS, THE SAME SHALL BE CONVEYED TO THE COUNTY OF LARAMIE, WYOMING, BY DEED, RECORDING DATED JANUARY 11, 2007.
- 7) ALL STATE PROPERTY, INCLUDING BUT NOT LIMITED TO, LOCAL EASEMENTS AND REGULATIONS, SHALL BE CONVEYED TO THE COUNTY OF LARAMIE, WYOMING, BY DEED, RECORDING DATED JANUARY 11, 2007.
- 8) IF ANY OF THE LOTS ARE TO BE CONVEYED TO THE COUNTY OF LARAMIE, WYOMING, BY DEED, RECORDING DATED JANUARY 11, 2007, THE DEED SHALL BE CONVEYED TO THE COUNTY OF LARAMIE, WYOMING, BY DEED, RECORDING DATED JANUARY 11, 2007.

APPROVALS

Approved by the Board of Laramie County Commissioners on 07/15/2015.
 Approved by the Laramie County Planning Commission, on 07/15/2015.
 Approved by the Board of Laramie County Commissioners on 07/15/2015.
 Approved by the Board of Laramie County Commissioners on 07/15/2015.



RECORDING INFORMATION
 RECORD # 67300
 RECORDING DATE 09/15/2015
 COUNTY OF LARAMIE, WYOMING