

SUBDIVISION PLAT SETUP FORM

RECORD # 217096
RECORDED 10/4/2017 AT 11:40 AM BKG 11 PAGE 29
DEPT. N. LAW, CLERK OF JARVIS COUNTY, WY PAGE 1 OF 1

Subdivision Proper Name WEARIN RANCH
Received from STEIL SURVEYING SERVICES LLC
Grantor WEARIN BROS CATTLE CO
Grantee RE WEARIN RANCH
Document Date 8/1/2017
Legal Description REPLAT L15 RIATA RANCH AT CAMPSTOOL 02F

SUBDIVISION INFORMATION

Short Alpha Name WEARIN RANCH
Block Name N/A Lot Name TRACT
Replats Previous Platting Y Defunct Subdivision N

ABSTRACTING INFORMATION

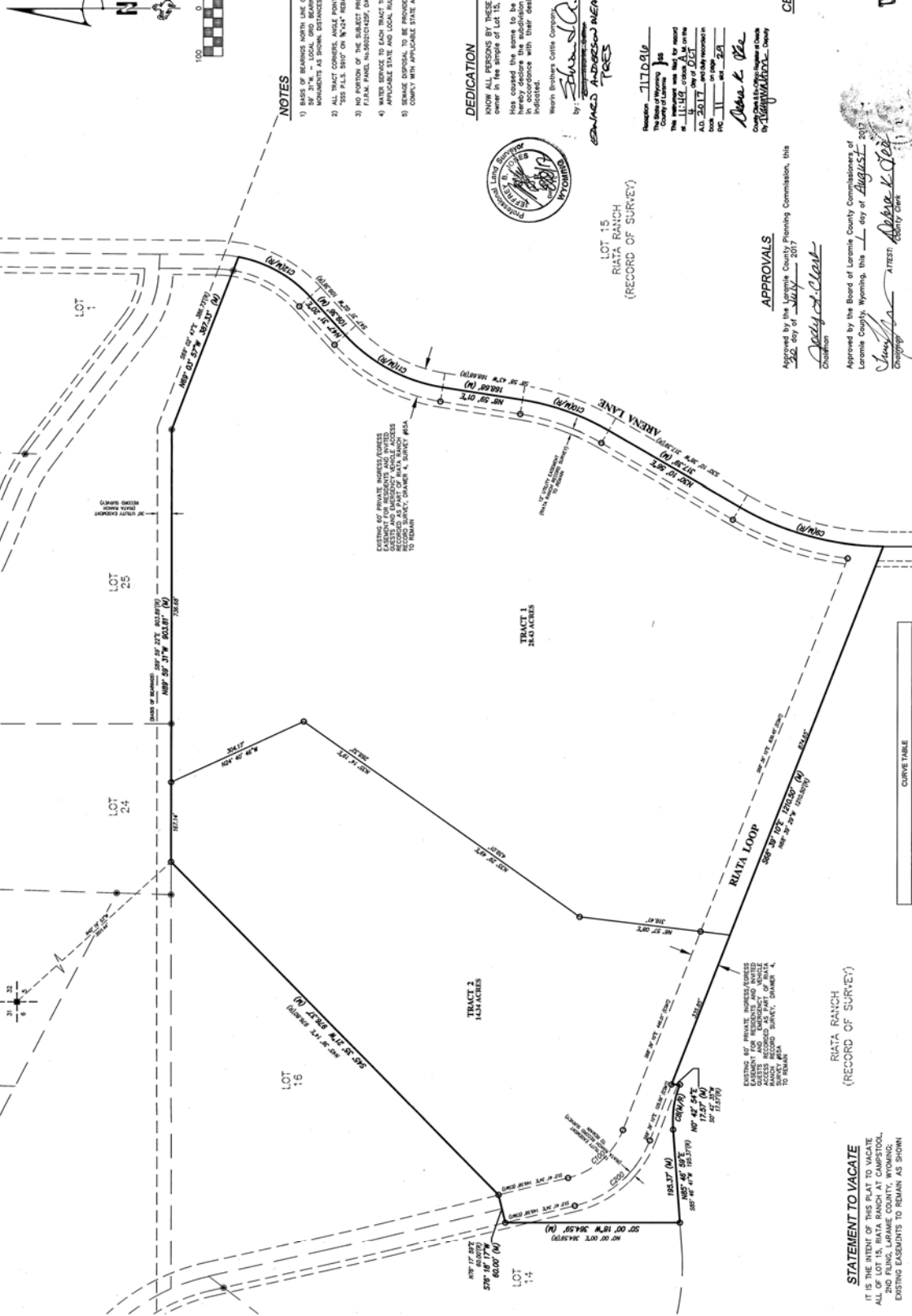
Existing Parcels Affected

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
RIATA RANCH AT CAMPSTOOL 02F	15	15		Y

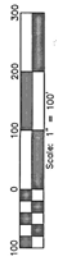
New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
WEARIN RANCH	1	2	

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM = NO PROPOSED CENTRALIZED SEWAGE SYSTEM = FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2



- LEGEND**
- 1/2" 1/4" ALUMINUM CAP STAMPED 1/32 P.L.S. 5/10"
 - 1/2" 1/4" ALUMINUM CAP STAMPED 1/32 P.L.S. 5/10"
 - FOUND STONE CORNER MONUMENT MARKED
 - (P) DOTTED RECORD BEARING/DISTANCE
 - (M) DOTTED MEASURED BEARING/DISTANCE THIS SURVEY



- NOTES**
- 1) BASIS OF BEARINGS NORTH LINE OF LOT 15, RIATA RANCH AT CAMPSTOOL, SECOND PLUMB, HAVING A BEARING OF N89° 37' 31" W - LOCAL GRID BEARINGS ESTABLISHED BY GPS (GLOBAL POSITIONING SYSTEM) METHODS BETWEEN FOUND MONUMENTS AS SHOWN DISTANCES.
 - 2) ALL TRACT CORNER MONUMENTS AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1/2" ALUMINUM CAP STAMPED 1/32 P.L.S. 5/10" ON 1/2" 1/4" ALUMINUM CAP STAMPED 1/32 P.L.S. 5/10" MONUMENTS.
 - 3) ALL TRACT CORNER MONUMENTS TO BE MONUMENTED WITH 1/2" ALUMINUM CAP STAMPED 1/32 P.L.S. 5/10" MONUMENTS.
 - 4) WATER SERVICE TO EACH TRACT TO BE PROVIDED BY EXISTING INDIVIDUAL ON-SITE WELLS. ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
 - 5) SEWAGE DISPOSAL TO BE PROVIDED BY EXISTING INDIVIDUAL ON-SITE SEPTIC LEACH FIELDS. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.

DEDICATION

WEARIN RANCH, BEING THE INTERESTS OF WEARIN BROTHERS CATTLE COMPANY, A Wyoming Corporation, owner in fee simple of Lot 15, Riata Ranch at Campstool, Second Plumb, Laramie County, Wyoming, has caused the same to be surveyed, recorded, re-platted and hereon as WEARIN RANCH, and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed in accordance with their desires and does hereby dedicate the easements shown for the purposes herein.

My Commission Expires: APR 24, 2017

STATE OF WYOMING }
COUNTY OF LARAMIE } 53

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 22 day of August, 2017 by Andy Wearin as Owner for Wearin Brothers Cattle Company, a Wyoming Corporation.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, do hereby certify that I am a duly Licensed Professional Land Surveyor in the State of Wyoming, and that this map was prepared from field notes taken during a survey conducted by me or under my direct supervision and that this map correctly shows the result of said survey and that the monuments shown or set are as shown.

APPROVALS

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this 1 day of August, 2017.

STATEMENT TO VACATE

IT IS THE INTENT OF THIS PLAT TO VACATE THE INTERESTS OF WEARIN BROTHERS CATTLE COMPANY, A Wyoming Corporation, IN THE RIATA RANCH AT CAMPSTOOL, SECOND PLUMB, LARAMIE COUNTY, WYOMING, EXISTING EASEMENTS TO REMAIN AS SHOWN.

VICINITY MAP

BASEMENT CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1000	54° 57' 30"	185.00'	54° 10' 23"	153.27'	188.37'
C2000	54° 57' 30"	125.00'	54° 10' 23"	207.65'	274.85'

CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C0000	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0001	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0002	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0003	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0004	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0005	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0006	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0007	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0008	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0009	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0010	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0011	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0012	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0013	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0014	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0015	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0016	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0017	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0018	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0019	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'
C0020	38° 11' 29"	210.00'	38° 07' 46"	93.16'	98.00'

FILING RECORD

RECORD # 212006

RECORDED AT LARAMIE COUNTY, WYOMING

REVISIONS

REVISED: 8/14/2017

LOTT 2002/0122 WEARIN US RIATA RANCH/2ND BOARD MEETING

STEELE SURVEYING SERVICES, LLC
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