

STATE OF WYOMING }  
 COUNTY OF NATRONA }SS

THE UNDERSIGNED, PHILLIP P. BACH AND BRIANNA E. BACH, HUSBAND AND WIFE AND JUSTIN JUAREZ, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND. A PARCEL OF LAND SITUATE IN THE NE1/4SE1/4 OF SECTION 27, T.33N., R.80W., 6TH P.M., AND LOT 23 BELL VALLEY SUBDIVISION, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 22 BELL VALLEY SUBDIVISION, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N1°50'21"W, COINCIDENT WITH THE WEST LINE OF THE BELL VALLEY SUBDIVISION, A DISTANCE OF 161.60 FEET TO THE NORTHEAST CORNER OF SAID BELL VALLEY SUBDIVISION, MONUMENTED BY A BRASS CAP;

THENCE N1°54'26"W, COINCIDENT WITH THE WEST LINE OF WARRANTY DEED FOR BACH BEING INSTRUMENT #106100, A DISTANCE OF 332.54 FEET;

THENCE N89°38'15"E, COINCIDENT WITH THE NORTH LINE OF SAID BACH DEED, A DISTANCE OF 439.88 FEET;

THENCE S2°10'35"E, COINCIDENT WITH THE EAST LINE OF SAID BACH DEED, A DISTANCE OF 333.26 FEET TO THE NORTHEAST CORNER OF LOT 23 BELL VALLEY SUBDIVISION;

THENCE S2°09'53"E, COINCIDENT WITH THE EAST LINE OF SAID LOT 23, A DISTANCE OF 147.10 FEET;

THENCE S87°50'33"W, COINCIDENT WITH THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 442.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.93 ACRES (214,809.53 S.F.) MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "RESUBDIVISION OF LOT 23, BELL VALLEY SUBDIVISION AND A PORTION OF THE NE1/4SE1/4, SECTION 27, T33N, R80W TO BE KNOWN AS LOTS 23A & LOT 24, BELL VALLEY SUBDIVISION" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

PHILLIP P. BACH  
 2461 ALLYSON PLACE  
 CASPER, WYOMING 82604

BRIANNA E. BACH  
 2461 ALLYSON PLACE  
 CASPER, WYOMING 82604

*Phillip P. Bach*  
 PHILLIP P. BACH

*Brianne Bach*  
 BRIANNA E. BACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PHILLIP P. BACH AND BRIANNA E. BACH, HUSBAND AND WIFE, THIS 23 DAY OF December, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES 3-29-24

*Sam Herdt*  
 NOTARY PUBLIC

JUSTIN JUAREZ  
 6360 BOOT HILL RD  
 CASPER, WYOMING 82604

SAMI HERDT  
 NOTARY PUBLIC - WYOMING  
 Natrona County  
 My Commission Expires Mar. 29, 2024

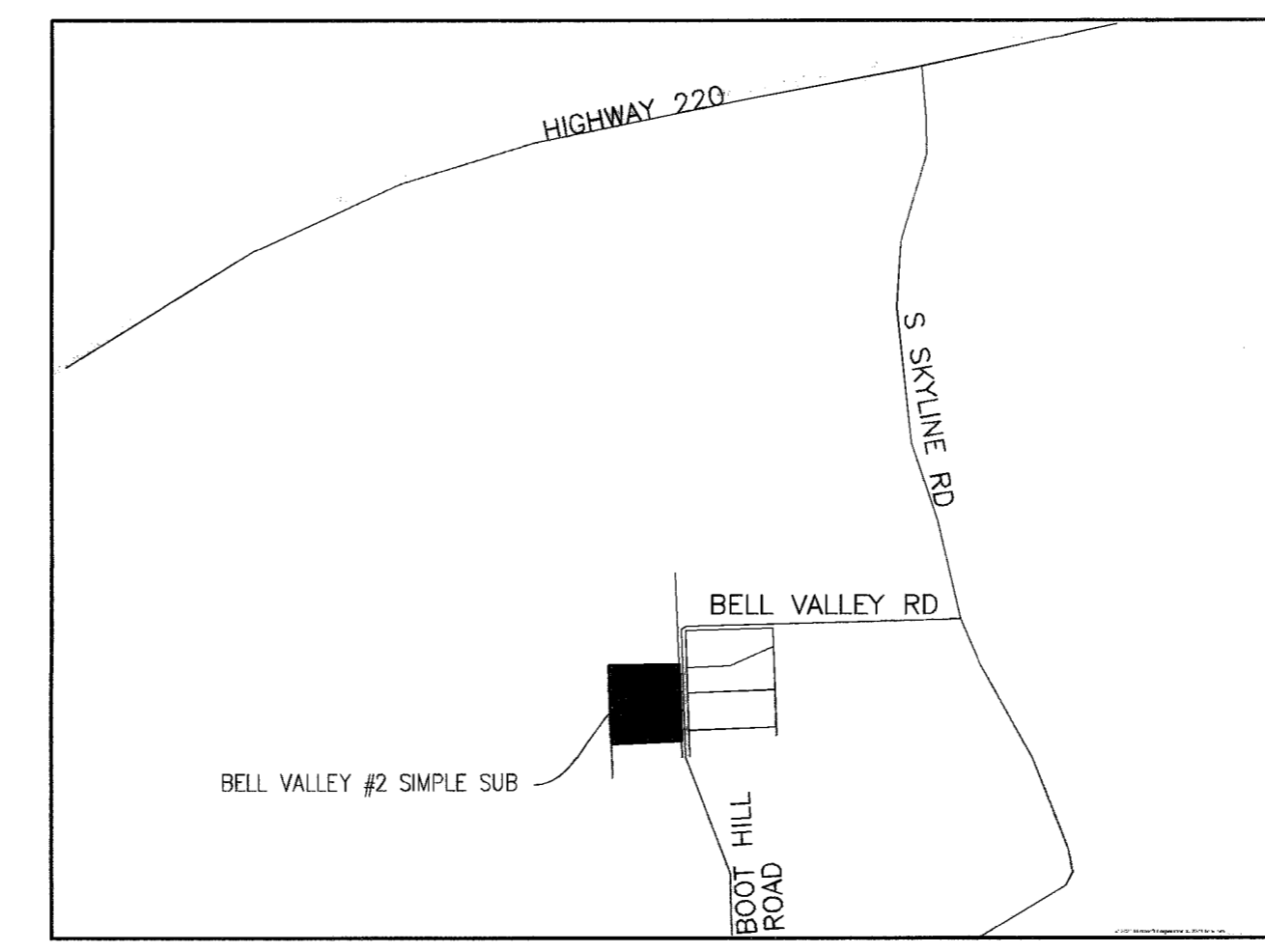
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JUSTIN JUAREZ, THIS 23 DAY OF December, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES 3-29-24

*Sam Herdt*  
 NOTARY PUBLIC

PLAT OF A PORTION  
 NE1/4SE1/4, SECTION 27,  
 T.33N., R.80W., 6TH P.M.  
 AND VACATION AND REPLAT OF  
 BELL VALLEY SUBDIVISION, LOT 23  
 NATRONA COUNTY, WYOMING  
 TO BE KNOWN AS  
**RESUBDIVISION OF LOT 23,  
 BELL VALLEY SUBDIVISION AND A PORTION  
 OF THE NE1/4SE1/4, SECTION 27, T33N, R80W  
 TO BE KNOWN AS LOTS 23A & LOT 24,  
 BELL VALLEY SUBDIVISION**

BEING A PORTION OF THE NE1/4SE1/4, OF SECTION 27  
 T.33N., R.80W., 6TH P.M.  
 NATRONA COUNTY, WYOMING



APPROVALS

APPROVED BY THE NATRONA COUNTY BOARD OF COUNTY COMMISSIONERS THIS 11th DAY OF January, 2022

ATTEST: *Tracy Good* COUNTY CLERK  
*Paul C. Bertsch* BOARD CHAIRMAN

My term of office expires January 3, 2023  
 INSPECTED AND APPROVED THIS 6th DAY OF January, 2022

*Justin Juarez* COUNTY PLANNING

INSPECTED AND APPROVED THIS 6th DAY OF January, 2022

*Justin Juarez* COUNTY SURVEYOR

INSPECTED AND APPROVED THIS 4th DAY OF January, 2022

*Anna M. Binder* COUNTY HEALTH DEPARTMENT

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:212,000.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
4. DISTANCES ARE GRID AND ELEVATIONS ARE FOR REFERENCE ONLY.
5. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED TO SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

CERTIFICATE OF SURVEYOR

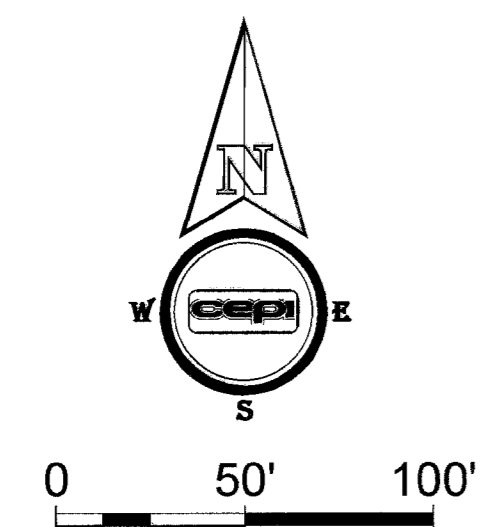
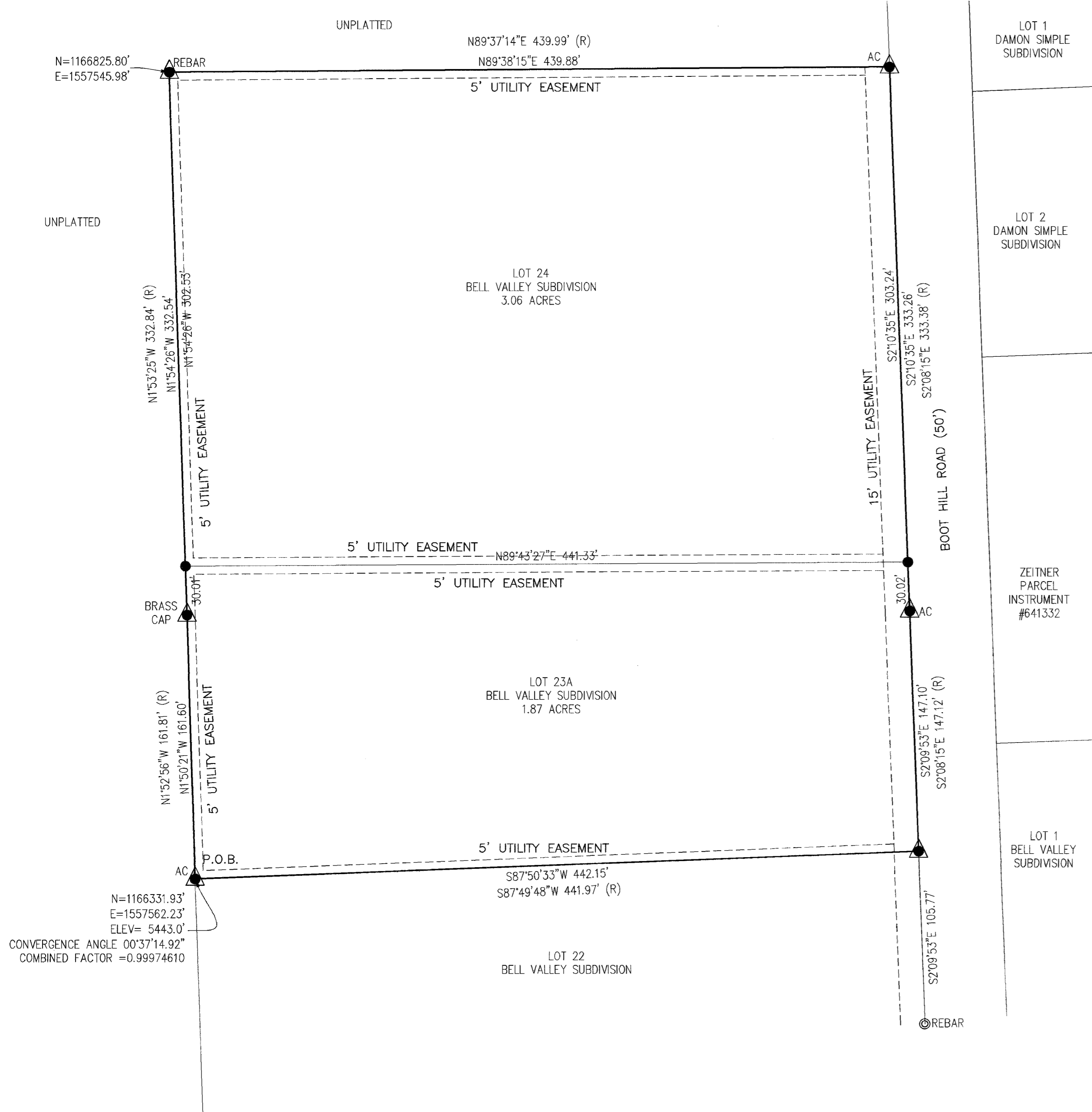
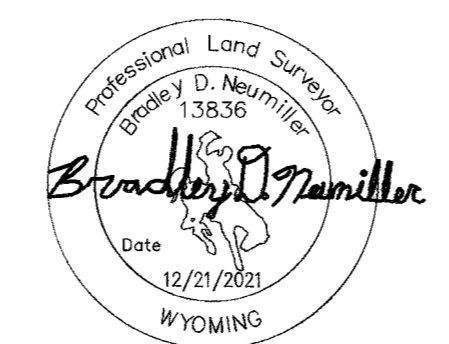
STATE OF WYOMING }  
 COUNTY OF NATRONA }SS

I, BRADLEY D. NEUMILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 13836, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN JULY, 2021, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND COURSES REFERRED TO GRID NORTH. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRADLEY D. NEUMILLER  
 THIS 21 DAY OF December, 2021.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES 3-29-24

SAMI HERDT  
 NOTARY PUBLIC - WYOMING  
 Natrona County  
 My Commission Expires Mar. 29, 2024

*Sam Herdt*  
 NOTARY PUBLIC



- LEGEND
- ▲ SET BRASS CAP
  - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
  - FOUND MONUMENT AS NOTED

