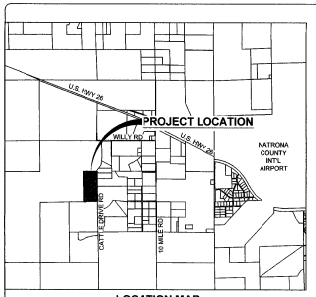
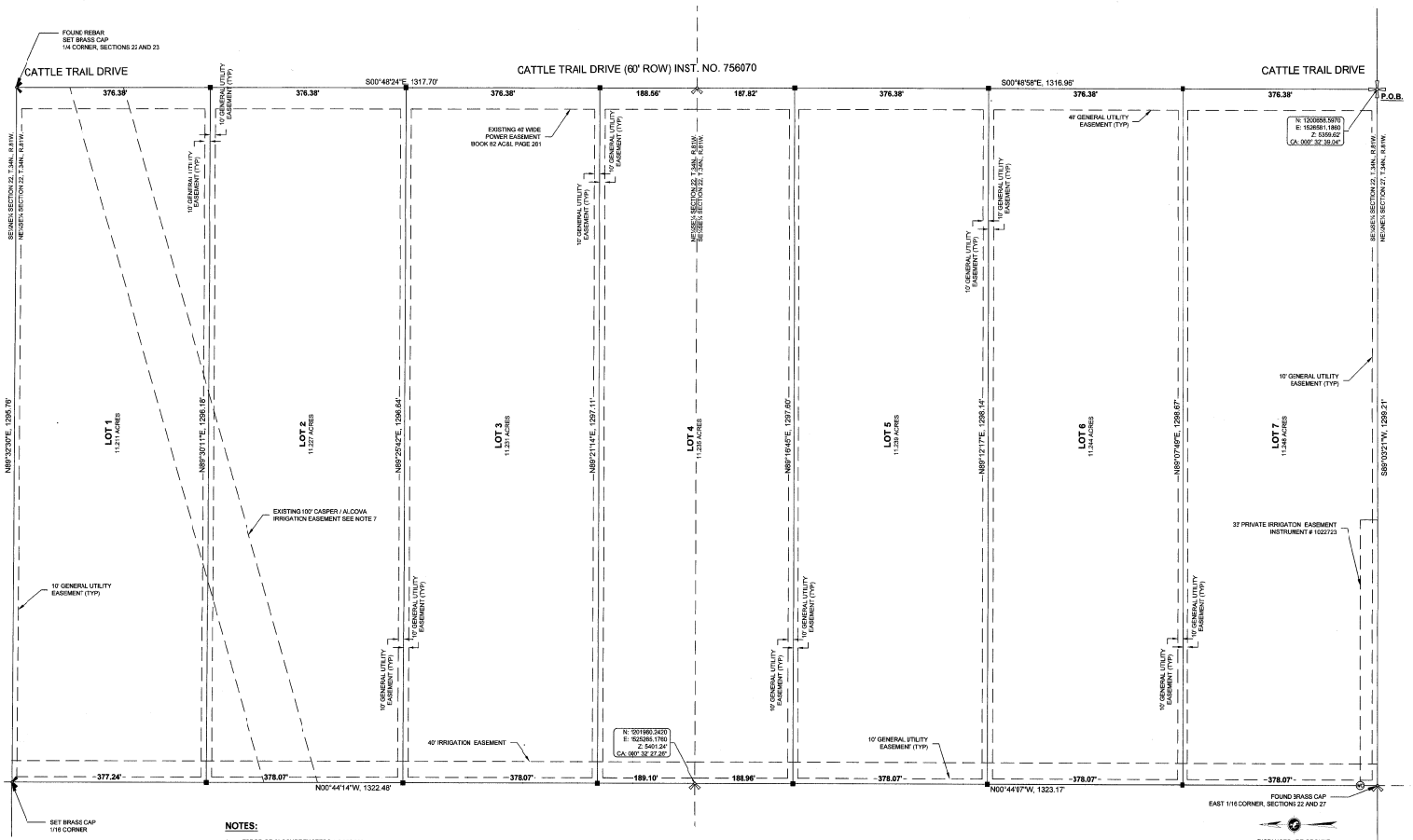
2/3/2017 9:34:37 AM NATRONA COUNTY CLERK
Pages: 1 Renea Vitto
Recorded: 9A
Fee: $75.00
RC PLANNING
1026117

FINAL PLAT OF
CATTLE TRAIL ACRES SUBDIVISION

LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER (E½SE¼), SECTION 22, T.34N., R.81W.
OF THE 6th PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING



LOCATION MAP
NATRONA COUNTY, WYOMING



CERTIFICATE OF DEDICATION:

THE UNDERSIGNED, LISA BURRIDGE, MEMBER OF CATTLE TRAIL LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATED WITHIN THE EAST HALF OF THE SOUTHEAST QUARTER (E½SE¼), SECTION 22, T.34N., R.81W. OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 22, T.34N., R.81W., SAID POINT BEING MONUMENTED WITH A 3.5" BRASS CAP, THENCE S.89°03'21"W., 1299.21 FEET ALONG THE SOUTH LINE OF SAID SECTION 22 TO A THE E1/16TH CORNER COMMON TO SAID SECTON 22 AND SECTION 27; THENCE N.00°44'07"W., 1323.17 FEET ALONG THE WEST LINE OF THE SE¼SE¼ OF SAID SECTION 22 TO THE SE1/16TH CORNER OF SAID SECTION 22, MONUMENTED WITH A 3" BRASS CAP; THENCE N.00°44'14"W., 1322.48 FEET ALONG THE WEST LINE OF THE NE¼SE¼ OF SAID SECTION 22 TO THE CENTER-EAST 1/16TH CORNER OF SAID SECTION 22, MONUMENTED WITH A 3" BRASS CAP MARKED LS 584; THENCE N.89°32'30"E., 1295.76 FEET ALONG THE NORTH LINE OF THE NE¼SE¼ OF SAID SECTION 22 TO THEEAST QUARTER-CORNER OF SAID SECTION 22, MONUMENTED WITH A REBAR; THENCE S.00°48'24"E., 1317.70 FEET ALONG THE EAST LINE OF SAID SECTION 22 TO THE E1/16TH CORNER COMMON TO SECTION 22 AND SECTION 23, MONUMENTED WITH A 3" BRASS CAP; THENCE S.00°48'58"E., 1316.96 FEET ALONG THE EAST LINE OF SAID SECTION 22 TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 78.635 ACRES, MORE OR LESS.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "CATTLE TRAIL ACRES" SUBDIVISION. ALL STREETS AS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC AND EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY LINES, CONDUITS, DITCHES, DRAINAGE, AND ACCESS.

EXECUTED THIS 16th DAY OF January 2017

BY: _____
LISA BURRIDGE, MEMBER, CATTLE TRAIL LLC

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF January 2017, BY LISA BURRIDGE, MEMBER, CATTLE TRAIL LLC.

WITNESS MY HAND AND OFFICIAL SEAL

_____ NOTARY PUBLIC

7-09-17 MY COMMISSION EXPIRES

STATE OF WYOMING COUNTY OF NATRONA CLERK
My term of office expires January 7, 2019

APPROVALS:

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING BY RESOLUTION PASSED THIS 2nd DAY OF February, 2016.

_____ ATTEST: COUNTY CLERK

_____ BOARD CHAIRMAN

INSPECTED AND APPROVED THIS 25 DAY OF January 2016.

_____ COUNTY DIRECTOR

INSPECTED AND APPROVED ON THIS 18th DAY OF January 2017

_____ COUNTY SURVEYOR

INSPECTED AND APPROVED ON THIS 25th DAY OF January 2017

_____ COUNTY HEALTH DEPARTMENT

NOTES:

1. ERROR OF CLOSURE EXCEEDS 1:1,950,000
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. A.L.L DISTANCES ARE GROUND.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT TO BE USED AS BENCHMARKS.
5. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
6. NO PUBLIC MAINTENANCE OF PUBLIC ROADS - NATRONA COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF PUBLIC SUBDIVISION ROADS.
7. CASPER / ALCOVA IRRIGATION EASEMENTS ARE LOCATED AT 50' ON EACH SIDE OF THE CENTERLINE OF THE EXISTING IRRIGATION PIPELINE.
8. ABSORPTION SYSTEMS MUST BE LOCATED A MINIMUM OF 100 FEET FROM NEIBHBORING PROPERTIES IF THEY ARE UP GRADIENT.
9. ABSORPTION SYSTEMS CANNOT BE LOCATED WITHIN THE 100 FOOT CASPER/ ALCOVA IRRIGATION DISTRICT EASEMENT.
10. SHALLOW WELLS DRILLED WITHIN THIS SUBDIVISION ARE LIKELY TO YIELD WATER THAT CONTAINS ELEVATED CONCENTRATIONS OR ARSENIC, LEAD, SELENIUM, SULFATE, AND TOTAL DISSOLVED SOLIDS, WHICH MAKE IT UNSAFE FOR HUMAN CONSUMPTION. WATER FROM THESE WELLS MAY BE SUITABLE FOR LIVESTOCK USE; HOWEVER, ADDITIONAL WATER QUALITY SAMPLING IS RECOMMENDED FOR ANY WELLS DRILLED WITHIN THE SUBDIVISION.

LEGEND:

- ○ RECOVERED REBAR
- (W) RECOVERED WITNESS CORNER
- RECOVERED SIXTEENTH CORNER
- RECOVERED SECTION CORNER
- ◆ SET BRASS CAP (ECS LS 584)
- ■ SET ALUMINUM CAP (ECS LS 584)
- SET SIXTEENTH CORNER (ECS LS 584)

OWNER:
CATTLE TRAIL LLC
421 S. CENTER, SUITE 101
CASPER, WY 82601

SURVEYOR:
FIELD: JEFF CONLEY
REVIEW: ROBERT L. St. CLAIRE, P.L.S.

DATE DRAWN:
09.15.2016

ECS ENGINEERS
Environmental and Civil Solutions, LLC
111 West 2nd Street, Suite 600
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

PROJECT NO. 150080

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

I, **ROBERT L. St. CLAIRE**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **CATTLE TRAIL ACRES** SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

Professional Land Surveyor ROBERT L. ST. CLAIRE 584 WYOMING