



APPROVALS

INSPECTED AND APPROVED THIS 5th DAY OF August 2020
[Signature]
 COUNTY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 16th DAY OF July 2020
[Signature]
 COUNTY SURVEYOR

INSPECTED AND APPROVED THIS 14th DAY OF July 2020
[Signature]
 COUNTY SURVEYOR

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:100,000.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983(2011).
3. NO PUBLIC SEWER.
4. SOURCE OF WATER: MAIN W/ IMPROVEMENT AND SERVICE DISTRICT.
5. FLOOD ZONE 0.
6. CURRENT ZONING SR1.
7. DISTANCES ARE GROUND.

CERTIFICATE OF DEDICATION

STATE OF WYOMING } 25
 COUNTY OF NATRONA } 25

WE, UNDERSIGNED, CRAIG L. COOK, DO HEREBY CERTIFY THAT WE ARE THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND, A PARCEL OF LAND BEING IN THE NE1/4SW1/4 OF SECTION 4, T30N, R30W, 6TH P.W., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A YELLOW BRASS CAP MARKING THE 1/2 W CORNER OF SAID SECTION 4;

THENCE S 89°27'10" W ALONG THE NORTH LINE OF THE NE1/4SW1/4 OF SAID SECTION 4, 15.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND; SAID POINT BEING AN ANGLE POINT IN THE SOUTHWEST LINE OF A 1/2 AC. TRACT OF LAND ACCESS TO PARCELS 10W AND 10WY E. COOK AND DESCRIBED IN THE WARRANTY DEED RECORDED AS INSTRUMENT NO. 10288A;

THENCE S 89°27'10" W ALONG THE EAST LINE OF SAID PARCEL OF LAND, 15.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; SAID POINT BEING AN ANGLE POINT IN THE SOUTHWEST LINE OF A 1/2 AC. TRACT OF LAND ACCESS TO PARCELS 10W AND 10WY E. COOK AND DESCRIBED IN THE WARRANTY DEED RECORDED AS INSTRUMENT NO. 10288A;

THENCE S 89°27'10" W ALONG THE SOUTHWEST LINE OF SAID PARCEL OF LAND AND THE SOUTHWEST CORNER OF SAID PARCEL OF LAND AND THE MOST SOUTHWEST CORNER OF SAID COOK TRACT;

THENCE S 89°27'10" W ALONG THE SOUTHWEST LINE OF SAID PARCEL OF LAND AND ALONG THE SOUTHWEST LINE OF SAID COOK TRACT, 102.88 FEET TO THE MOST SOUTHWEST CORNER OF THIS PARCEL OF LAND AND THE MOST SOUTHWEST CORNER OF SAID COOK TRACT, SAID POINT LIES ON THE NORTH LINE OF THE NE1/4SW1/4 OF SAID SECTION 4;

THENCE S 89°27'10" W ALONG THE NORTH LINE OF SAID PARCEL OF LAND, THE NORTH LINE OF SAID COOK TRACT, AND THE NORTH LINE OF THE NE1/4SW1/4 OF SAID SECTION 4, 15.00 FEET TO THE POINT OF BEGINNING.

THE PARCEL OF LAND AS DESCRIBED ABOVE CONTAINS 6.125 ACRES AND IS SUBJECT TO ANY OTHER RIGHTS OR INTERESTS AND ENCUMBRANCES AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND AS IT APPEARS ON THIS PLAN IS IDENTICAL WITH THE FREE CONVEYANCE AND IS ACCORDING WITH THE DEEDS OF THE UNDERSIGNED OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE COOK SIMPLE SUBDIVISION No. 2 AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, PIPES AND PIPES AND ALL OTHER STRUCTURES AND ALONG THE COURSE OF LAND MARKED UTILITY EASEMENT AS SHOWN ON THIS PLAN. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

CRAIG L. COOK
 679 RESIDENCE ROAD
 CHEYENNE, WYOMING 82001

[Signature]
 COUNTY DEVELOPMENT DIRECTOR

[Signature]
 COUNTY SURVEYOR

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CRAIG L. COOK, THIS 7th DAY OF July 2020.

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

[Signature]
 COUNTY CLERK

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } 25
 COUNTY OF NATRONA } 25

I, BRANLEY D. NIMMELER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 12309, DO HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM NOTES, FIELD SURVEY AND AN ORIGINAL SURVEY MONUMENT BY BRANLEY D. NIMMELER IN PARCELS 10W, 10WY, 10WZ AND THAT THIS PLAN IS THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS THE SURVEY. ALL ENCUMBRANCES AND EASEMENTS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. ALL BEARS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 COUNTY SURVEYOR

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRANLEY D. NIMMELER THIS 7th DAY OF July 2020.

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

[Signature]
 COUNTY CLERK

PLAT OF
 6.125 ACRES
 OWNED BY CRAIG L. COOK
 INSTRUMENT No. 1048257
 AS
COOK SIMPLE SUBDIVISION No. 2

AN ADDITION TO THE COUNTY OF NATRONA, WYOMING
 BEING A PORTION OF THE NE1/4SW1/4 OF SECTION 4
 T30N, R30W, 6TH P.W. NATRONA COUNTY WYOMING

CEPI
 Civil Engineering Professionals, Inc.
 6080 Grandditch Drive, Cheyenne, WY 82009
 Phone 307.266.4749 Fax 307.266.0193
 www.cepi-wy.com

LEGEND

- ▲ SET BRASS CAP
- SET MONUMENT 3/8" REBAR @ ALUMINUM CAP
- FOUND MONUMENT AS NOTED

W:\Users\2025\Projects\2025-147-Cook-Cook-Sub-2\Drawings\2025-08-16-10-2025.dwg, 1/7/2025, Survey