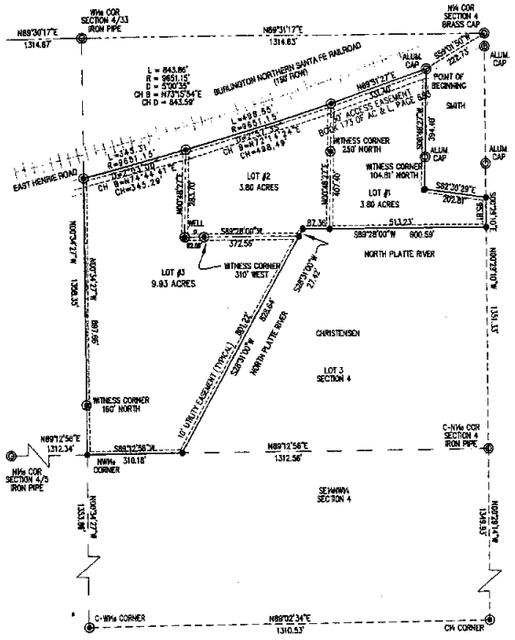


CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA }SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN JULY, 2004, 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 THE TRUE MERIDIAN. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

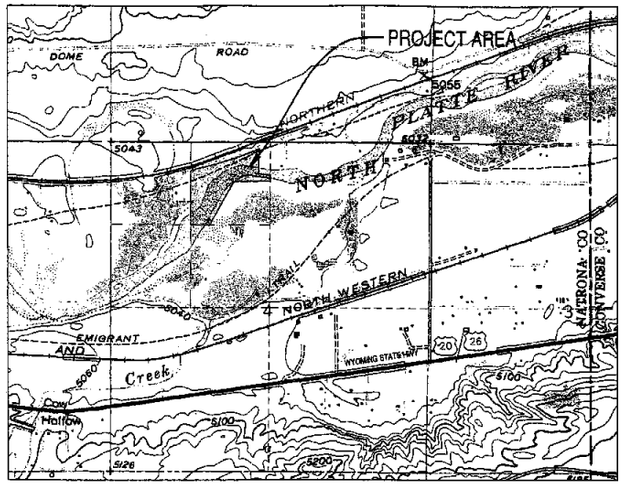
William R. Fehringer
Professional Land Surveyor
William R. Fehringer
5528
Date 1/8/07
WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 8th DAY OF JANUARY, 2007.

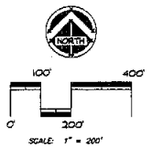
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES July 9 2007

NOTARY PUBLIC

C·E·P·I
Civil Engineering Professionals, Inc.
6080 Enterprise Drive • Casper, Wyoming 82609
(307) 266-4346 • (307) 266-0133 fax



VICINITY MAP



LEGEND

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

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING BY RESOLUTION DULY PASSED THIS 24th DAY OF January, 2006 2007

ATTEST: Renea Vitte
COUNTY CLERK

My term of office expires January 6, 2011

Jim Caldwell
BOARD CHAIRMAN

INSPECTED AND APPROVED THIS 24th DAY OF January, 2007.
COUNTY PLANNER

INSPECTED AND APPROVED THIS 16th DAY OF January, 2007.
COUNTY SURVEYOR

INSPECTED AND APPROVED THIS 23rd DAY OF January, 2007.
COUNTY HEALTH DEPARTMENT

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 26TH DAY OF January, 2007.

INSTRUMENT NO. 810548

Renea Vitte
COUNTY CLERK

My term of office Expires January 6, 2011

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:369,306.
2. BASIS OF BEARINGS IS GEODETIC BASED ON GPS.

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA }SS

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND. A PARCEL OF LAND SITUATE IN LOT 3 OF SECTION 4, T.33N., R.77W., 6TH P.M., NATRONA COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 4 , MONUMENTED BY A BRASS CAP;

THENCE S59°01'50"W, A DISTANCE OF 222.73 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP LOCATED ON THE SOUTH LINE OF THE CHICAGO NORTHWESTERN RAILROAD RIGHT-OF-WAY LINE, AND BEING THE POINT OF BEGINNING;

THENCE S09°48'27"W, A DISTANCE OF 394.46 FEET TO A POINT LOCATED WITHIN THE NORTH PLATTE RIVER, MONUMENTED BY AN ALUMINUM CAP WITNESS CORNER LOCATED N00°48'27"E, A DISTANCE OF 104.81 FEET FROM THE ACTUAL CORNER;

THENCE S82°30'39"E, A DISTANCE OF 202.81 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID LOT 3, SECTION 4; AND IN THE NORTH PLATTE RIVER;

THENCE S00°29'10"E, ALONG THE EAST LINE OF SAID LOT 3, SECTION 4, A DISTANCE OF 95.81 FEET TO A POINT; LOCATED WITHIN THE NORTH PLATTE RIVER;

THENCE S89°28'00"W, A DISTANCE OF 600.59 FEET TO A POINT WITHIN THE NORTH PLATTE RIVER;

THENCE S28°31'00"W, A DISTANCE OF 828.64 FEET TO A POINT LOCATED WITHIN THE NORTH PLATTE RIVER;

THENCE S89°12'56"W, A DISTANCE OF 310.18 FEET TO THE NW¼ CORNER OF SAID SECTION 4, LOCATED WITHIN THE NORTH PLATTE RIVER, MONUMENTED BY AN ALUMINUM CAP WITNESS CORNER LOCATED N00°34'27"W, 160.0 FEET FROM THE ACTUAL CORNER;

THENCE N00°34'27"W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 897.66 FEET TO THE NORTHWEST CORNER OF THE PARCEL, LOCATED ON THE SOUTH LINE OF THE CHICAGO NORTHWESTERN RAILROAD RIGHT-OF-WAY, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG THE SOUTH LINE OF THE CHICAGO NORTHWESTERN RAILROAD RIGHT-OF-WAY AND A CURVE TO THE LEFT, HAVING A RADIUS OF 9651.15 FEET, THROUGH A CENTRAL ANGLE OF 05°00'35", A DISTANCE OF 843.86 FEET, HAVING A CHORD BEARING OF N73°15'54"E, A DISTANCE OF 843.59 FEET TO THE END OF CURVE, MONUMENTED BY AN ALUMINUM CAP;

THENCE N69°51'27"E, ALONG THE SOUTH LINE OF THE CHICAGO NORTHWESTERN RAILROAD RIGHT-OF-WAY, A DISTANCE OF 331.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 17.53 ACRES, 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 "GARBUTT MINOR 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 EASEMENTS" AS SHOWN ON THIS PLAT. ALL ROADS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

LEO B. GARBUTT - OWNER LOT 1

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LEO GARBUTT THIS _____ DAY OF _____, 2007. AKA Leo B. Garbutt

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC CATHERINE SUE MAINE STATE OF WYOMING COUNTY OF NATRONA My Commission Expires Jan 29, 2011

NOTARY PUBLIC

JOHN M. GARBUTT - OWNER LOT 2

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN GARBUTT THIS _____ DAY OF _____, 2007. AKA John M. Garbutt

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC CATHERINE SUE MAINE STATE OF WYOMING COUNTY OF NATRONA My Commission Expires Jan 29, 2011

NOTARY PUBLIC

WILLIAM B. GARBUTT - OWNER LOT 3

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM B. GARBUTT THIS _____ DAY OF _____, 2007.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC CATHERINE SUE MAINE STATE OF WYOMING COUNTY OF NATRONA My Commission Expires Jan 29, 2011

NOTARY PUBLIC

NATRONA COUNTY CLERK, WYOMING
Renea Vitte Recorded: KR
Jan 26, 2007 10:01:26 AM
810548 Pages: 1 Fee: $58.00
SC Planning

PLAT OF THE

GARBUTT MINOR SUBDIVISION

BEING A PORTION OF
LOT 3 OF SECTION 4
T.33N., R.77W., 6TH P.M.
NATRONA COUNTY WYOMING

W.O. 405-17-F, A1