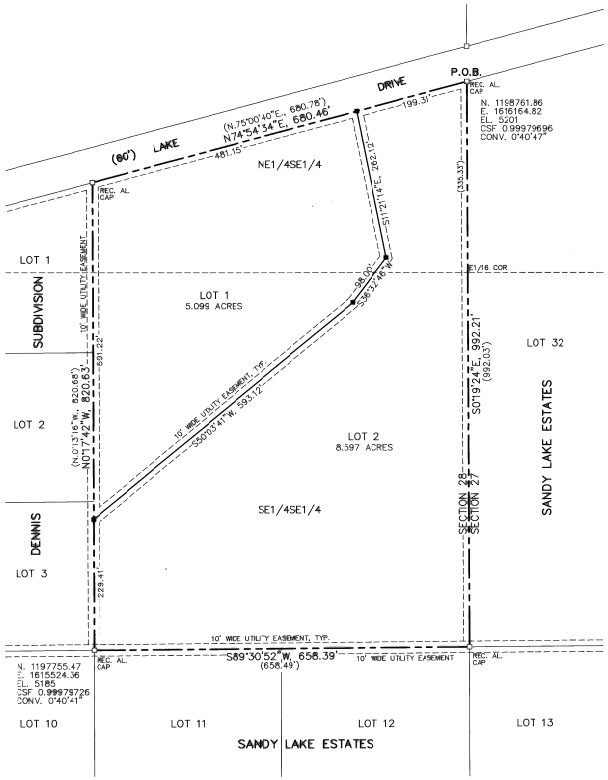
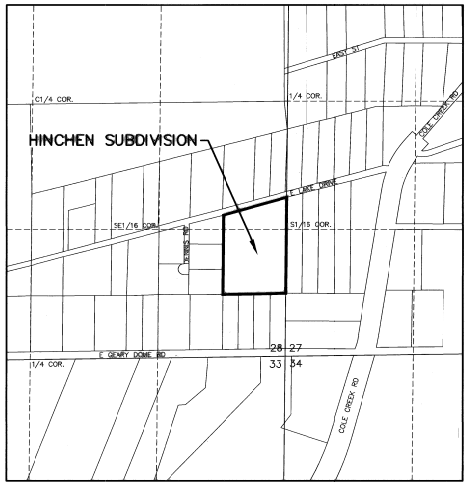
10/17/2017 11:35:35 AM NATRONA COUNTY CLERK
Pages: 1 Renea Vitto
Recorded: AK
1038086 Fee: $75.00
NC PLANNING

FINAL PLAT OF A VACATION AND REPLAT OF LOT 33, SANDY LAKE ESTATES PER THE PLAT RECORDED JULY 1, 1977 IN BOOK 278, PAGE 181 AS HINCHEN SUBDIVISION

BEING A SUBDIVISION OF PORTIONS OF THE SE1/4SE1/4 AND NE1/4SE1/4, SECTION 28, TOWNSHIP 34 NORTH, RANGE 78 WEST SIXTH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING





LOCATION & VICINITY MAP
SCALE: 1"=500'

CERTIFICATE OF VACATION AND DEDICATION

STATE OF WYOMING)
COUNTY OF NATRONA) ss

The undersigned, Arlon C. Hinchen and Barbara S. Hinchen, owners, do hereby certify that they are the owners and proprietors of the following lands described as Lot 33, Sandy Lake Estates, recorded July 1, 1977 in Book 278 of Deeds, Page 181 and being a subdivision of portions of the SE1/4SE1/4 and NW1/4SE1/4, Section 28, Township 34 North, Range 78 West of the Sixth Principal Meridian, Natrona County, Wyoming and is more particularly described as follows:

Beginning at the northeasterly corner of the Parcel being described and also the northwesterly corner of Lot 32, Sandy Lake Estates and a point in the southerly line of Lake Drive; thence along the easterly line of said Parcel and the westerly line of said Lot 32, Sandy Lake Estates, S.0°19'24"E., 992.21 feet to the southeasterly corner of said Parcel and southwesterly corner of said Lot 32, Sandy Lake Estates and the northeasterly corner of Lot 12, Sandy Lake Estates; thence along the southerly line of said Parcel and the northerly line of Lot 12 and Lot 11, Sandy Lake Estates, S.89°30'52"W., 658.39 feet to the southwesterly corner of said Parcel and the northwesterly corner of said Lot 11, Sandy Lake Estates and the southeasterly corner of Lot 3, Dennis Subdivision; thence along the westerly line of said Parcel and the easterly line of Lot 3, Lot 2 and Lot 1, Dennis Subdivision, N.0°17'42"W., 820.63 feet to the northwesterly corner of said Parcel and the northeasterly corner of said Lot 1, Dennis Subdivision and a point in and intersection with the southerly line of said Lake Drive; thence along the northerly line of said Parcel and the southerly line of said Lake Drive, N.74°54'34"E., 680.46 feet to the Point of Beginning and said Parcel containing 13.696 acres, more or less.

The vacation, replat and subdivision of the foregoing described lands is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of said subdivision shall be known as "HINCHEN SUBDIVISION" and the owners hereby vacate Lot 33, Sandy Lake Estates. All streets as shown hereon were previously dedicated to the use of the public and all utility easements as shown hereon are hereby reserved for purposes of construction, operation and maintenance of utility lines, conduits, ditches and drainage.

Arlon C. Hinchen and Barbara S. Hinchen
7635 E. Lake Drive
Evansville, WY 82636-9600

ARLON C. HINCHEN

ARLON C. HINCHEN, POWER OF ATTORNEY FOR BARBARA S. HINCHEN

APPROVALS

APPROVED: Board of County Commissioners of Natrona County, Wyoming by Resolution passed this 26th day of September, 2017.

Attest: Renea Vitto, County Clerk — John Powell, Board Chairman

INSPECTED AND APPROVED on the 29 day of September, 2017. — County Planner

INSPECTED AND APPROVED on the 26th day of September, 2017. — County Surveyor

INSPECTED AND APPROVED on the 25th day of September, 2017.
Kelly N. Williams for Dr. Nat Cornell
County Health Department

ACKNOWLEDGEMENTS

STATE OF WYOMING)
COUNTY OF NATRONA) ss

The foregoing instrument was acknowledged before me by Arlon C. Hinchen, owner, on this 11TH day of SEPTEMBER, 2017.

Witness my hand and official seal.

My commission expires: JUNE 20, 2021

Kenneth R. Moore
Notary Public

NOTARY PUBLIC KENNETH R. MOORE STATE OF WYOMING COUNTY OF NATRONA My Commission Expires June 20, 2021

STATE OF WYOMING)
COUNTY OF NATRONA) ss

The foregoing instrument was acknowledged before me by Arlon C. Hinchen, Power of Attorney for Barabara S. Hinchen, owner, on this 11TH day of SEPTEMBER, 2017.

Witness my hand and official seal.

My commission expires: JUNE 20, 2021

Kenneth R. Moore
Notary Public

NOTARY PUBLIC KENNETH R. MOORE STATE OF WYOMING COUNTY OF NATRONA My Commission Expires June 20, 2021

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA) ss

I, Steven J. Granger of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the month of May, 2017 and that this map correctly represents said surveys. All corners are well and accurately monumented as of the date of this map. 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.

Professional Land Surveyor
Steven J. Granger
15092
WYOMING

Wyoming Registration No. 15092 L.S.

Subscribed in my presence and sworn to before me by Steven J. Granger this 11TH day of SEPTEMBER, 2017.

My commission expires: JUNE 20, 2021

Kenneth R. Moore
Notary Public

NOTARY PUBLIC KENNETH R. MOORE STATE OF WYOMING COUNTY OF NATRONA My Commission Expires June 20, 2021

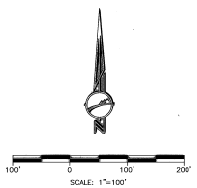
NOTES

1. THE SUBDIVISION FALLS WITHIN FEMA ZONE X.
2. THE LOTS ARE SERVICED BY PUBLIC WATER.
3. SANITARY SEWER WILL BE PRIVATE SEPTIC SYSTEMS.

DATUM:
GROUND DISTANCE – U.S. FOOT
BASIS OF BEARING – GEODETIC BASED ON GPS COORDINATES REFER TO CITY OF CASPER GIS DATUM, WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83/86 AND ELEVATIONS REFER TO NGVD29. ELEVATIONS ARE NOT INTENDED FOR BENCH MARK REFERENCES.

LEGEND

SET 5/8" REBAR W/AL. CAP	■
RECOVERED CORNER (AS NOTED)	□
SUBDIVISION BOUNDARY	———
EASEMENT	———
MEASURED	S.89°27'24"W., 249.89'
RECORD	(N.89°29'E., 250.16')



SCALE: 1"=100'

PLAT CLOSURE RATIO EXCEEDS: 1:1,000,000

WLC
ENGINEERING · SURVEYING · PLANNING
230 PRONGHORN, CASPER, WY. 82601
W.O. No.: 16270 DATE: 6-29-17 FILE NAME: HINCHEN REPLAT 16270