10/28/2015 8:27:41 AM NATRONA COUNTY CLERK
Pages: 1 Renea Vitto
Recorded: AK
1002180 Fee: $75.00
NC PLANNING 370

SHEET 1 OF 1

KOUNTZ MAJOR SUBDIVISION A REPLAT OF TRACT 6, MEADOW ACRES SUBDIVISION

SECTION 4 TOWNSHIP 33 NORTH, RANGE 77 WEST, NATRONA COUNTY, WYOMING

MEADOW ACRES TRACT 6 LEGAL DESCRIPTION:

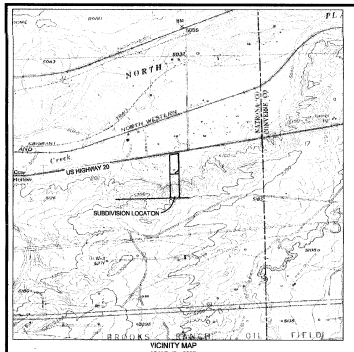
THAT PROPERTY SHOWN AS TRACT 6, MEADOW ACRES SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 77 WEST OF THE 6TH P.M. COUNTY OF NATRONA, STATE OF WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF TRACT 6 TO BEAR SOUTH 88°22'40" WEST, A DISTANCE OF 2631.75 FEET BETWEEN THE SOUTHEAST CORNER OF SAID SECTION 4 AND THE SOUTH ¼ CORNER OF SAID SECTION 4, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

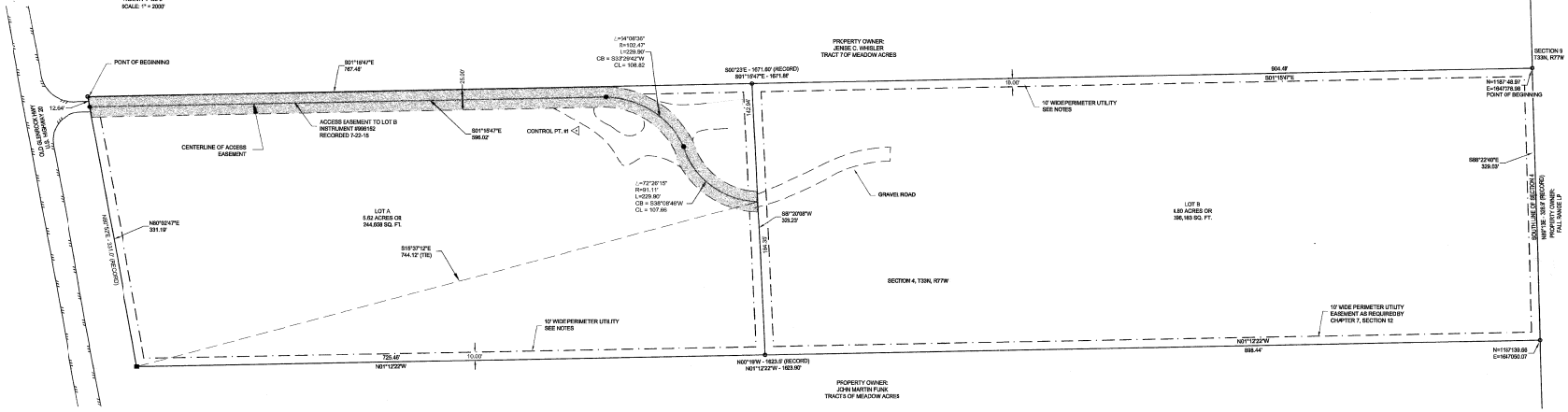
BEGINNING AT THE SOUTHEAST CORNER OF TRACT 6 WHICH BEARS SOUTH 88°22'40" WEST A DISTANCE OF 329.42 FROM THE SOUTHEAST CORNER OF SAID SECTION 4;
THENCE ALONG THE SOUTH LINE OF TRACT 6 AND ALONG THE SOUTH LINE OF SECTION 4, SOUTH 88°22'40" WEST 329.03 FEET TO THE SOUTHWEST CORNER OF TRACT 6 AND THE SOUTHEAST CORNER OF TRACT 5;
THENCE ALONG THE WEST LINE OF TRACT 3 AND THE EAST LINE OF TRACT 5, NORTH 01°12'22" WEST 1623.90 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF OLD GLENROCK HIGHWAY;
THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 80°02'47" EAST 331.19 FEET;
THENCE ALONG THE EAST LINE OF TRACT 6 AND THE WEST LINE OF TRACT 7, SOUTH 01°16'47" EAST 1671.88 FEET TO THE SOUTHEAST CORNER OF TRACT 6 AND THE SOUTHWEST CORNER OF TRACT 7, A POINT IN THE SOUTH LINE OF SECTION 4, AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

SAID LOT CONTAINING 540,970 SQ.FT. OR 12.42 ACRES, MORE OR LESS.

LEGEND
- SECTION CORNER
- SET NO. 5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "FES PELS 10052"
- FOUND NO. 4 REBAR
- PROPOSED ACCESS EASEMENT
- GRAVEL ROAD
- ASPHALT ROAD



VICINITY MAP
SCALE: 1" = 2000'



CERTIFICATE OF MAJOR SUBDIVISION APPROVAL

I DO HEREBY CERTIFY THAT THIS MAJOR SUBDIVISION HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REGULATIONS FOR NATRONA COUNTY, WYOMING, AND IS THEREFORE, APPROVED FOR RECORDING.

10/21/15 — COUNTY PLANNER/DATE
10/21/15 — COUNTY SURVEYOR/DATE
10/23/15 — HEALTH OFFICER/DATE

COUNTY COMMISSIONER APPROVAL

APPROVED BY THE NATRONA COUNTY BOARD OF COUNTY COMMISSIONERS THIS 1st DAY OF October, 2015

ATTEST: Renea Vitto, COUNTY CLERK

10-27-15 — CHAIRMAN OF THE BOARD

CERTIFICATE OF SURVEY

STATE OF WYOMING)
) ss
COUNTY OF FREMONT)

I, DAVID A. FEHRINGER, OF LANDER, WYOMING DO HEREBY CERTIFY THIS MAJOR SUBDIVISION PLAT WAS PREPARED FROM RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

10/6/15

CERTIFICATE OF OWNERSHIP & DEDICATION

THE UNDERSIGNED JAMES D. KOUNTZ AND SHARLYNN J. KOUNTZ DO HEREEY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF A PORTION OF LAND SITUATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 77 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, KNOWN AS TRACT 6, MEADOW ACRES SUBDIVISION DATED NOVEMBER 1952.

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 OWNER AND PROPRIETORS. THE NAME OF THE MAJOR SUBDIVISION SHALL BE KOUNTZ MAJOR SUBDIVISION AND THAT SAID OWNERS AND PROPRIETORS HEREBY WAIVE AND RELINQUISH ALL RIGHTS GRANTED UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

JAMES D. & SHARLYNN J. KOUNTZ
13613 EAST HWY 20-26
EVANSVILLE, WYOMING 82636

James D. Kountz
JAMES D. KOUNTZ, PROPERTY OWNER

Sharlynn J. Kountz
SHARLYNN J. KOUNTZ, PROPERTY OWNER

STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

SAMI FAISER
Notary Public
Natrona County, Wyoming
My Commission Expires 1-5-19

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES D. KOUNTZ & SHARLYNN J. KOUNTZ, THIS 5 DAY OF October, 2015.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 1-5-19

NOTARY PUBLIC

NOTES:

1) THIS SUBDIVISION PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FREMONT ENGINEERING & SURVEYING, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS EXHIBIT DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS EXHIBIT; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2) THIS EXHIBIT WAS PREPARED FOR THE EXCLUSIVE USE OF JAMES D. KOUNTZ AND SHARLYNN J. KOUNTZ NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.

3) THIS EXHIBIT IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

4) ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELD WORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION.

5) THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.

6) DATES OF FIELDWORK: 11-13-2013

7) 25 FOOT WIDE ACCESS EASEMENT SHOWN HEREON GENERALLY FOLLOWS AN EXISTING GRAVEL ROAD. THE INTENTION FOR SAID EASEMENT IS PROVIDE ACCESS TO LOT B. SAID EASEMENT'S CENTERLINE IS DESCRISED HEREON.

8) COORDINATE SYSTEM AND DATUM: COORDINATE SYSTEM USED IS A MODIFIED WYOMING STATE FLANE, EAST CENTRAL ZONE, NAD 83 (2011). THE CALCULATED COMBINED SCALE FACTOR USED FOR THIS PROJECT WAS DERIVED FROM CONTROL POINT NO. 1 (SEE MAP) WITH A VALUE OF 0.99982729 WITH A CONVERGENCE ANGLE OF 0°50'59". PROJECT WAS SCALED FROM THE AFOREMENTIONED CONTROL POINT 1 USING IT'S RECIPROCAL. COORDINATES SHOWN HEREON ARE ON SAID MODIFIED STATE PLANE SYSTEM.

9) PRCJECT CONTROL
CP1
LATITUDE: 42°51'14.02722" N LONGITUDE: 106°05'02.77372" W
NORTHING: 1162255.60 EASTING: 1647301.36 (WEC 4902 NAD83)
SOUTHEAST CORNER SECTION 4-T33N-R77W
LATITUDE: 42°51'03.13108" N LONGITUDE: 106°04'57.53898" W
NORTHING: 1161158.30 EASTING: 1647708.25 (WEC 4902 NAD83)
SOUTHWEST CORNER TRACT 6 MEADOWS ACRES SUBDIVISION
LATITUDE: 42°51'03.04341" N LONGITUDE: 106°05'06.37672" W
NORTHING: 1161139.66 EASTING: 1647050.07 (WEC 4902 NAD83)
SOUTHEAST CORNER TRACT 6 MEADOWS ACRES SUBDIVISION (POINT OF BEGINNING)
LATITUDE: 42°51'03.08725" N LONGITUDE: 106°05'01.96015" W
NORTHING: 1161148.98 EASTING: 1647378.98 (WEC 4902 NAD83)

10) BASIS OF BEARING IS THE SOUTH LINE OF SECTION 4 AT SOUTH 88°22'40" WEST

SCALE: 1" = 60'
IF BAR LENGTH DOES NOT EQUAL 1"(ONE INCH), THEN PLAN WAS NOT PLOTTED TO THE INTENDED SCALE

DRAWN BY: KDWK
CHECKED BY: DAF
DATE: 4-28-2015
JOB #:
REVISION: 2
DATE: 9/18/15
EXPLANATION: Final plat revisions

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