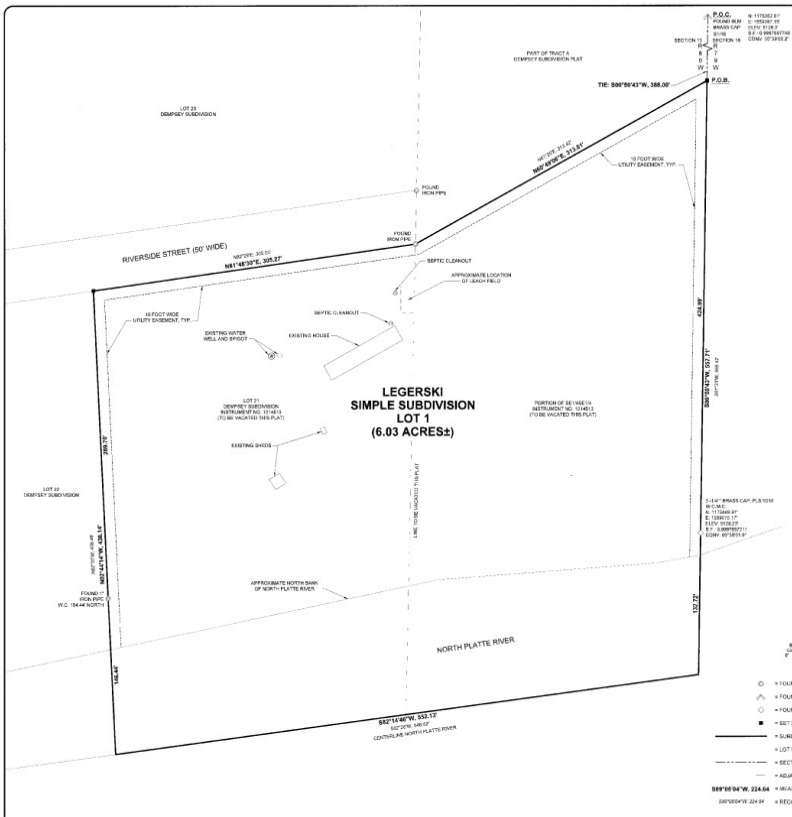

6/11/2020 12:52:43 PM NATRONA COUNTY CLERK
Pages: 3 Tracy Sowa
1082818 Recorded: GC
RE DEVELOPMENT

CERTIFICATE OF DEDICATION

THE UNDERSIGNED, LARAMIE LEGERSKI, HEREBY CERTIFIES THAT HE IS THE OWNER AND PROPRIETOR OF THE FOREGOING VACATION AND REPLAT OF LOT 21 OF DEMPSEY SUBDIVISION, NATRONA COUNTY, WYOMING, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JANUARY 25, 1952, IN BOOK 139, PAGE 355 AND THAT TRACT IN THE SE1/4SE1/4 OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 80 WEST, 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING AS DESCRIBED WITHIN THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 1014513, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTH-EAST CORNER OF THE SE1/4SE1/4 OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 80 WEST, MONUMENTED BY A 1&M BRASS CAP;

THENCE S00°59'43"W, 388.00 FEET ALONG THE EASTERLY LINE OF SAID SE1/4SE1/4 TO AN ALUMINUM CAP, STAMPED PLS 14568, MONUMENTING THE NORTH-EAST CORNER OF THE PARCEL BEING DESCRIBED AND BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID SE1/4SE1/4 AND THE EAST LINE OF THE PARCEL BEING DESCRIBED, S00°59'43"W, 557.71 FEET TO THE CENTERLINE OF THE NORTH PLATTE RIVER AND THE SOUTH-EAST CORNER OF THE PARCEL BEING DESCRIBED;

THENCE S52°14'46"W, 532.13 FEET ALONG SAID CENTERLINE AND THE SOUTH LINE OF THE PARCEL BEING DESCRIBED TO THE SOUTH-WEST CORNER OF THE PARCEL BEING DESCRIBED;

THENCE ALONG THE WEST LINE OF SAID LOT 21 OF DEMPSEY SUBDIVISION AND THE WEST LINE OF THE PARCEL BEING DESCRIBED, N02°44'14"W, 438.14 FEET TO AN ALUMINUM CAP, STAMPED PLS 14568, MONUMENTING THE NORTH-WEST CORNER OF SAID LOT 21 AND THE PARCEL BEING DESCRIBED AND LYING ON THE SOUTHERLY RIGHT-OF-WAY OF RIVERSIDE STREET;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY AND NORTHERLY LINE OF SAID LOT 21 AND THE PARCEL BEING DESCRIBED, N61°48'30"E, 305.27 FEET TO A FOUND IRON PIPE MONUMENTING THE NORTH-EAST CORNER OF SAID LOT 21;

THENCE N63°39'06"E, 313.81 FEET ALONG THE NORTHERLY LINE OF THE PARCEL BEING DESCRIBED TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.03 ACRES OF LAND, MORE OR LESS, AND IS SUBJECT TO ANY RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND ENCUMBRANCES OF RECORD.

THE VACATION AND REPLAT OF THE FOREGOING DESCRIBED LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNER AND PROPRIETOR. THE NAME OF SAID VACATION AND REPLAT SHALL BE KNOWN AS "**LEGERSKI SIMPLE SUBDIVISION**" AND THE OWNER HEREBY GRANTS 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, ALONG AND ACROSS THE AREAS DELINEATED AS UTILITY EASEMENT AS SHOWN ON THIS PLAT.

EXECUTED THIS _____ DAY OF _____ 2020.

BY _____
LARAMIE LEGERSKI

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2020, BY LARAMIE LEGERSKI.

WITNESS MY HAND AND OFFICIAL SEAL

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

NOTARY PUBLIC
KYLE CONDELARIO
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires December 19, 2021

CERTIFICATE OF SIMPLE SUBDIVISION APPROVAL

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

_____ 6-10-2020
COUNTY DEVELOPMENT DIRECTOR / DATE

_____ 5/27/2020
COUNTY SURVEYOR / DATE

_____
COUNTY HEALTH OFFICER / DATE

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

I, **AARON L. MONEY**, A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 14568, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.

_____ 5-12-20

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF _____, 2020, BY AARON L. MONEY, P.L.S.

WITNESS MY HAND AND OFFICIAL SEAL

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

NOTARY PUBLIC
KYLE CONDELARIO
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires December 19, 2021

SURVEYOR'S NOTES

1. ERROR OF CLOSURE EXCEEDS 1:100,000
2. COORDINATES AND BEARINGS SHOWN ARE BASED ON THE CITY OF CASPER GIS DATUM (WYOMING STATE PLANE COORDINATE SYSTEM, EAST-CENTRAL ZONE, NAD 1983(86)). ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS.
3. DISTANCES ARE GROUND BASED ON U.S. SURVEY FEET. GROUND SCALE FACTOR = 1.0002465603
4. WATER WILL BE PRIVATE WATER WELL.
5. SANITARY SEWER WILL BE SEPTIC.

PLAT OF
LEGERSKI SIMPLE SUBDIVISION

A VACATION AND REPLAT OF LOT 21, DEMPSEY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED JANUARY 25, 1952, IN BOOK 139,, PAGE 355, NATRONA COUNTY, WY AND THAT TRACT IN THE SE1/4SE1/4 OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 80 WEST, 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING AS DESCRIBED WITHIN THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 1014513.

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
340 W. B STREET, Ste. 204 • CASPER, WYOMING 82601
TELEPHONE: (307) 439-4567
WWW.TOPOGRAPHIC.COM

PROJ. # 132815 • February 17, 2020 • DRAWN BY: KLC • CHECKED BY: ALM

OWNER: LARAMIE LEGERSKI
4321 RIVERSIDE STREET
MILLS, WY 82604