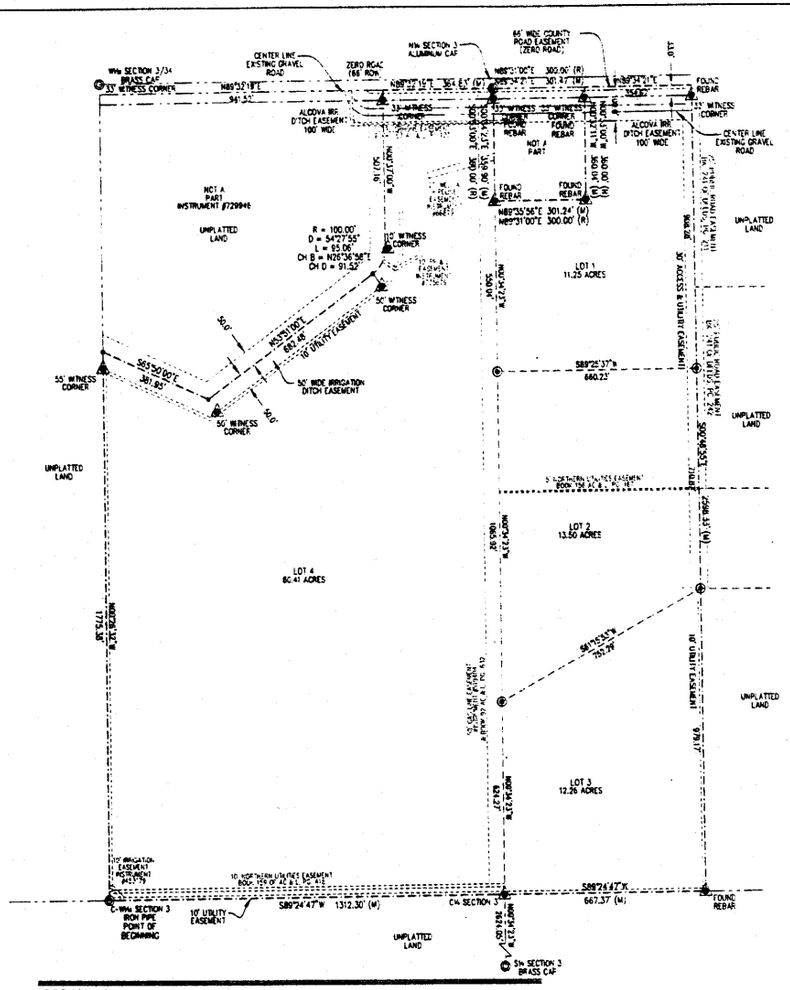
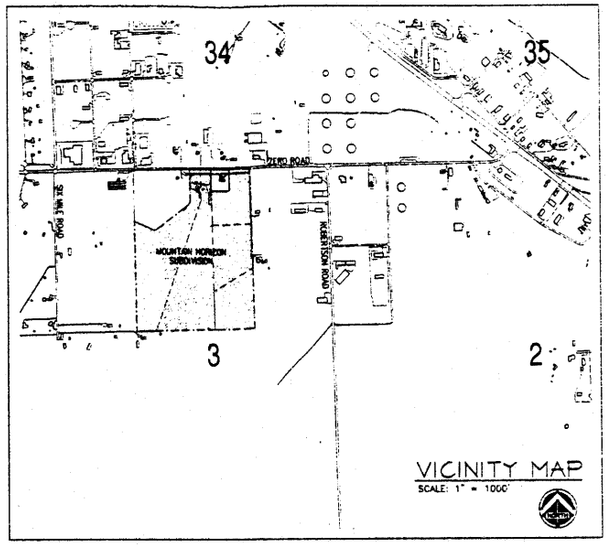
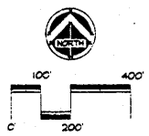
787843
Mary Lou Collins Recorded 5&C
Mar 23, 2006 04:46:21 PM
Pages: 1 Fee: $50.00
Natrona County
#1397







LEGEND

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

ALL LOT LINES SHALL HAVE A 10' UTILITY EASEMENT ON EACH SIDE.

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING BY RESOLUTION DULY PASSED THIS 15th DAY OF November, 2006

ATTEST: _____ My term of office expires January 2, 2007
COUNTY CLERK

_____
BOARD CHAIRMAN

INSPECTED AND APPROVED THIS 21st DAY OF March, 2006
_____
COUNTY PLANNER

INSPECTED AND APPROVED THIS 2nd DAY OF March, 2006
_____
COUNTY SURVEYOR

INSPECTED AND APPROVED THIS 6TH DAY OF March, 2006
_____
COUNTY HEALTH DEPARTMENT

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 AUGUST, 2005, 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.

Professional Land Surveyor William R. Fehringer 5528 Date 2-10-06 Wyoming

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 10TH DAY OF FEBRUARY, 2006

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES Jan. 9, 2009
_____
NOTARY PUBLIC

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 23rd DAY OF March 2006
INSTRUMENT NO. 787843 My term of office expires January 2, 2007
_____
COUNTY CLERK

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:10,000.
2. NO PUBLIC MAINTENANCE OF ROADS.
3. NO PUBLIC WATER SYSTEM.
4. NO PUBLIC SANITARY SEWER SYSTEM.
5. PROPERTY IS LOCATED WITHIN FLOOD ZONE X.

C·E·P·I
Civil Engineering Professionals, Inc.
6080 Enterprise Drive • Casper, Wyoming 82609
(307) 266-4346 • (307) 266-8189 Fax

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA } SS

Mountain Horizon Subdivision
#1397
Instrument #787843
Recorded March 23, 2006

THE UNDERSIGNED, MICHAEL S. AND DEIDRA A. HOMANN, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND: A PARCEL OF LAND BEING A PORTION OF LOT 2, LOT 3, THE SW¼NW¼, AND ALL OF THE SE¼NW¼ OF SECTION 3, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C-W4 CORNER OF SAID SECTION 3, MONUMENTED BY AN IRON PIPE, BEING THE SOUTHWEST CORNER OF THE PARCEL AND THE POINT OF BEGINNING;

THENCE N00°26'32"E, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 1775.38 FEET TO THE NORTHWEST CORNER OF THE PARCEL LOCATED ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN INSTRUMENT #729946, MONUMENTED BY A BRASS CAP WITNESS CORNER LOCATED S00°26'32"E, A DISTANCE OF 55 FEET FROM THE ACTUAL CORNER LOCATION;

THENCE S65°50'00"E, ALONG THE SOUTH LINE OF THE PARCEL DESCRIBED IN INSTRUMENT #729946 AND THE CENTER LINE OF AN IRRIGATION DITCH, A DISTANCE OF 301.85 FEET TO A POINT MONUMENTED BY A BRASS CAP WITNESS CORNER LOCATED S36°09'00"E, A DISTANCE OF 50 FEET FROM THE ACTUAL CORNER LOCATION;

THENCE N53°51'00"E, ALONG THE SOUTH LINE OF THE PARCEL DESCRIBED IN INSTRUMENT #729946 AND THE CENTER LINE OF AN IRRIGATION DITCH, A DISTANCE OF 682.48 FEET TO A POINT MONUMENTED BY A BRASS CAP WITNESS CORNER LOCATED S36°09'00"E, A DISTANCE OF 50 FEET FROM THE ACTUAL CORNER LOCATION;

THENCE ALONG THE SOUTHEAST LINE OF THE PARCEL DESCRIBED IN INSTRUMENT #729946 AND THE CENTER LINE OF AN IRRIGATION DITCH AND A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 54°27'55", A DISTANCE OF 95.06 FEET, WITH A CHORD BEARING OF N26°36'58"E, A DISTANCE OF 91.52 FEET TO THE POINT OF TANGENCY MONUMENTED BY A BRASS CAP WITNESS CORNER LOCATED N89°22'26"E, A DISTANCE OF 10 FEET FROM THE ACTUAL CORNER LOCATION;

THENCE N00°37'00"W, ALONG THE EAST LINE OF THE PARCEL DESCRIBED IN INSTRUMENT #729946 AND THE CENTER LINE OF AN IRRIGATION DITCH, A DISTANCE OF 507.16 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID SECTION 3, MONUMENTED BY A BRASS CAP WITNESS CORNER LOCATED 33 FEET S00°37'00"E OF THE ACTUAL CORNER;

THENCE N89°32'19"E, ALONG THE NORTH LINE OF SAID SECTION 3, AND THE CENTER LINE OF ZERO ROAD, A DISTANCE OF 364.83 FEET TO A POINT MONUMENTED BY A BRASS CAP LOCATED 33 FEET S00°34'23"E OF THE ACTUAL CORNER;
THENCE S00°34'23"E, A DISTANCE OF 359.80 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N89°35'56"E, A DISTANCE OF 301.24 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N00°32'11"W, A DISTANCE OF 362.04 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID SECTION 3, MONUMENTED BY A BRASS CAP LOCATED 33 FEET S00°32'11"E OF THE ACTUAL CORNER;

THENCE N89°34'21"E, ALONG THE NORTH LINE OF SAID SECTION 3, AND THE CENTER LINE OF ZERO ROAD, A DISTANCE OF 354.92 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP LOCATED 33 FEET S00°48'55"E OF THE ACTUAL CORNER;

THENCE S00°48'55"E, ALONG THE EAST LINE OF THE PARCEL A DISTANCE OF 2598.33, TO THE SOUTHEAST CORNER OF THE PARCEL, LOCATED ON THE SOUTH LINE OF LOT 2, OF SAID SECTION 3, MONUMENTED BY A BRASS CAP;

THENCE S89°24'47"W, ALONG THE SOUTH LINE OF LOT 2 OF SAID SECTION 3, A DISTANCE OF 667.37 FEET TO THE CENTER ¼ CORNER OF SAID SECTION, MONUMENTED BY A BRASS CAP;

THENCE S89°24'47"W, ALONG THE SOUTH LINE OF LOT 3 OF SAID SECTION 3, A DISTANCE OF 1312.30 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 97.42 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 MINOR SUBDIVISION SHALL BE "MOUNTAIN HORIZON 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 PRIVATE ROADS. THERE WILL BE NO PUBLIC MAINTENANCE OF ROADS.

MICHAEL S. AND DEIDRA A. HOMANN
6715 WEST ZERO ROAD
CASPER, WYOMING 82604

_____
MICHAEL S. HOMANN

_____
DEIDRA A. HOMANN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MICHAEL S. & DEIDRA A. HOMANN THIS 2nd DAY OF March, 2006

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 3/28/06
_____
NOTARY PUBLIC

Notary Public County of Natrona State of Wyoming

MINOR PLAT OF

MOUNTAIN HORIZON SUBDIVISION

BEING A PORTION OF

LOT 2, LOT 3, SW¼NW¼ AND ALL OF THE SE¼NW¼

SECTION 3, T.33N., R.80W., 6TH P.M.

NATRONA COUNTY, WYOMING