



Prepared by Shane Surveying
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LOCATED IN W1/2 OF THE NE1/4 OF SECTION 35,
 T. 34 N., R. 80 W., 6th P.M., NATRONA COUNTY, WYOMING

O & W SIMPLE SUBDIVISION

Drawn By: JLS
 Checked By: JLS
 Date: 3/1/2021
 Rev. Date: 3/1/2021
 Job No.: 41-18-21
 SHEET: SIMPLE SUBDIVISION

NATRONA COUNTY CLERK
 3/30/2021 9:26:34 AM
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 Record Fee: SA
 Fee: \$75.00
 NC PLANNING

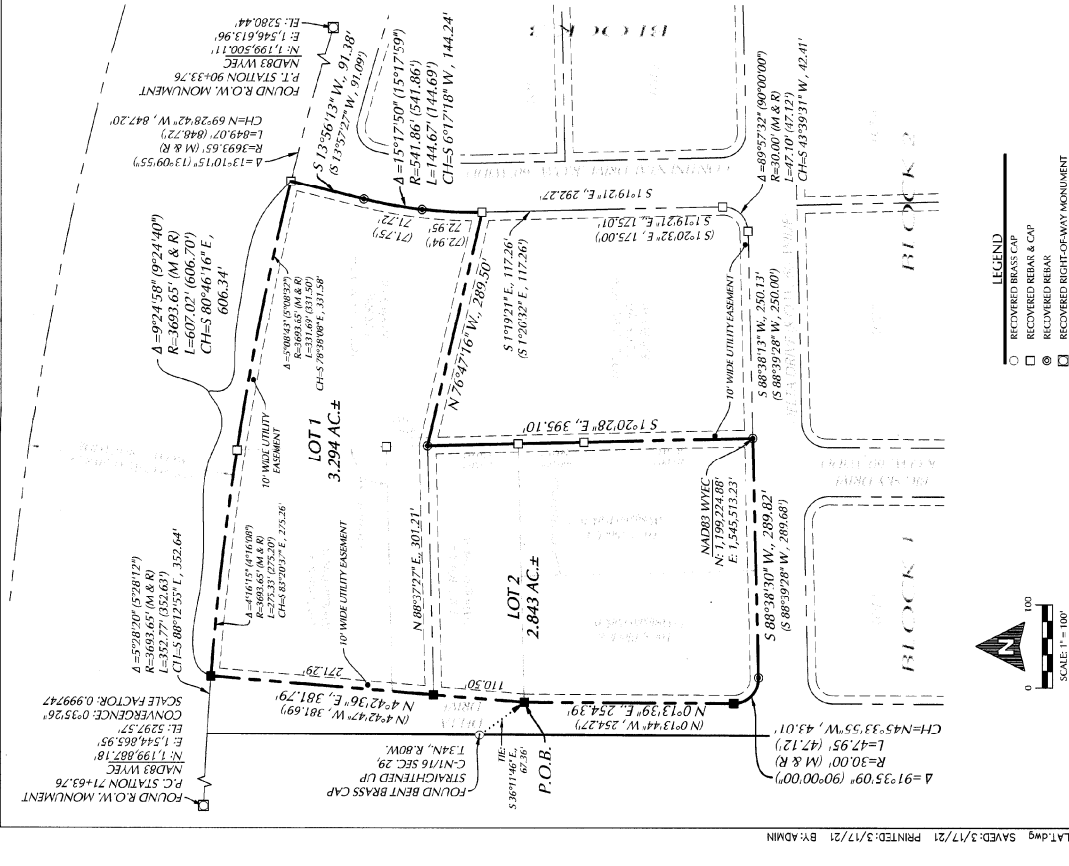
"O & W SIMPLE SUBDIVISION"

A VACATION AND REPLAT OF LOTS 1 THRU 4, INCLUSIVE, BLOCK 4,
 WESTGATE PARK IV AND LOT 1 OF 2R SIMPLE SUBDIVISION
 LOCATED IN THE W1/2 OF THE NE1/4 OF SECTION 29,
 T. 34N., R. 80 W., 6th P.M., NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION
 STATE OF WYOMING)
 COUNTY OF NATRONA) SS

OATES ENTERPRISES, LLC AND RSW INVESTMENTS, LLC, HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOREGOING SIMPLE SUBDIVISION BEING LOTS 1 THRU 4, INCLUSIVE, BLOCK 4, WESTGATE PARK IV AND LOT 1 OF 2R SIMPLE SUBDIVISION AND LOCATED IN THE W1/2 OF THE NE1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3 WHICH BEARS SOUTH 36°11'46" EAST A DISTANCE OF 67.36 FEET FROM THE CENTER NORTH-SIXTEENTH CORNER OF SAID SECTION 29 (BRASS CAP), THENCE NORTH 4°42'36" EAST A DISTANCE OF 381.79 FEET ALONG THE WEST LINE OF SAID LOTS 1 AND 2, BLOCK 4, WESTGATE PARK IV TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 4, WESTGATE PARK IV AND BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 20 AND 26 AND A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 41°11'51" WEST A DISTANCE OF 369.65 FEET, THENCE ALONG SAID RIGHT-OF-WAY LINE AND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 99°24'38" AN ARC DISTANCE OF 602.02 FEET AND WHOSE CHORD BEARS SOUTH 80°46'16" EAST A DISTANCE OF 606.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, 2R SIMPLE SUBDIVISION (1/2" IRBAR AND CAP), THENCE SOUTH 13°56'13" WEST A DISTANCE OF 91.38 FEET ALONG THE EASTERLY LINE OF SAID LOT 1, 2R SIMPLE SUBDIVISION TO A POINT OF CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 76°08'42" EAST A DISTANCE OF 541.86 FEET (1/2" IRBAR), THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, 2R SIMPLE SUBDIVISION AND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 151°75'50" AN ARC DISTANCE OF 44.67 FEET AND WHOSE CHORD BEARS SOUTH 16°17'18" WEST A DISTANCE OF 144.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, 2R SIMPLE SUBDIVISION (1/2" IRBAR), THENCE NORTH 76°42'16" WEST A DISTANCE OF 399.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, 2R SIMPLE SUBDIVISION (IRBAR & CAP), THENCE SOUTH 11°20'38" EAST A DISTANCE OF 395.10 FEET ALONG THE EASTERLY LINE OF SAID LOTS 2 AND 4 TO THE SOUTHWEST CORNER OF SAID LOT 4 (1/2" IRBAR), THENCE SOUTH 88°38'59" WEST A DISTANCE OF 289.82 FEET ALONG THE SOUTHERLY LINE OF SAID LOTS 1 AND 4 TO A POINT OF CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 17°11'51" WEST A DISTANCE OF 30.00 FEET (50# REBAR), THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 91°35'09" AN ARC DISTANCE OF 47.95 FEET AND WHOSE CHORD BEARS NORTH 4°33'55" WEST A DISTANCE OF 43.01 FEET TO A POINT, THENCE NORTH 01°11'39" EAST A DISTANCE OF 254.19 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, CONTAINING 6.137 ACRES MORE OR LESS.

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, AND SHALL BE KNOWN AS "O & W SIMPLE SUBDIVISION".



LEGEND

- RECOVERED BRASS CAP
- RECOVERED REBAR CAP
- RECOVERED REBAR
- RECOVERED RIGHT-OF-WAY MONUMENT
- SET 5# IRBAR W/ALUMINUM CAP
- SITE BOUNDARY
- LOT LINES
- EASEMENT LINES (TYP. WIDE TYP.)
- N 46°34'56" W, 257.40' MEASURED
- (N 46°34'56" W, 257.40') RECORDED

NOTES:

1. BASIS OF BEARING IS AN ASSUMED BEARING OF NORTH AS DETERMINED BY GPS (MGSR) AT 42°53'15.01421" N & 106°27'47.66135" W AND HAVE NAVD88 FOR ELEVATION DATUM.
2. ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE U.S. SURVEY FOOT.
4. PLAT CLOSURE EXCEED 1 IN 165,670.
5. THIS SIMPLE SUBDIVISION CONTAINS 6.137 ACRES MORE OR LESS.
6. THIS SIMPLE SUBDIVISION IS SUBJECT TO ALL EASEMENTS OF RECORD AT THE TIME OF PLATTING.

VICINITY MAP
 SCALE 1" = 2000'

Richard H. Oates, Jr., Managing Member of Oates Enterprises, LLC, On This Day Of 2021.
 Sully J. Oates, Managing Member of Oates Enterprises, LLC, On This Day Of 2021.
 Richard H. Oates, Jr., Managing Member of Oates Enterprises, LLC, On This Day Of 2021.
 Sully J. Oates, Managing Member of Oates Enterprises, LLC, On This Day Of 2021.
 The foregoing instrument was acknowledged before me by Richard H. Oates, Jr., Managing Member of Oates Enterprises, LLC, on this day of 2021.
 The foregoing instrument was acknowledged before me by Sully J. Oates, Managing Member of Oates Enterprises, LLC, on this day of 2021.
 Witness My Hand and Official Seal, Notary Public.
 Witness My Hand and Official Seal, Notary Public.
 The foregoing instrument was acknowledged before me by Richard S. Wheeler, Managing Member of RSW Investments, LLC, on this day of 2021.
 Witness My Hand and Official Seal, Notary Public.
 Witness My Hand and Official Seal, Notary Public.

STATE OF WYOMING)
 COUNTY OF NATRONA) SS

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

William R. Johnson, 3/1/21
 County Surveyor
 Natrona County Health Officer / Date

Professional L. Stimpert
 19746
 Date: 3/1/21
 Notary Public

CERTIFICATE OF SURVEYOR
 STATE OF WYOMING)
 COUNTY OF NATRONA) SS

I, JOSEPH L. SHANE, A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 16746, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION DURING FEBRUARY, 2021, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.