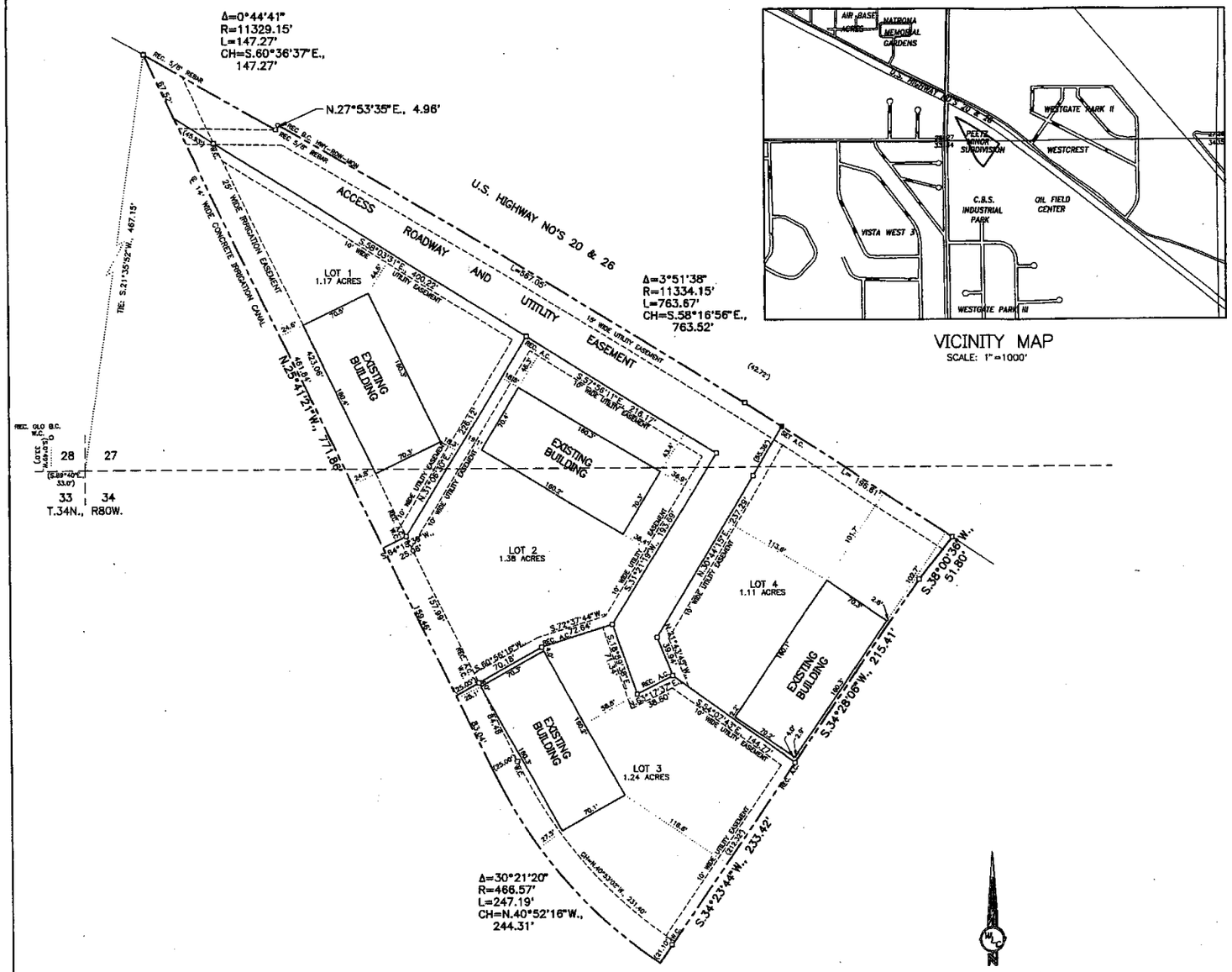
NATRONA COUNTY CLERK, WYOMING
Mary Ann Collins Recorded: RY
Sep 14, 2006 04:02:15 PM
801156
Pages: 1 Fee: $50.00
NATRONA COUNTY PLANNING

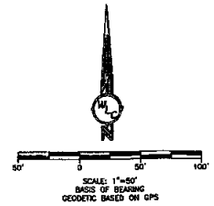
PLAT OF "PEETZ MINOR SUBDIVISION"

A SUBDIVISION OF A PORTION OF THE SW1/4SW1/4, SECTION 27 AND NW1/4NW1/4, SECTION 34, TOWNSHIP 34 NORTH, RANGE 80 WEST SIXTH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING

SCALE: 1"=50'



VICINITY MAP
SCALE: 1"=1000'



SCALE: 1"=50'
BASIS OF BEARING
GEODETIC BASED ON GPS

RECOVERED BRASS CAP CORNER ○
RECOVERED 5/8" REBAR ○
(UNLESS OTHERWISE NOTED)
SET 5/8" REBAR W/AL. CAP ■
SUBDIVISION BOUNDARY
EASEMENT

PLAT CLOSURE RATIO: 1:487,116

Survey & Plat By:
WORTHINGTON, LENHART and CARPENTER, INC.
200 Pronghorn Casper, Wyoming 82601 (307) 266-2524
W.O. No.: 12366 Date: 9/1/06 Acad Dwg.: PEETZ

CERTIFICATE OF DEDICATION

KEITH J. PEETZ, hereby state that he is the owner and proprietor of the foregoing lands located in and being a portion of the SW1/4SW1/4, Section 27 and NW1/4NW1/4, Section 34, Township 34 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the most northwesterly corner of the Parcel being described and also a point in the southerly line of U.S. Highway No.s 20 & 26 and from which point the southwest corner of of said Section 27, bears S.21°35'52"W., 467.15 feet; thence along the northerly line of said Parcel and the southerly line of said Highway and along the arc of a true curve to the right, having a radius of 11329.15 feet and through a central angle of 0°44'41", southeasterly, 147.27 feet and the chord of which bears S.60°36'37"E., 147.27 feet to a point; thence N.27°53'35"E., 4.96 feet to a point; thence along the arc of a true curve to the right, having a radius of 11334.15 feet and through a central angle of 3°51'38", southeasterly, 763.67 feet and the chord of which bears S.58°16'56"E., 763.52 feet, to the northeasterly corner of said Parcel; thence along the easterly line of said Parcel, S.38°00'36"W., 51.80 feet to a point; thence S.34°28'06"W., 215.41 feet to a point; thence S.34°23'44"W., 233.42 feet to the southeasterly corner of said Parcel and a point in and intersection with the centerline of an existing 14 feet wide concrete irrigation canal; thence along the southerly line of said Parcel and the centerline of said irrigation canal and along the arc of a true curve to the right, having a radius of 466.57 feet and through a central angle of 30°21'20", northwesterly, 247.19 feet and the chord of which bears N.40°52'16"W., 244.31 feet to a point of tangency; thence N.25°41'21"W., 771.86 feet to the Point of Beginning and containing 5.98 acres, more or less.

The MINOR 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 variable width roadway easement as shown hereon is hereby reserved as an roadway easement for purposes of access, the roadway easement shall be utilized only by the individual property owners, their invitees and guests, to gain access to their individual lots and all utility easements as shown hereon are hereby reserved for purposes of construction, operation and maintenance of underground utilities, ditches and conduits as necessary for the proper development of said subdivision.

KEITH J. PEETZ 2615
OAK DRIVE No. 1
LAKEWOOD, CO. 80215

KEITH J. PEETZ

ACKNOWLEDGEMENT

State of Colorado
County of Jefferson ss

The foregoing instrument was acknowledged before me by Keith J. Peetz this 7 day of September, 2006.

Witness my hand and official seal.

My commission expires: 3/14/2009

Notary Public

KYLE JACOBS NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 03/14/2009

APPROVAL

APPROVED: Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on the 5th day of Sept. 2006.

Attest: County Clerk

Chairman of the Board

INSPECTED AND APPROVED on this 13 day of September, 2006.

County Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 14th day of Sept. 2006 at 4:02 PM.

My term of office expires January 2, 2007

County Clerk

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
COUNTY OF NATRONA }

I, Paul R. Svenson 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 June, 2006 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.

Wyoming Registration No. 10272 L.S.

PAUL R. SVENSON 10272 REGISTERED LAND SURVEYOR WYOMING

Subscribed in my presence and sworn to before me by Paul R. Svenson this 8th day of SEPTEMBER, 2006.

My commission expires:

NOTARY PUBLIC KENNETH R. MOORE STATE OF WYOMING COUNTY OF NATRONA My Commission Expires Jan 25, 2007

Notary Public