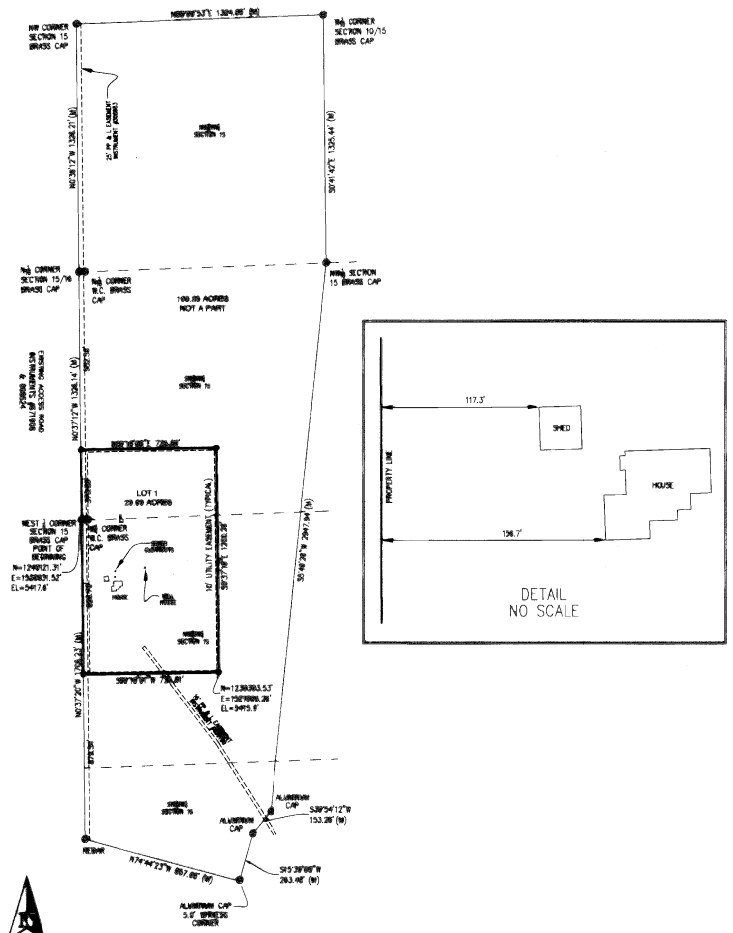
10/28/2019 3:18:34 PM NATRONA COUNTY CLERK
Pages: 1 Tracy Good Recorded: SA
1072298 Fee: $75.00 NC PLANNING



DETAIL
NO SCALE

VICINITY MAP
NO SCALE

0 300' 600'
SCALE: 1" = 300'

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

Civil Engineering Professionals, Inc.
4000 Enterprise Drive, Casper, Wy 82609
Phone: 307.266.4996 Fax: 307.266.6193
www.cepi-casper.com

CERTIFICATE OF DEDICATION

STATE OF WYOMING }SS
COUNTY OF NATRONA }

THE UNDERSIGNED, MARY M. PHILLIPS, DOES HEREBY CERTIFY THAT SHE IS THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE WITHIN THE SW¼NW¼ AND THE NW¼SW¼ OF SECTION 15, T.35N., R.81W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 15, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N00°37'12"W, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 373.58 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE N89°16'09"E, A DISTANCE OF 725.80 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE S00°37'16"E, A DISTANCE OF 1299.26 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE S89°16'09"W, A DISTANCE OF 725.81 FEET TO THE SOUTHWEST CORNER OF THE PARCEL LOCATED ON THE WEST LINE OF SAID SECTION 15, MONUMENTED BY AN ALUMINUM CAP;

THENCE N00°37'20"W, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 926.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 20.00 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 OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "PHILLIPS 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 AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT.

MARY M. PHILLIPS
P.O. BOX 3265
MILLS, WYOMING 82644
Mary M. Phillips
MARY M. PHILLIPS - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARY M. PHILLIPS, OWNER, THIS 21st DAY OF October, 2019.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3.5.20
NOTARY PUBLIC

SARA HENDT - NOTARY PUBLIC
COUNTY OF NATRONA STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 5, 2020

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:512,580.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/99.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°31'54.620", AND THE COMBINED FACTOR IS 0.9997392.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.
6. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
7. WATER PROVIDED BY THIRTY-THREE MILE IMPROVEMENT & SERVICE DISTRICT.
8. NO PUBLIC MAINTENANCE OF PUBLIC ROADS

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 FOR NATRONA COUNTY, WYOMING, AND IS THEREFORE, APPROVED FOR RECORDING.

10-24-19 — DEVELOPMENT DIRECTOR/DATE
10/22/2019 — COUNTY SURVEYOR/DATE
10/24/19 — HEALTH OFFICER/DATE

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }SS
COUNTY OF NATRONA }

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 OCTOBER, 2019, 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. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/99, CITY OF CASPER GIS SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Professional Land Surveyor
William R. Fehringer
5528
WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER
THIS 21st DAY OF OCTOBER, 2019.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3.5.20
NOTARY PUBLIC

SARA HENDT - NOTARY PUBLIC
COUNTY OF NATRONA STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 5, 2020

SIMPLE SUBDIVISION
OF A PORTION OF THE SW¼NW¼ & NW¼SW¼
SECTION 15 T.35N., R.81W., 6TH P.M.
AS
PHILLIPS SIMPLE SUBDIVISION

BEING A PORTION OF THE SW¼NW¼ & THE NW¼SW¼
SECTION 15, T.35N., R.81W., 6TH P.M.
NATRONA COUNTY WYOMING

W.O. #19-247

M:\Land 2019\Surveys\19-247 Phillips Simple Sub Survey Plats\PHILLIPS SIMPLE SUBD - Revised Bdy 10/21/2019, BM