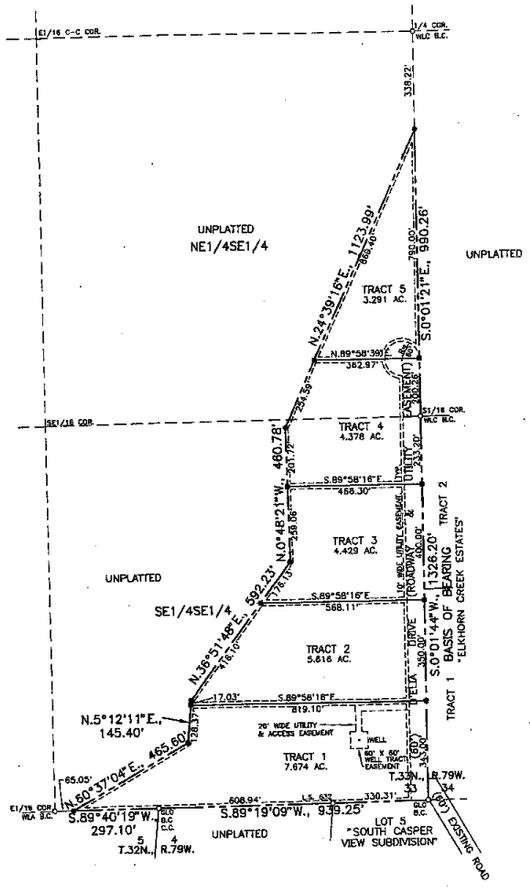
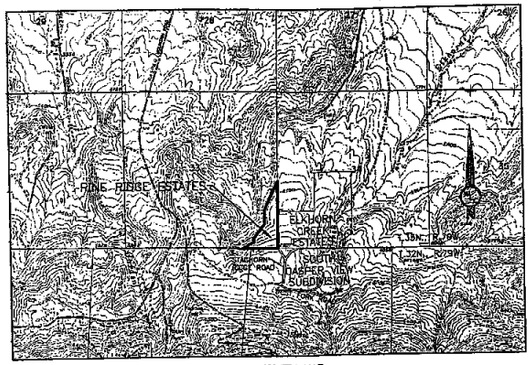
NATRONA COUNTY CLERK, WYOMING
Renea Vitto Recorded: 5K
Jun 20, 2007 03:28:37 PM
821518 Pages: 1 Fee: $58.00
RC Plotting

PLAT OF
A MINOR SUBDIVISION
"PINE RIDGE ESTATES"
A SUBDIVISION OF A PORTION OF THE E1/2SE1/4, SECTION 33 TOWNSHIP 33 NORTH, RANGE 79 WEST SIXTH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING

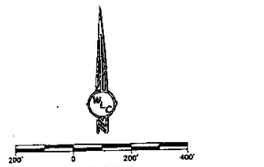
SCALE: 1"=200'



NOTICES:
1. NO PROPOSED PUBLIC SEWER OR SEWAGE DISPOSAL SYSTEM.
2. NO PROPOSED DOMESTIC WATER SOURCE.
3. NO PUBLIC MAINTENANCE OF ACCESS EASEMENT.
4. POTENTIAL PURCHASERS ARE ADVISED TO RUN LONG TERM WELL DRAW DOWN TESTS.



LOCATION & VICINITY MAP
SCALE: 1"=2000'



RECOVERED BRASS CAP CORNER
SET 3" BRASS CAP ON 3/4" X 30" REBAR
SET 5/8" REBAR W/ AL. CAP
SUBDIVISION BOUNDARY
EASEMENT

PLAT CLOSURE RATIO: 1:1,785,812

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA) ss

I, Steve M. Castle 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 September, 2002 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.

Professional Land Surveyor — Steve M. Castle — 8010 — WYOMING

Wyoming Registration No. 8010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this 7th day of June, 2007.

My commission expires: Jan 15, 2008

Notary Public

CERTIFICATE OF DEDICATION

SERGE M. D'ELIA AND LILIAN C.S.L. D'ELIA, TRUSTEES OF THE D'ELIA FAMILY TRUST UNDER DECLARATION OF TRUST DATED AUGUST 22, 1990, hereby state that they are the owners and proprietors of the foregoing lands located in and being a portion of the E1/2SE1/4, Section 33, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the southeasterly corner of the Parcel being described and also the southeasterly corner of said E1/2SE1/4, Section 33; thence along the southerly line of said Parcel and Section 33, S.89°19'09"W., 939.25 feet to a point and corner common to Section 33, Township 33 North, Range 79 West and Sections 4 and 5, Township 32 North, Range 79 West; thence continuing along the southerly line of said Parcel and the southerly line of said Section 33, S.89°40'19"W., 297.10 feet to a point and southwesterly corner of said Parcel; thence along the westerly line of said Parcel and into said E1/2SE1/4, Section 33, N.60°37'04"E., 465.60 feet to a point; thence N.5°12'11"E., 145.40 feet to a point; thence N.36°51'48"E., 592.25 feet to a point; thence N.0°48'21"W., 460.78 feet to a point; thence N.24°39'16"E., 1123.99 feet to the most northerly corner of said Parcel and a point in and intersection with the easterly line of said E1/2SE1/4, Section 33; thence along the easterly line of said Parcel and NE1/4SE1/4, Section 33, S.0°01'21"E., 990.26 feet to a point and southeasterly corner of said NE1/4SE1/4, Section 33; thence continuing along the easterly line of said Parcel and SE1/4SE1/4, Section 33, S.0°01'44"W., 1326.20 feet to the Point of Beginning and containing 25.388 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 60 feet wide roadway easement as shown hereon is hereby forever dedicated to the Public for use as a public road, subject to a reservation in the above named owners and proprietors and their successors and assigns, perpetual easements for the use of the road and easement for ingress and egress and installation and maintenance of utilities. All other easements shown hereon shall be utilized only by the individual property owners and are reserved for purposes of construction, operation and maintenance of underground utilities, ditches and conduits as necessary for the proper development of said subdivision.

The dedication of the road on this plat in no way obligates the Natrona County Commissioners to maintain such road or accept it as a county road nor does it relieve the subdivider of the obligation to construct such road according to the requirements of the terms of the Pine Ridge Estates Subdivision Improvement Agreement, witness our hands and seals this 15th day of June, 2007.

SERGE M. D'ELIA, TRUSTEE — LILIAN C.S.L. D'ELIA, TRUSTEE

ACKNOWLEDGEMENT

State of Wyoming)
County of Natrona) ss

The foregoing instrument was acknowledged before me by Serge M. D'Elia, Trustee and Lilian C.S.L. D'Elia, Trustee on this 15th day of June, 2007.

Witness my hand and official seal.

My commission expires: May 24, 2008

Notary Public — GENEE K. MILLER — NOTARY PUBLIC — STATE OF WYOMING

APPROVAL

APPROVED: Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on the 19th day of December 2006.

Attest: County Clerk — Chairman of the Board

INSPECTED AND APPROVED on this 14th day of June, 2007.

County Surveyor

INSPECTED AND APPROVED on this 13th day of June, 2006 2007.

City - County Health Department

INSPECTED AND APPROVED on this 18th day of June, 2007.

Natrona County Planner

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 20th day of June, 2007.

County Clerk

My term of office expires January 6, 2011

Survey & Plat By:
WORTHINGTON, LENHART and CARPENTER, INC.
200 Pronghorn Casper, Wyoming 82601 (307) 266-2524
W.O. No.: 11001 Date: 06-07-07 Acad Dwg.: PINERIDGFNL