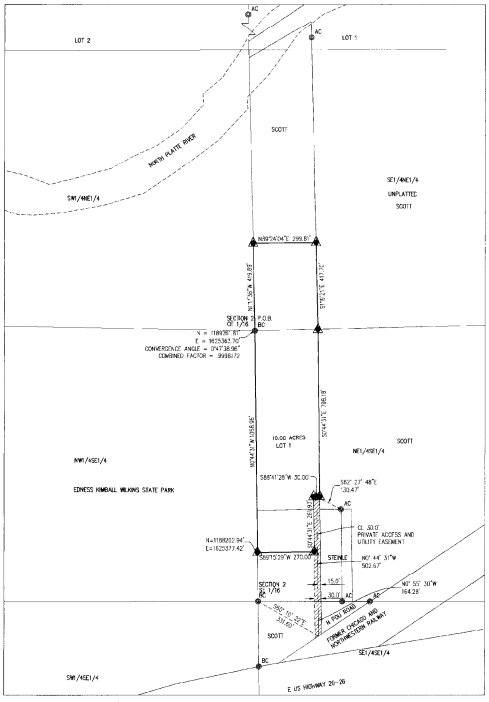


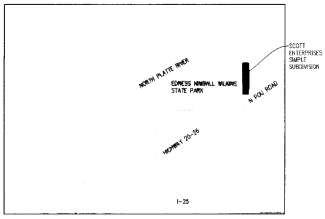
0 200' 400'

cepi

Civil Engineering Professionals, Inc
4688 Yellowstone Drive, Casper, Wy 82609
Phone 307.266.4346 Fax 307.266.6093
www.cepi-casper.com

LEGEND

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



VICINITY MAP
NO SCALE

APPROVALS

INSPECTED AND APPROVED THIS 17th DAY OF December 2020.
COUNTY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 17th DAY OF December 2020.
COUNTY TREASURER'S DEPARTMENT

INSPECTED AND APPROVED THIS 14th DAY OF December 2020.
COUNTY SURVEYOR

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:50,000.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983(2011).
3. NO PUBLIC SEWER
4. NO PUBLIC WATER
5. DISTANCES ARE GRID

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
COUNTY OF NATRONA) SS

THE UNDERSIGNED, OF SCOTT ENTERPRISES, INC.,
DO HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND: A PARCEL OF LAND SITUATE IN THE E1/2E1/2 OF SECTION 2, T.33N., R.78W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING BEING AT A FOUND BRASS CAP MARKING THE CE1/4 CORNER OF SAID SECTION 2;

THENCE N.01°57'36"W., COINCIDENT WITH THE WEST LINE OF THE E1/2E1/2 OF SAID SECTION 2, A DISTANCE OF 413.89 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND BEING DESCRIBED HEREIN;

THENCE N.89°24'04"E., A DISTANCE OF 299.81 FEET TO THE NORTHEAST CORNER;

THENCE S.01°57'36"E., A DISTANCE OF 417.70 FEET TO AN ANGLE POINT;

THENCE S.00°44'31"E., A DISTANCE OF 290.10 FEET TO AN ANGLE POINT ON THE NORTHEAST CORNER OF A 30.00 FOOT ACCESS EASEMENT;

THENCE S.89°41'26"W., CONCIDENT WITH THE NORTH LINE OF SAID 30.00 FOOT ACCESS EASEMENT, A DISTANCE OF 30 FEET TO AN ANGLE POINT BEING THE NORTHWEST CORNER OF SAID ACCESS EASEMENT;

THENCE S.00°44'31"E., CONCIDENT WITH THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 261.63 FEET TO THE SOUTHEAST CORNER;

THENCE S.89°15'29"W., A DISTANCE OF 270.00 FEET TO THE SOUTHWEST CORNER, SAID POINT BEING ON THE WEST LINE OF THE E1/2E1/2 OF SAID SECTION 2;

THENCE N.00°44'31"W., CONCIDENT WITH THE WEST LINE OF THE E1/2E1/2 OF SAID SECTION 2, A DISTANCE OF 1058.98 FFET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND AS DESCRIBED ABOVE CONTAINS 10.00 ACRES, AND IS SUBJECT TO ANY EXISTING 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 "SCOTT ENTERPRISES SIMPLE SUBDIVISION" AND THE OWNER 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 EASEMENT" AS SHOWN ON THIS PLAT. THE ACCESS EASEMENT IS FOR PRIVATE USE OF LOT 1 AND JOE SCOTT ENTERPRISES, INC. THEIR ASSIGNS, SUCCESSORS AND HEIRS.
ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

JOE SCOTT ENTERPRISES, INC.
P.O. BOX 2583
CASPER, WYOMING 82602

JOSEPH A. SCOTT - PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOSEPH J. SCOTT AS PRESIDENT OF JOE SCOTT ENTERPRISES, INC.
THIS 8th DAY OF December 2020.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3/09/24
NOTARY PUBLIC

WILLIAM K. STRAUSS - NOTARY PUBLIC
COUNTY OF NATRONA STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 09, 2024

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA) SS

I, BRADLEY D. NEUMILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 13835, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2020, 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. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Registered Land Surveyor
13835
Bradley D. Neumiller
12-15-2020
Wyoming

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRADLEY D. NEUMILLER
THIS 15 DAY OF December 2020.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 5-29-24
NOTARY PUBLIC

KARA HERRED
NOTARY PUBLIC - WYOMING
Natrona County
My Commission Expires May 29, 2024

PLAT OF
10.0 ACRES
OWNED BY JOE SCOTT ENTERPRISES, INC.
AS
SCOTT ENTERPRISES SIMPLE SUBDIVISION

AN ADDITION TO THE COUNTY OF NATRONA, WYOMING
BEING A PORTION OF THE E1/2E1/2 OF SECTION 2 T.33N., R.78W., 6TH P.M. NATRONA COUNTY, WYOMING

12/17/2020 2:15:17 PM NATRONA COUNTY CLERK
Pages: 1 Tracy Good
1094665 Deputy KB
Fee: $ 25.00
NC PLANNING

M:\Land 4000\Surveying\JOC 237 Steve Shank\Survey Plat\SCOTT ENTERPRISES SUBDIVISION.dwg, 12/9/2020, Survey