CERTIFICATE OF DEDICATION

THE UNDERSIGNED, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND.

A parcel of land being a portion of the NW1/4 NE1/4 of Section 33 T.30N., R.83W., 6th P.M., Natrona County, Wyoming, being more particularly described by metes and bounds as follows.

Commencing at a found brass cap marking the N1/4 corner of said Section 33, said point being the Point of Beginning of this legal description and the northwest corner of the parcel of land being described herein;

Thence S.89°05'31"E., along the north line of said Section 33 and along the north line of this parcel of land, 1325.09 feet to a found brass cap marking the E1/16 corner common to said Section 33 and Section 28, said point being the northeast corner of this parcel of land;

Thence S.00°15'58"E., along the north-south centerline of the NE 1/4 of said Section 33 and along the east line of this parcel of land, 668.13 feet to a found aluminum cap marking the C N-NE 1/64 corner of said Section 33;

Thence S.00°15'20"E., continuing along said north-south centerline and along the east line of this parcel of land, 522.70 feet to a found aluminum cap marking the northeast corner of a 1.41 acre parcel as described as Parcel No. 1 on Exhibit 'A' on page 11 of 12 in Instrument No. 715869 recorded in the office of the Clerk of Natrona County, Wyoming;

Thence N.88°57 54"W., along the north line of said 1 41 acre parcel, 419.21 feet to a point;

Thence N.39°33'23"W., along the northeasterly line of a 25 foot wide parcel as described as Easement No. 1 on Exibit 'A' on page 9 of 12 in Instrument No. 715869 recorded in the office of the Clerk of Natrona County, Wyoming, 163.35 feet to a point in the northeasterly line of a 0.92 acre parcel as described as Parcel No. 2 on Exhibit 'A' on page 11 of 12 in Instrument No. 715869 recorded in the office of the Clerk of Natrona County, Wyoming;

Thence S.22°10'31"E., along the northeasterly line of said 0.92 acre parcel, 41.84 feet to the most easterly corner thereof;

Thence S.67°49'29"W., along the southeasterly line of said 0.92 acre parcel 13.10 feet to the point of intersection of the southwesterly line of said 25 foot wide parcel;

Thence S.39°33'23"E., along the southewesterly line of said 25 foot wide parcel, 149.01 feet to a point in the westerly line of said 1.41 acre parcel;

Thence S.00°17'32"E., along the west line of said 1.41 acre parcel, 112.33 feet to a found aluminum cap marking the southwest corner of said tract;

Thence N.88°58'18"W., along the south line of the NW1/4 NE1/4 of said Section 33 and along the south line of this parcel of land, 898.11 feet to a found brass cap marking the C-N1/16 corner of said Section 33, said point being the southwest corner of this parcel of land;

Thence N.00°21'39"W., along the north-south centerline of said Section 33 and along the west line of this parcel of land, 667.74 feet to a found aluminum cap marking the C-N-N 1/64 corner of said Section 33;

Thence N.00°21'24"W., continuing along said north-south centerline and along the west line of this parcel of land, 665.46 feet to the Point of Beginning.

The above described parcel of land contains 39.06 acres, 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 OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "SOUTH ESTATES 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 UTILITY EASEMENTS DEDICATED HEREIN, BEING 10.00 FEET ADJACENT TO EACH LOT LINE SHOWN ON THIS PLAT. ALL ROADS AND STREETS ARE HEREBY DEDICATED TO THE PUBLIC AND PRIVATE UTILITY COMPANIES FOR USE AS WELL.

Charles M Peak
CHARLES M. PEAK, PERSONALLY AND AS ATTORNEY IN FACT FOR C.L. PHILLIPS AND WILLIAM O'BRIEN, OWNERS AND SUBDIVIDERS OF SOUTH ESTATES SUBDIVISION.

Linda J Peak
LINDA J. PEAK, OWNER AND SUBDIVIDER OF SOUTH ESTATES SUBDIVISION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES M PEAK (OWNER) AND LINDA J PEAK (OWNER), THIS 6th DAY OF January, 2010

and attorney in fact for C.L. Phillips and William O'Brien

NOTARY PUBLIC
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 9-21-11

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING BY RESOLUTION DULY PASSED THIS 2 DAY OF December, 2009

ATTEST: Renea Vitto by Tracy Hood Chief Deputy County Clerk
COUNTY CLERK

BOARD CHAIRMAN

INSPECTED AND APPROVED THIS 7TH DAY OF January, 2010.

COUNTY PLANNER

INSPECTED AND APPROVED THIS 7th DAY OF January, 2010

COUNTY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 12 DAY OF January, 2010

INSTRUMENT NO. 882300

Renea Vitto by Tracy Hood Chief Deputy County Clerk
COUNTY CLERK

Term of office expires: January 6, 2011

CERTIFICATE OF SURVEYOR

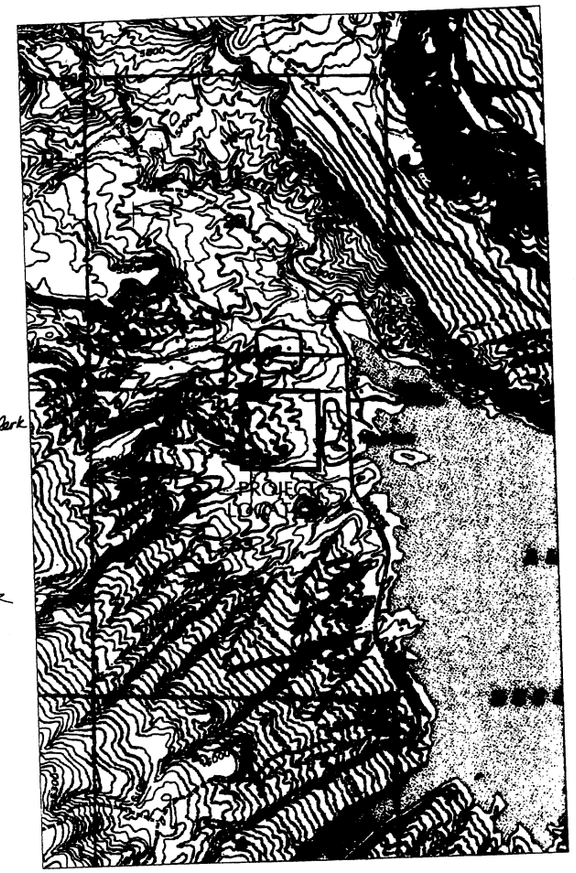
STATE OF WYOMING }
COUNTY OF NATRONA } ss

I, BENJAMIN J. REENDERS, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 12376, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN MARCH 2009, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.

Professional Land Surveyor 12376 BENJAMIN J. REENDERS WYOMING 21-06-10

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BENJAMIN J. REENDERS THIS 5th DAY OF January, 2010.

Kimberly A. Shimer
NOTARY PUBLIC
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES June 8, 2013



VICINITY MAP - 1" = 1000'

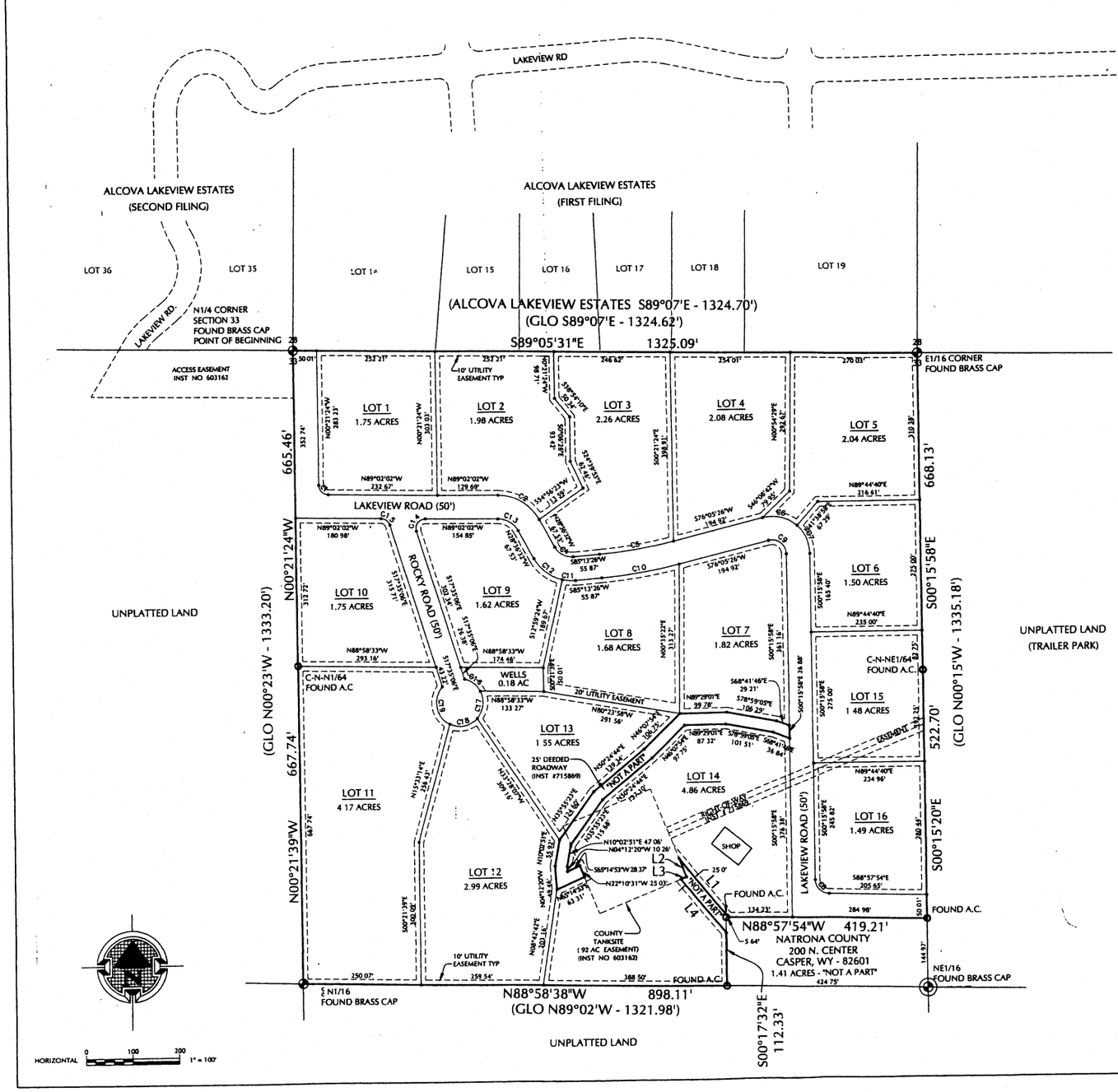
NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: KB
Jan 12, 2010 04:08:07 PM
Pages: 2 Fee: $50.00
CHARLIE PEAK
882300

REGISTERED ENGINEER: BARRY VENN
DESIGNER: BARRY VENN
REGISTERED SURVEYOR: BENJAMIN REENDERS

REGISTERED ENGINEER: SHAWN ARNOLDI
DESIGNER: KEITH KOLAR

CHOICE ENGINEERING SERVICES
609 CONSULTING, LLC
5830 East 2nd Street
Casper, Wyoming 82609
Phone: 307-473-8184
Fax #: 307-265-4672

FINAL PLAT
OF
SOUTH ESTATES SUBDIVISION
PART OF THE NW1/4 NE1/4 SECTION 33
T.30N., R.83W., 6TH P.M.
NATRONA COUNTY, WYOMING
W.O. 09-16 AUGUST, 2009



NOTES

1. 10 FOOT UTILITY EASEMENTS ARE DEDICATED HEREIN AS SHOWN ON THIS PLAT, UNLESS OTHERWISE CALLED OUT AS A DIFFERENT WIDTH
2. PROPOSED ZONING IS URBAN RESIDENTIAL (UR)
3. NO PUBLIC MAINTENANCE OF ROADS - NATRONA COUNTY NOT RESPONSIBLE FOR MAINTENANCE OF SUBDIVISION ROADS
4. WATER SOURCE FOR SOUTH ESTATES ARE TWO PUBLIC WATER SUPPLY WELLS AND A COMMUNITY WATER SYSTEM
5. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. ENHANCED SEPTIC SYSTEMS ARE REQUIRED INDIVIDUAL HOME/LOT OWNERS MUST HIRE A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WYOMING TO OBTAIN A PERMIT TO CONSTRUCT FROM THE NATRONA COUNTY HEALTH DEPARTMENT TO AUTHORIZE THE CONSTRUCTION OF AN ENHANCED SEPTIC SYSTEM WITH LEACH FIELD EACH ENHANCED SEPTIC SYSTEM MUST CONTINUALLY ACHIEVE THE FOLLOWING MINIMUM TREATMENT STANDARDS AS REQUIRED BY CHAPTER 23, SECTION 7(D)(VIII)(C) OF THE WYOMING WATER QUALITY RULES AND REGULATIONS PRIOR TO SUBSURFACE DISCHARGE FECAL COLIFORM <800 COLONIES/100ML (MAXIMUM 30 DAY GEOMETRIC MEAN), AND TOTAL KJELDAHL NITROGEN <25 MG/L (MAXIMUM 30 DAY AVERAGE)
6. MAINTENANCE AND UPKEEP OF DRAINAGE WAYS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER FENCES, WALLS, OR FOOTINGS THAT WOULD IMPEDE DRAINAGE FLOWS WITHIN THOSE DRAINAGE WAYS AND REGRADING OF DRAINAGE WAYS SHALL NOT PERMITTED
7. ERROR OF CLOSURE IS 1 1,930,773
8. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983

SURVEY CORNER SET LEGEND

- INDIVIDUAL LOT CORNERS MONUMENTED WITH A 5/8" REBAR AND WITH ALUMINUM CAP STAMPED "PLS 12376"

SURVEY CORNER LEGEND

- BRASS CAP FOUND
- ALUMINUM CAP FOUND
- LOT CORNER SET THIS SURVEY

(N89°44'40"E - 216.61') RECORD BEARING AND DISTANCE
N89°44'40"E - 216.61' MEASURED BEARING AND DISTANCE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD B	CHORD L
C1	30.85'	20.00'	88°40'38"	S44°41'43"E	27.98'
C2	105.46'	100.00'	60°25'30"	N58°49'17"W	100.64'
C3	-	-	-	-	-
C4	48.19'	40.00'	66°10'01"	S81°41'33"E	45.57'
C5	158.41'	1000.00'	9°04'90"	N80°39'28"E	158.24'
C6	77.57'	80.00'	55°33'32"	N76°07'48"W	74.57'
C7	67.14'	80.00'	48°05'04"	N24°18'30"W	65.19'
C8	48.44'	30.00'	88°41'58"	S44°36'58"E	41.94'
C9	54.27'	30.00'	103°36'36"	N52°06'18"W	47.17'
C10	167.38'	1050.00'	9°08'00"	N80°39'28"E	167.20'
C11	27.91'	90.00'	17°45'57"	S85°53'59"E	27.79'
C12	78.03'	90.00'	48°74'04"	S52°48'34"E	73.79'
C13	52.75'	50.00'	60°25'30"	N58°48'17"W	50.32'
C14	37.88'	20.00'	108°33'04"	S38°41'28"W	32.47'
C15	24.94'	20.00'	71°26'56"	N53°18'34"W	23.38'
C16	43.55'	50.00'	48°54'15"	N52°37'58"W	42.19'
C17	60.95'	50.00'	69°50'48"	N07°14'33"E	57.25'
C18	84.50'	50.00'	73°54'42"	N79°07'18"E	80.12'
C19	92.80'	50.00'	106°20'15"	S19°45'14"E	80.04'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 38°33'23" W	163.35
L2	S 22°01'31" E	41.84
L3	S 87°49'28" W	13.10
L4	S 39°33'23" E	149.01

NATRONA COUNTY CLERK, WY
Renea Yates Recorded As
JUN 12, 2010 04:08:07 PM
Pages: 2 of 2 Fee: 908 00
Clerk, Ex Pam
882300

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NATRONA COUNTY, WYOMING
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SHEET 2 OF 2

REGISTERED ENGINEER BARRY VENN
DESIGNER BARRY VENN
REGISTERED SURVEYOR BENJAMIN REENDERS
609 CONSULTING, LLC
5830 East 2nd Street
Casper, Wyoming 82609
Phone 307-473-8164
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