SOUTH PARK ESTATES #1983

Recorded February 5, 2003
Instrument #709516

#709516
BOOK 995
RECORDED IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING
FEB 05 2003 7:44
200 FEB 5 AM 11 02

#1983

PLAT OF
" SOUTH PARK ESTATES "

A SUBDIVISION OF THE SOUTH PARK MAJOR LAND DIVISION BEING A SUDIVISION OF ALL OF SECTION 1, THE N/2 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 78 WEST AND THE W/2 AND THE W/2 OF THE E/2 OF SECTION 6, THE NW/4 AND THE W/2 OF THE NE/4 OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

SAGEBRUSH LAND MANAGEMENT F.L.L.C., COREY L. FISCHER, STACEY L. FISCHER, RODNEY D. FISCHER AND SHANNON N. A. FISCHER HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE FOREGOING LAND LOCATED IN THE WEST HALF AND THE WEST HALF OF THE EAST HALF OF SECTION 6, THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 77 WEST AND ALL OF SECTION 1 AND THE NORTH HALF OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1, THENCE NORTH 89°32'06" EAST A DISTANCE OF 2617.46 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1, THENCE NORTH 89°31'15" EAST A DISTANCE OF 2613.83 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1, THENCE NORTH 89°43'05" EAST A DISTANCE OF 2537.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 89°43'56" EAST A DISTANCE OF 1307.92 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, THENCE SOUTH 0°09'29" EAST A DISTANCE OF 2614.90 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, THENCE SOUTH 0°09'28" EAST A DISTANCE OF 2636.49 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, THENCE SOUTH 0°27'32" EAST A DISTANCE OF 2642.38 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, THENCE SOUTH 89°04'06" WEST A DISTANCE OF 3849.32 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 7, THENCE SOUTH 89°44'40" WEST A DISTANCE OF 2611.48 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 12, THENCE SOUTH 89°44'39" WEST A DISTANCE OF 2612.10 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12, THENCE NORTH 0°20'40" WEST A DISTANCE OF 2635.16 FEET TO THE NORTHWEST CORNER OF SAID SECTION 12, THENCE NORTH 0°15'40" WEST A DISTANCE OF 5282.83 FEET TO THE POINT OF BEGINNING, CONTAINING 1649.897 ACRES MORE OR LESS.

IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED AND UNDERSIGNED OWNERS AND PROPRIETORS OF SAID LANDS. THAT THE NAME OF SAID LAND DIVISION SHALL BE " SOUTH PARK ESTATES ", AND THAT SAID OWNERS AND PROPRIETORS DO HEREBY WAIVE AND RELINQUISH ALL RIGHTS GRANTED UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING. ALSO, THE FOREGOING " SOUTH PARK ESTATES ", AS IT APPEARS ON THIS PLAT IS AND SHALL BE SUBJECT TO THE COVENANTS AND RESTRICTIONS HERETO ANNEXED AS ~~EXHIBIT~~ Instrument No: 699242, recorded 8-29-02

SAGEBRUSH LAND MANAGEMENT F.L.L.C.
BY JON C. NICOLAYSEN

COREY L. FISCHER: Corey L. Fischer
STACEY L. FISCHER: Stacey L. Fischer
RODNEY D. FISCHER: Rodney D. Fischer
SHANNON N.A. FISCHER: Shannon N.A. Fischer

ACKNOWLEDGMENTS
STATE OF WYOMING) SS
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JON C. NICOLAYSEN ON THIS 30th DAY OF December, 2002.
WITNESS MY HAND AND NOTARIAL SEAL.
MY COMMISSION EXPIRES ON Jan 23, 2006
NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY COREY L. FISCHER AND STACEY L. FISCHER ON THIS 2nd DAY OF January, 2003
WITNESS MY HAND AND NOTARIAL SEAL.
MY COMMISSION EXPIRES ON Jan 23, 2006
NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RODNEY D. FISCHER AND SHANNON N.A. FISCHER ON THIS 30th DAY OF December, 2002.
WITNESS MY HAND AND NOTARIAL SEAL.
MY COMMISSION EXPIRES ON Jan 23, 2006
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR
STATE OF WYOMING) SS
COUNTY OF NATRONA)

KNOW ALL MEN BY THESE PRESENTS: THAT I, DANIEL A. SIEK, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND MADE BY ME DURING THE MONTHS OF APRIL THROUGH NOV., 2002 AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF NATRONA COUNTY.

Professional Land Surveyor DANIEL A. SIEK 2057 WYOMING 12-17-02

ACKNOWLEDGMENTS
STATE OF WYOMING) SS
COUNTY OF NATRONA)

SUBSCRIBED IN MY PRESENCE AND SWORN TO BEFORE ME BY DANIEL A. SIEK ON THIS 27th DAY OF December, 2002.
MY COMMISSION EXPIRES ON 6/14/2004
NOTARY PUBLIC

NOTARY PUBLIC BECKY JO CROSS COUNTY OF NATRONA STATE OF WYOMING

APPROVAL:

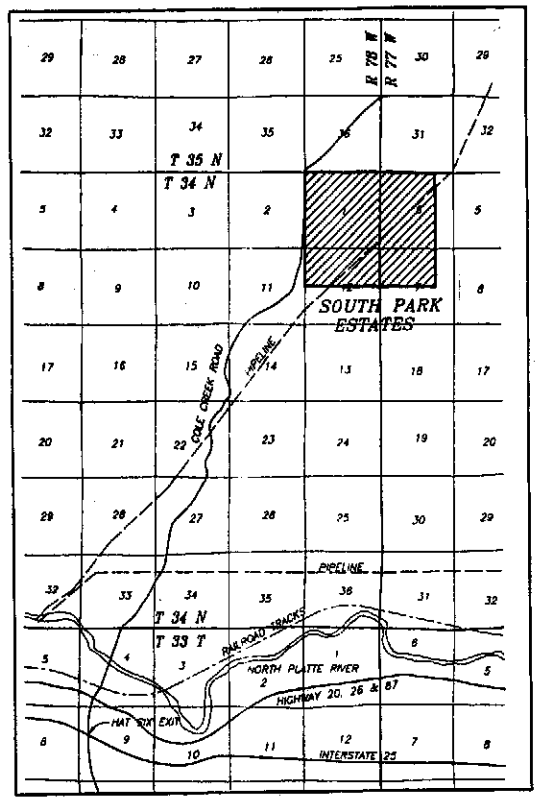
APPROVED: BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING BY RESOLUTION DULY
PASSED ON THIS 17th DAY OF December, 2002.
ATTEST: COUNTY CLERK
My term of office expires January 2, 2007
CHAIRMAN OF THE BOARD

APPROVAL:

I, DO HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REGULATIONS FOR NATRONA COUNTY, WYOMING AND IS THEREFORE APPROVED FOR RECORDING.
COUNTY SURVEYOR/DATE 1-21-03
NATRONA COUNTY HEALTH OFFICER / DATE 1/21/03

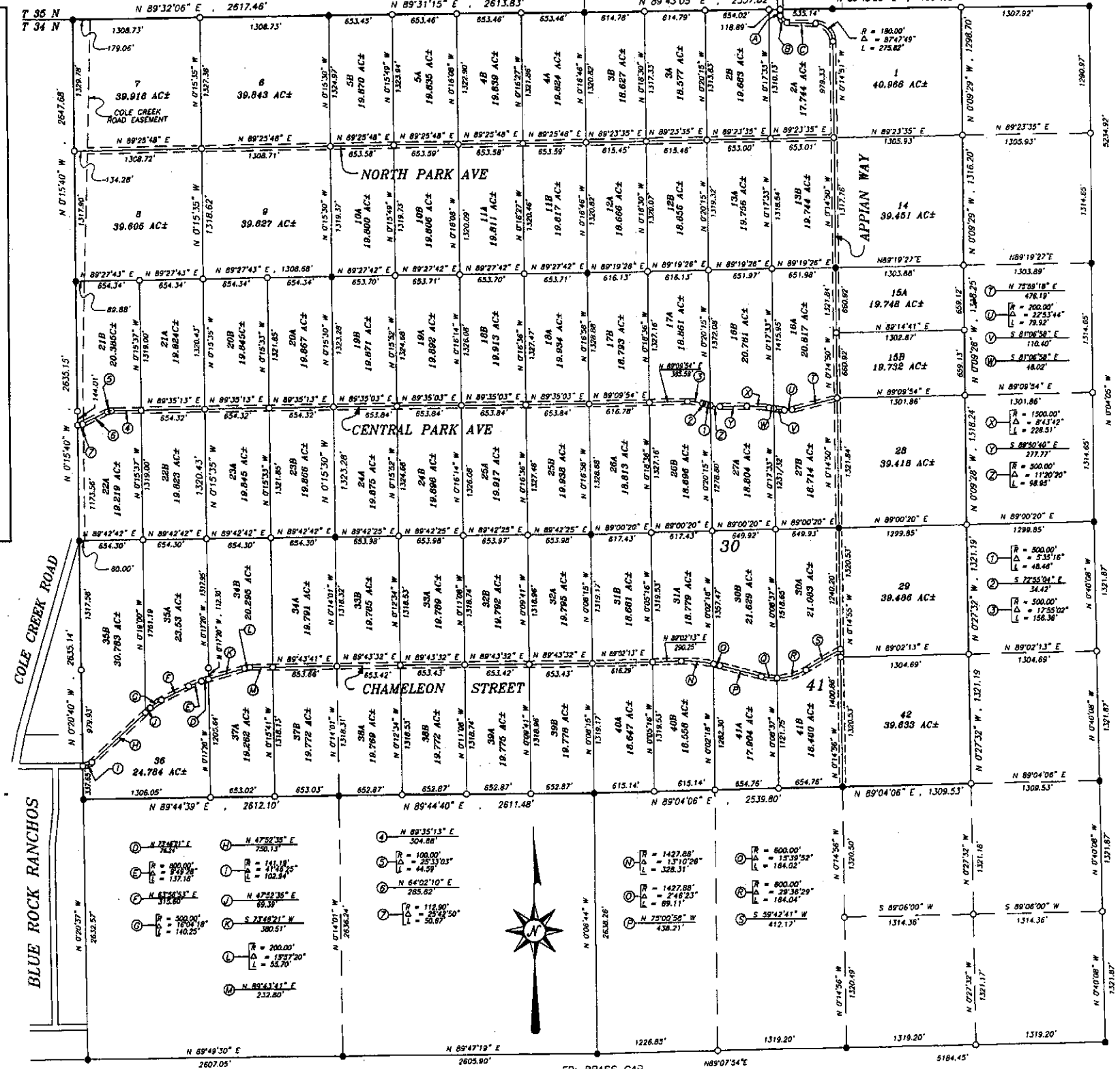
FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING ON THE 5th DAY OF February, 2003

PREPARED BY SIEK SURVEYING SERVICE, CASPER, WYOMING, 307-266-6829 JOB NO. 11-02.



LOCATION INSET
SCALE: 1" = 6000'

SCALE: 1"=600'
0' 1000' 1500'



NOTES:

- ● = FOUND OR SET BRASS CAP MONUMENT.
- ○ = SET REBAR AND CAP THIS SURVEY.
- " NO PROPOSED PUBLIC WATER, SEWER OR SEWAGE DISPOSAL SYSTEM. "
- " NO PROPOSED COUNTY MAINTENANCE OF STREETS OR ROADS. "
- " THE NATRONA COUNTY COMMISSIONERS SHALL HAVE THE SUBSEQUENT RIGHT TO MAKE ANY OR ALL ACCESS ROAD RIGHTS OF WAY INTO COUNTY ROADS. "
- " OWNER DOES HEREBY DEDICATE A 10' EASEMENT ALONG THE INTERIOR OF ALL LOT LINES AND EXTERIOR OF ALL ACCESS EASEMENTS FOR THE PURPOSES OF CONSTRUCTION AND LOCATION OF UTILITIES. "
- " ALL ACCESS EASEMENTS SHALL BE 60' WIDE (30' ON EACH SIDE OF LOT LINE) UNLESS OTHERWISE NOTED ON THE PLAT. "
- " THIS SUBDIVISION IS SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RESTRICTIONS OF RECORD. "
- " ERROR OF CLOSURE ON THIS PLAT EXCEEDS 1 : 100,000 "
- " TOTAL NUMBER OF LOTS IN THIS SUBDIVISION ARE 74 "

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

Compliments of:
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