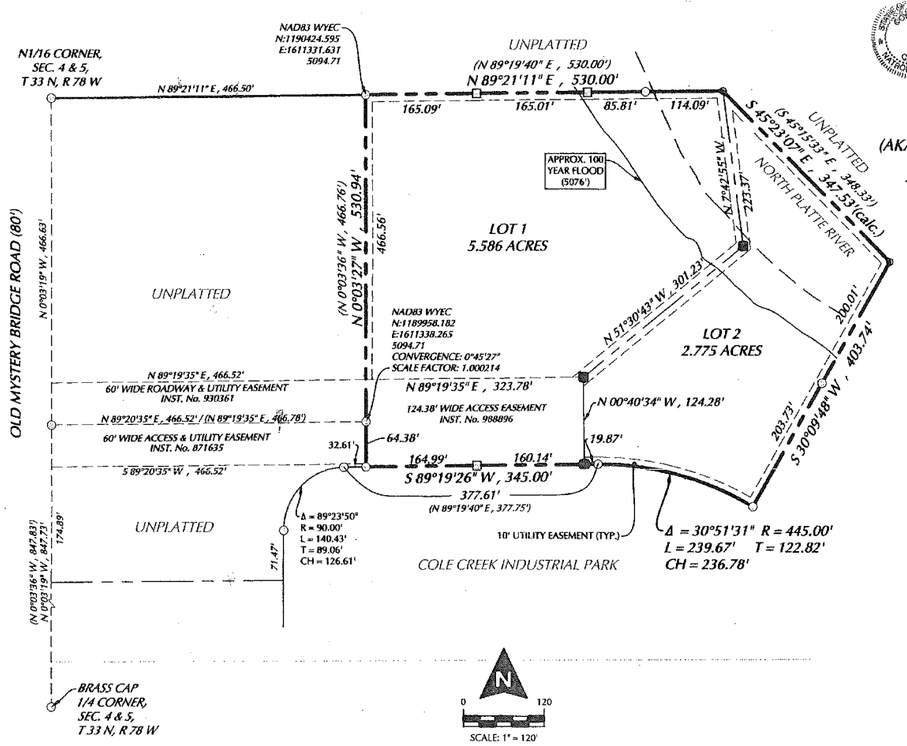


THIS INSTRUMENT WAS FILED FOR THE RECORD ON THIS 1st DAY OF June, 2015 AT 08:20:30 AM AND WAS DULY RECORDED IN INSTRUMENT NO. 992930

My term of office expires January 7, 2019

NATRONA COUNTY CLERK

992930

NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: GC
Jun 1, 2015 08:20:30 AM
Pages: 1 Fee: $75.00
NATRONA COUNTY PLANNING

"SOWERS SIMPLE SUBDIVISION"

A SIMPLE SUBDIVISION OF ALL THAT PART OF THESW/4 OF THE NW/4, SECTION 4, (AKA VACATED COLE CREEK INDUSTRIAL PARK, LOTS 5-12 A VACATED SUBDIVISION IN NATRONA COUNTY) TOWNSHIP 33 NORTH, RANGE 78 WEST, 6TH. P.M., NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
COUNTY OF NATRONA) SS

DAVID A. SOWERS, TRUSTEE OF THE DAVID A. SOWERS LIVING TRUST, DATED MAY 7, 1993, DOES HEREBY CERTIFY THAT HE IS THE OWNER AND PROPRIETOR OF THE FOREGOING SIMPLE SUBDIVISION LOCATED IN AND BEING ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, (ALSO KNOWN AS VACATED COLE CREEK INDUSTRIAL PARK, LOTS 5-12, A VACATED SUBDIVISION IN NATRONA COUNTY) TOWNSHIP 33 NORTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4 WHICH BEARS NORTH 89°21'11" EAST A DISTANCE OF 466.50 FEET FROM THE NORTH SIXTEENTH CORNER OF SAID SECTIONS 4 AND 5, TOWNSHIP 33 NORTH, RANGE 78 WEST, THENCE NORTH 89°21'11" EAST A DISTANCE OF 530.00 FEET TO A POINT IN THE NORTH PLATTE RIVER, THENCE SOUTH 45°23'07" EAST A DISTANCE OF 347.53 FEET TO A POINT IN THE NORTH PLATTE RIVER, THENCE SOUTH 30°09'48" WEST A DISTANCE OF 403.74 FEET TO A POINT ON A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 30°10'57" WEST A DISTANCE OF 445.00 FEET, THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°51'31" AN ARC DISTANCE OF 239.67 FEET TO A POINT, THENCE SOUTH 89°19'26" WEST A DISTANCE OF 345.00 FEET TO A POINT, THENCE NORTH 0°03'27" WEST A DISTANCE OF 530.94 FEET TO THE POINT OF BEGINNING, CONTAINING 8.361 ACRES MORE OR LESS.

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 SIMPLE SUBDIVISION SHALL BE "SOWERS 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, LINE, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER, ALONG AND ACROSS THE STRIPS OF LAND MARKED AS UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

David A. Sowers

DAVID A. SOWERS, TRUSTEE OF THE DAVID A. SOWERS LIVING TRUST, DATED MAY 7, 1993

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID A. SOWERS, TRUSTEE OF THE DAVID A. SOWERS LIVING TRUST, DATED MAY 7, 1993 ON THIS 27th DAY OF May, 2015.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 9-21-15. Peggy Johnson NOTARY PUBLIC

NOTARY PUBLIC PEGGY JOHNSON STATE OF WYOMING COUNTY OF NATRONA My Commission Expires Sept 21, 2015

APPROVALS

INSPECTED AND APPROVED ON THIS 28 DAY OF May, 2015. Jason Hutton COUNTY PLANNER

INSPECTED AND APPROVED ON THIS 6 DAY OF May, 2015. William R. Schlinger COUNTY SURVEYOR

INSPECTED AND APPROVED ON THIS 20 DAY OF May, 2015. Kelly N. Weidinger for Dr. Mark Dowell 5/20/15 NATRONA COUNTY HEALTH OFFICER

INSPECTED AND APPROVED ON THIS 15 DAY OF May, 2015. Phillip A. Hinds MAYOR OF THE TOWN OF EVANSVILLE

CERTIFICATE OF SURVEYOR

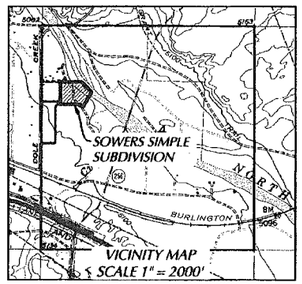
STATE OF WYOMING)
COUNTY OF NATRONA) SS

I, DANIEL A. SIEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE No. 2097, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION DURING FEBRUARY, 2015, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.

Professional Land Surveyor DANIEL A. SIEK 2097 WYOMING Date 5/4/2015

LEGEND

- RECOVERED BRASS CAP
- RECOVERED ALUMINUM CAP
- SET 3/4" REBAR W/ALUMINUM CAP
- PROJECTION
- SITE BOUNDARY
- LOT LINES
- EASEMENT LINES
- N 46°34'56" W, 257.40' MEASURED
- (N 46°34'56" W, 257.40') RECORD



NOTES:

1. BASIS OF BEARING IS TRUE NORTH AS DETERMINED BY GPS AT THE W/4 CORNER OF SECTION 4, T 33 N, R 78 W.
2. ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
3. SUBDIVISION IS TO BE ZONED SR-1.
4. PLAT CLOSURE EXCEEDS 1 IN 584,000.
5. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
6. PUBLIC WATER SUPPLY BY THE TOWN OF EVANSVILLE (PENDING).
7. NO PUBLIC MAINTENANCE OF ROADS - NATRONA COUNTY NOT RESPONSIBLE FOR MAINTENANCE OF ADDITIONAL ROADS.
8. TOTAL NUMBER OF LOTS IN SIMPLE SUBDIVISION IS 2.
9. TOTAL ACREAGE OF THIS SIMPLE SUBDIVISION IS 8.361 ACRES±.
10. A 10.00 FOOT UTILITY EASEMENT IS RESERVED ALONG THE INTERIOR OF ALL LOTS.

Prepared by Siek Surveying Service
600 E. 29th St. / Casper, WY 82602
PH: (307)266-6829 / FAX: (307)472-4502

"SOWERS SIMPLE SUBDIVISION"
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Drawn By:	DAS
Checked By:	JLS
Date:	3/30/2015
Rev. Date:	5/1/2015
Job No.:	8-15
SHEET:	SIMPLE SUBDIVISION

Z:\SIEK-SURVEYING\CIVIL_2015\8-15\DWG\PLAT\8-15_PLAT.dwg SAVED: 5/4/15 PRINTED: 5/4/15 BY: JOE