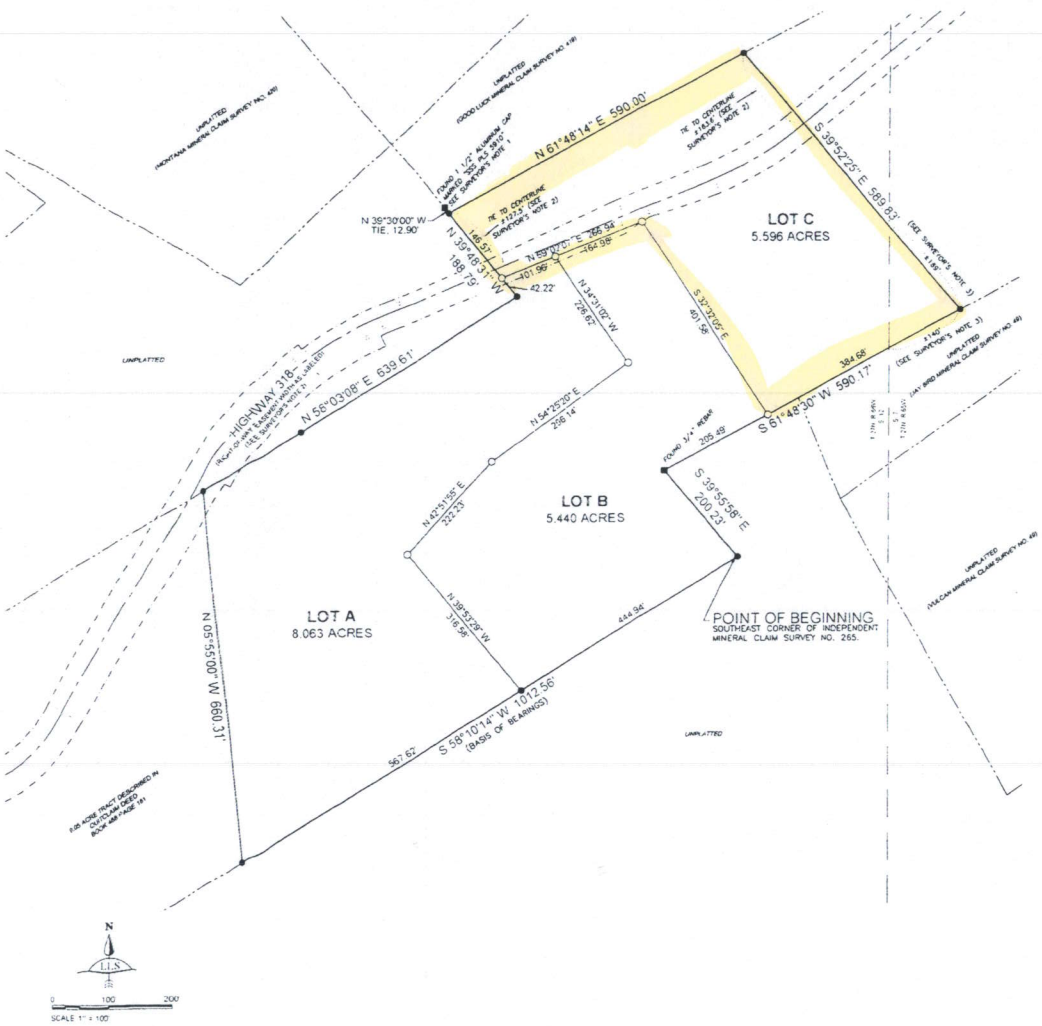

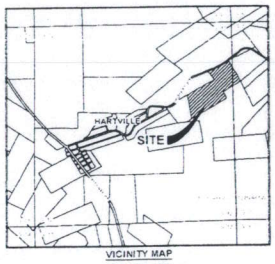

VICINITY MAP
SCALE 1" = 1500'

REAL ESTATE DISCLOSURE STATEMENTS:

- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
- NO PROPOSED WATER SOURCE
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS
- HIGH WINDS MAY CAUSE BLOWING OF FARM RESIDUE ON SUBDIVISION
- ONLY NORMAL RURAL FIRE PROTECTION AND AMBULANCE SERVICE CAN BE EXPECTED
- ALL LOT OWNERS ARE REQUIRED TO OBTAIN PERMITS FOR WASTEWATER DISPOSAL SYSTEMS, AS PER RECOMMENDATIONS AND REQUIREMENTS BY THE WYOMING DEQ WATER QUALITY DIVISION. PERMITS ISSUED BY AUTHORITY OF WYOMING DEQ OFFICE IN CHEYENNE
- INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR ONSITE STORM WATER RETENTION FOR ANY SIGNIFICANT DEVELOPMENT ON THE LOT WHICH WOULD MEASURABLY INCREASE STORM WATER RUNOFF ESTIMATED FROM THE 100 YEAR DESIGN STORM EVENT

SURVEYOR'S NOTES:

1) THE FOUND 1 1/2" ALUMINUM CAP "SSS PLS 5810" MONUMENT PURPORTS TO BE THE SAME POSITION AS THE FOUND 1 1/2" ALUMINUM CAP "DARREL SCHLUP WLS 545". I HELD THE "DARREL SCHLUP WLS 545" CAP BECAUSE HE RETRACED THE SUBJECT PROPERTY IN ITS ENTIRETY AND HIS CAP WAS PLACED FIRST IN TIME. I AM UNAWARE OF THE SURVEY METHODS THAT CAUSED THESE POINTS TO BE DIFFERENT.
2) THE HIGHWAY 318 RIGHT-OF-WAY EASEMENT WAS PLACED HEREON FROM WYDOT RIGHT-OF-WAY PLANS TITLED "GUERNSEY - SUNRISE ROAD PROJECT S-1607(1)" DATED FEBRUARY 1958. NO MONUMENTS WERE FOUND DURING THE SURVEY. APPROXIMATE TIE TO THE CENTERLINE IS SHOWN HEREON. RELY ON THE ACTUAL RIGHT-OF-WAY DOCUMENTS FOR EXACT LOCATION OF HIGHWAY.
3) THE DISTANCES SHOWN ARE THE APPROXIMATE DISTANCE THAT LOT C EXTENDS INTO SECTION 7. THE SECTION LINE IS PLACED BASED ON RECORD INFORMATION AND WAS NOT LOCATED DURING THE FIELD SURVEY.

APPROVALS:

CERTIFICATE OF APPROVAL

PLATTE COUNTY ENGINEER

HAL H. HUTCHINSON, PE — DATE

CERTIFICATES OF APPROVAL

PLATTE COUNTY PLANNING DIRECTOR

AMY CLARK — DATE

CERTIFICATE OF APPROVAL

PLATTE COUNTY PLANNING AND ZONING COMMISSION

MARTY SHEPARD, CHAIRPERSON — DATE

CERTIFICATE OF APPROVAL

PLATTE COUNTY BOARD OF COMMISSIONS

SANDY KONTOUR, CHAIRPERSON — DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND SHOWN ON THE PLAT HEREBY CERTIFIES, THE FOREGOING LOT(S), BLOCK(S), STREET(S) AND ALLEY(S), TO BE KNOWN AS STENSON FAMILY TRUST SUBDIVISION, PLATTE COUNTY, WYOMING, LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 27 NORTH, RANGE 66 WEST, AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 65 WEST, 6TH P.M., PLATTE COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF INDEPENDENT MINERAL CLAIM SURVEY NO. 265, MONUMENTED WITH A 1 1/2" ALUMINUM CAP MARKED "DARREL SCHLUP WLS 545".

THENCE, ALONG THE SOUTH LINE OF SAID MINERAL CLAIM, S58°10'14"W A DISTANCE OF 1072.56 FEET TO THE SOUTHEAST CORNER OF A 9.05 ACRE TRACT DESCRIBED IN QUITCLAIM DEED BOOK 486 PAGE 181 RECORDS OF PLATTE COUNTY, MONUMENTED WITH A 1 1/2" ALUMINUM CAP MARKED "DARREL SCHLUP WLS 545".

THENCE, ALONG THE EAST LINE OF SAID 9.05 ACRE TRACT, N05°55'00"W A DISTANCE OF 660.31 FEET TO THE NORTHEAST CORNER OF SAID 9.05 ACRE TRACT, MONUMENTED WITH A 1 1/2" ALUMINUM CAP MARKED "DARREL SCHLUP WLS 545".

THENCE, ALONG THE NORTH LINE OF SAID MINERAL CLAIM, N56°03'08"E A DISTANCE OF 639.61 FEET TO A POINT ON THE WEST LINE OF IRON CHIEF MINERAL CLAIM SURVEY NO. 49, MONUMENTED WITH A 1 1/2" ALUMINUM CAP MARKED "DARREL SCHLUP WLS 545".

THENCE, ALONG THE WEST LINE OF SAID MINERAL CLAIM, N39°48'31"W A DISTANCE OF 188.79 FEET TO THE NORTHWEST CORNER LINE OF SAID IRON CHIEF MINERAL CLAIM, MONUMENTED WITH A 1 1/2" ALUMINUM CAP MARKED "DARREL SCHLUP WLS 545".

THENCE, ALONG THE NORTH LINE OF SAID MINERAL CLAIM, N61°48'14"E A DISTANCE OF 590.00 FEET, MONUMENTED WITH A 1 1/2" ALUMINUM CAP MARKED "DARREL SCHLUP WLS 545".

THENCE, S39°52'25"E A DISTANCE OF 569.83 FEET TO A POINT ON THE SOUTH LINE OF SAID MINERAL CLAIM, MONUMENTED WITH A 1 1/2" ALUMINUM CAP MARKED "DARREL SCHLUP WLS 545".

THENCE, ALONG THE SAID SOUTH LINE OF SAID MINERAL CLAIM, S61°48'30"W A DISTANCE OF 590.17 FEET TO THE SOUTHWEST CORNER OF SAID MINERAL CLAIM, MONUMENTED WITH A 3/4" REBAR.

THENCE, ALONG THE EAST LINE OF SAID INDEPENDENT MINERAL CLAIM, S39°55'58"E A DISTANCE OF 200.23 FEET TO THE SAID POINT OF BEGINNING.

SAID TRACT HAVING A GROSS ACREAGE OF 19.096 ACRES, SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD. SUBJECT PROPERTY AS SHOWN AND MONUMENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 2019

STENSON FAMILY TRUST

BY _____
STEPHEN STENSON

STATE OF _____)
SS
COUNTY OF _____)

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME BY STEPHEN STENSON, AS AUTHORIZED REPRESENTATIVE OF THE STENSON FAMILY TRUST THIS _____ DAY OF _____, 2019

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

COUNTY CLERK RECORDING INFORMATION

BASIS OF BEARING

CONSIDERING THE BASIS OF BEARINGS TO BE THE SOUTH LINE OF INDEPENDENT LODE CLAIM SURVEY NO. 265, HAVING A BEARING OF S58°10'14"W, BEING A GEODETIC BEARING AS DETERMINED BY GPS MEASUREMENTS

LEGEND

- PLAT BOUNDARY
- LOT LINES
- SECTION LINE
- EXISTING RIGHT-OF-WAY EASEMENT LINE
- CENTERLINE RIGHT-OF-WAY EASEMENT
- ADJACENT PROPERTY LINE
- ● PROPERTY CORNER - FOUND 1 1/2" ALUMINUM CAP "DARREL SCHLUP WLS 545"
- ■ PROPERTY CORNER - FOUND AS NOTED
- ○ PROPERTY CORNER - SET 24" X 5/8" REBAR WITH 2" ALUMINUM CAP "LARAMIE LAND SURVEYING PLS 11268"

SURVEYOR STATEMENT:

I, BRIAN L. SCHMALZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF STENSON FAMILY TRUST SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE DIMENSIONS OF THE BOUNDARY AND LOTS BASED ON THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, DURING THE MONTH OF JUNE, 2019.

BRIAN L. SCHMALZ, P.L.S. No. 11268

Professional Land Surveyor BRIAN L. SCHMALZ 11268 Wyo.

PLAT OF

STENSON FAMILY TRUST SUBDIVISION

(BEING PORTIONS OF INDEPENDENT MINERAL CLAIM SURVEY NO. 265 AND IRON CHIEF MINERAL CLAIM SURVEY NO. 49)

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, T. 27 N., R. 66 W AND THE NORTHWEST QUARTER OF SECTION 7, T. 27 N., R. 65 W., 6TH P.M., PLATTE COUNTY, WYOMING

PREPARED FOR: STEPHEN STENSON
PREPARED BY: LARAMIE LAND SURVEYING

DATE: JUNE 2019

LARAMIE LAND SURVEYING

(307) 460-0801
LARAMIE, WY

Job: 19-012 File: STENSON_SUB