

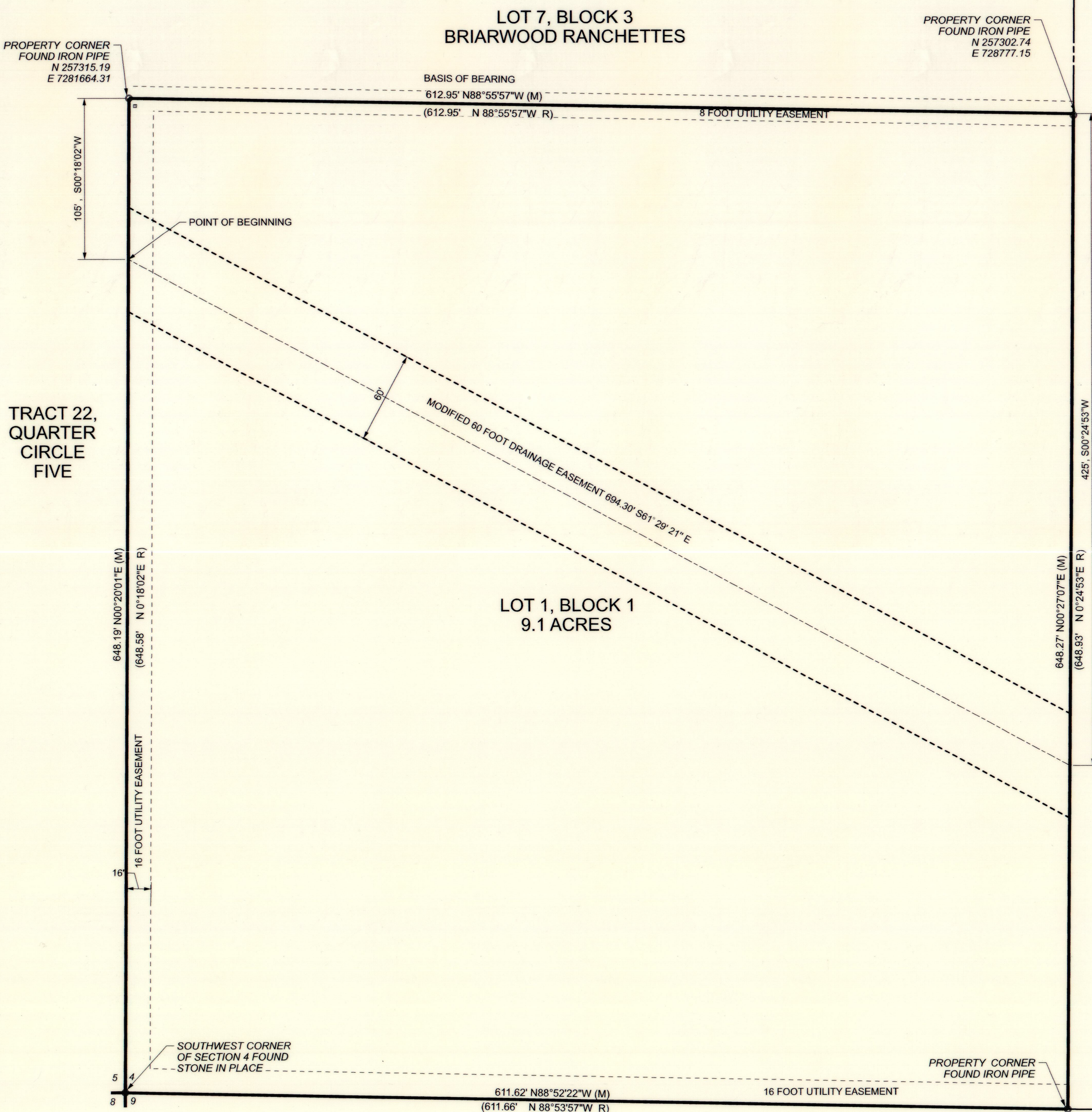
NO PUBLIC SANITARY SEWER - PRIVATE TREATMENT WILL BE BY SEPTIC TANK AND LEACHFIELD.  
 NO PUBLIC WATER SUPPLY - PRIVATE SUPPLY BY A GROUNDWATER WELL.

**LEGAL DESCRIPTION**

LOT 1, BLOCK 1, BRIARWOOD RANCHETTES 2ND FILING,

**MISCELLANEOUS NOTES**

1. VERTICAL DATUM IS NAVD 88. HORIZONTAL DATUM IS NAD 1983.
2. THIS PROPERTY IS WITHIN LARAMIE COUNTY FIRE DISTRICT #2



**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 560029, MAP NUMBER 56021C1059F PANEL 1059 OF 1650 WHICH BEARS AN EFFECTIVE DATE OF JANUARY 17, 2007.

UNPLATTED

Filing Record  
 The State of Wyoming } ss  
 County of Laramie }  
 This instrument was filed for record

REC # : 802033  
 RECORDED 2/12/2023 AT 2:29 PM BK# 12 PG# 18  
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

County Clerk & Ex-Officio Registrar of Deeds

by \_\_\_\_\_ County Clerk

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT: THE UNDERSIGNED, JASON CONN AND DAWN CHANTELL IVESTER, OWNERS OF SAID PROPERTY, DO HEREBY DECLARE THIS PLAT OF SAID LANDS TO BE THEIR FREE ACT AND DEED IN ACCORDANCE WITH THEIR DESIRES. THE UNDERSIGNED DOES HEREBY FURTHER ACKNOWLEDGE THAT THIS FINAL PLAT IS BEING SUBMITTED TO THE GOVERNING BODY OF LARAMIE COUNTY FOR APPROVAL PURSUANT TO W.S. 34-12-103 AND THE UNDERSIGNED, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS FOREVER, DO HEREBY COVENANT AND AGREE THAT, FOLLOWING THE APPROVAL OF THIS PLAT BY THE SAID GOVERNING BODY, NO ALTERATION, AMENDMENT OR VACATION OF THIS PLAT, IN WHOLE OR IN PART, SHALL BE VALID UNLESS SUCH ALTERATION, AMENDMENT OR VACATION IS APPROVED BY THE SAID GOVERNING BODY.

*Jason A. Conn*  
 JASON CONN  
*Dawn Chantell Ivester*  
 DAWN CHANTELL IVESTER

**ACKNOWLEDGMENT IN A REPRESENTATIVE CAPACITY**

Acknowledgment of all instruments conveying, mortgaging or otherwise disposing of or encumbering real estate, including homestead property, and other instruments affecting title to real estate and all other instruments to be acknowledged in a representative capacity:

State of Wyoming } ss  
 County of Laramie }  
 This instrument was acknowledged before me on 27 Jan 21  
 by JASON CONN AND DAWN CHANTELL IVESTER as OWNERS OF SAID PROPERTY.

*Jason A. Conn*  
 JASON CONN  
*Dawn Chantell Ivester*  
 DAWN CHANTELL IVESTER



*W. J. Pomerleau*  
 (Signature of notarial officer)  
 Notary Public  
 Title (Notary Public or Rank if Military Officer)

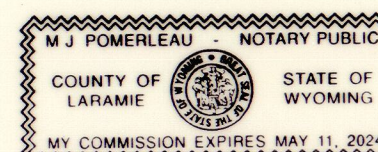
[My commission expires: (Date)] 21 Sept 2023

**APPROVALS**

APPROVED BY THE LARAMIE COUNTY PLANNING DIRECTOR  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020  
*Brad Emmons*  
 BRAD EMMONS

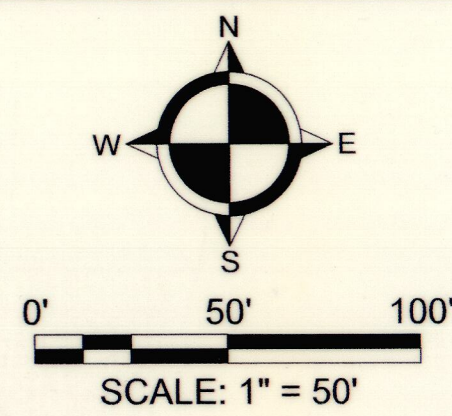
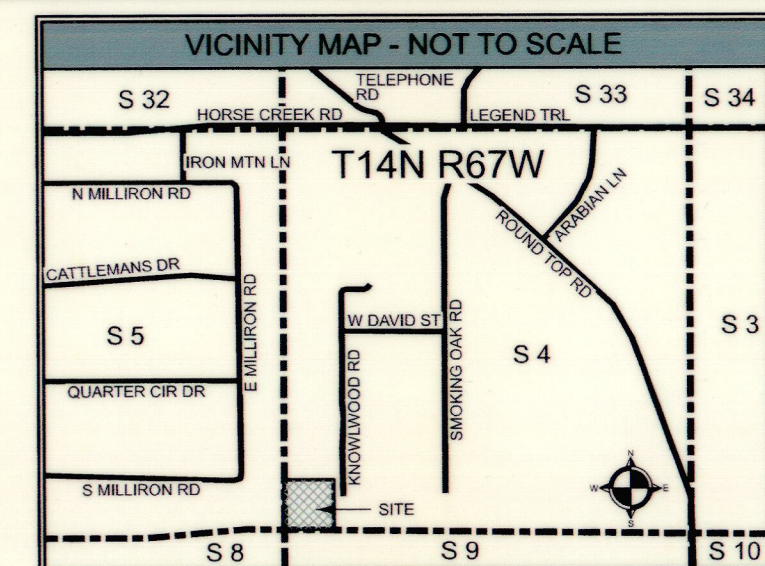
APPROVED BY THE LARAMIE COUNTY PUBLIC WORKS DIRECTOR OF LARAMIE COUNTY, WYOMING  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020  
*Dave Bumann*  
 DAVE BUMANN

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December, 2020 by Brad Emmons, Planning Director, and Dave Bumann, Public Works Director.



*W. J. Pomerleau*  
 (Signature of notarial officer)  
 Title (Notary Public or Rank if Military Officer)

[My commission expires: (Date)] May 11, 2024



**LEGEND OF SYMBOLS & ABBREVIATIONS**

- SURVEYED PROPERTY BOUNDARY
- - - RIGHT OF WAY
- - - EASEMENT CENTERLINE
- - - NEW EASEMENT
- (###) R RECORD BEARING & DISTANCE LOT 8, BLOCK 3 BRIARWOOD RANCHETTES SUBDIVISION PLAT
- (###) (M) MEASURED DISTANCE
- o FOUND MONUMENTS AS NOTED

**EASEMENT DESCRIPTION**

A sixty foot wide drainage easement located in Lot 1, Block 1, Briarwood Ranchettes Subdivision 2nd Filing, situate in the SW 1/4, SW 1/4, Section 4 Township 14 North, Range 67 West, Laramie County, Wyoming, said easement being more particularly described as thirty feet on either side of the following described centerline:

Commencing at the northwest corner of said Lot 1, said corner being monumented by an iron pipe; thence S00°18'02"W a distance of 105 feet along the west boundary of said Lot 1 to the Point of Beginning; thence S61°29'21"E a distance of 694.30 feet to a point on the east boundary of said Lot 1, said point being S00°24'53"W a distance of 425 feet from the northeast corner of said Lot 1, said northeast corner monumented by an iron pipe.

Said easement contains 0.96 acres more or less.

**CERTIFICATE OF SURVEYOR**

State of Wyoming } ss  
 County of Laramie }

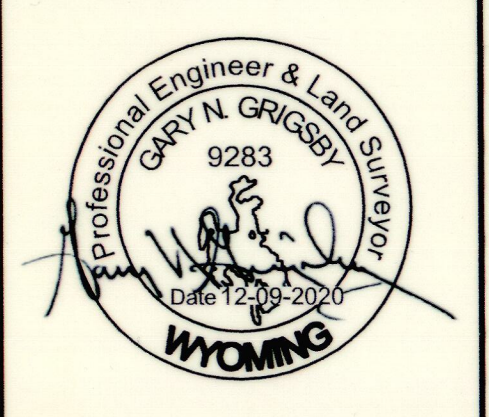
I, Gary N. Grigsby, a Professional Engineer and Land Surveyor registered in the State of Wyoming do hereby certify that this Final Plat was prepared from the records and field notes of a survey conducted under my supervision during the month of June 2019, and that all dimensions and other details are correct to the best of my knowledge and belief.

*Gary N. Grigsby*  
 Gary N. Grigsby, Wyoming PE & PLS # 9283  
 SEPTEMBER 14, 2020 (Job 110-1828-01)  
 For and on behalf of Western Research & Development, Ltd.

**FINAL PLAT OF**

**BRIARWOOD RANCHETTES  
 SUBDIVISION 2<sup>ND</sup> FILING  
 REPLAT OF LOT 8, BLOCK 3  
 BRIARWOOD RANCHETTES**

SITUATE IN  
 THE SW 1/4 SW 1/4 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 67  
 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING



**Western**  
 RESEARCH & DEVELOPMENT, LTD.  
 5908 YELLOWSTONE ROAD, SUITE B CHEYENNE, WY. 82009 (307) 632-5656

CLIENT INFORMATION  
**JASON CONN  
 PO BOX 3046  
 CHEYENNE, WYOMING 82003**

DRAWING TITLE  
**ADMINISTRATIVE PLAT  
 BRIARWOOD RANCHETTES  
 SUBDIVISION 2ND FILING**

DATE: SEPTEMBER 2020  
 SCALE: 1"=50'  
 DRAWING CHECKED BY: MKW/ADL&GNG  
 DRAWING PATH: \\110-1828-01\Bk 3 Briarwood Ranchettes\platt\Survey\Draw\110-1828-01.dwg

SHEET NUMBER

