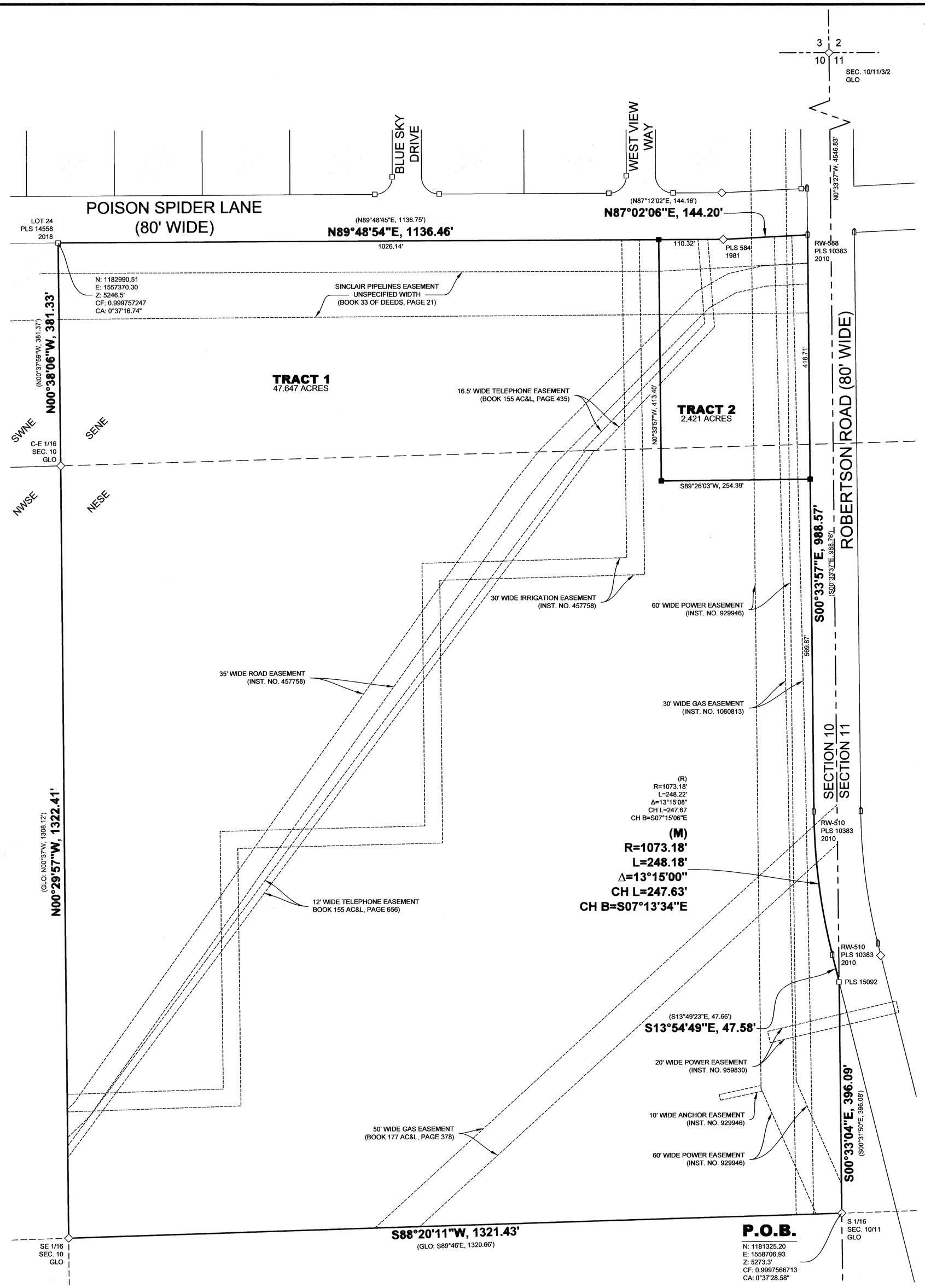
PLAT OF

MOUNTAIN MEADOWS

AN ADDITION TO THE CITY OF MILLS
BEING A PORTION OF
THE NE1/4SE1/4 & SE1/4NE1/4,
SECTION 10, T.33N., R.80.W, 6TH P.M.,
NATRONA COUNTY, WYOMING



SCALE: 1" = 100'
0' 50' 100' 150' 200'

LEGEND

- ◇ RECOVERED BRASS CAP
- RECOVERED HIGHWAY R/W MONUMENT
- □ RECOVERED ALUMINUM CAP
- ■ SET ALUMINUM CAP
- PROPERTY BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- **N00°00'00"W, 1234.56'** MEASURED BEARING & DISTANCE
- (N00°00'00"W, 1234.56') RECORD BEARING & DISTANCE

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:644,043
2. BEARINGS AND COORDINATES ARE BASED ON NAD83 (2011) (EPOCH 2010.0000) (WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, (4902)). ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS.
3. DISTANCES: US SURVEY FOOT/GRID.

ENGINEERS

Environmental and Civil Solutions, LLC
111 West 2nd Street, Suite 600
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

PROJECT NO. 220010

6/1/2022 4:41:42 PM NATRONA COUNTY CLERK
Pages: 1
1125075
Tracy Good
Recorded: SA
Fee: $75.00
CITY OF MILLS

CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA

THE UNDERSIGNED, GREENBRIAR PARTNERS, LLC AND FT INVESTMENTS, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND, BEING LOCATED IN THE NE1/4SE1/4 AND THE SE1/4NE1/4, SECTION 10, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED HEREIN, SAID POINT BEING THE S1/16 CORNER COMMON TO SECTIONS 10 AND 11, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE SOUTHERLY LINE OF THE NE1/4SE1/4 OF SAID SECTION 10, S88°20'11"W, 1321.43 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND THE SE1/16 CORNER OF SAID SECTION 10, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE WESTERLY LINE OF THE NE1/4SE1/4 OF SAID SECTION 10, N00°29'57"W, 1322.41 FEET TO THE C-E1/16 CORNER OF SAID SECTION 10, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE WESTERLY LINE OF THE SE1/4NE1/4 OF SAID SECTION 10 AND THE EAST LINE OF LOT 24 OF PLATTE VIEW ESTATES, N00°38'06"W, 381.33 FEET TO THE NORTHWEST CORNER OF THE PARCEL AND THE NORTHEAST CORNER OF SAID LOT 24, LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF POISON SPIDER LANE, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF POISON SPIDER LANE, N89°48'54"E, 1136.46 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF POISON SPIDER LANE, N87°02'06"E, 144.20 FEET TO THE NORTHEAST CORNER OF THE PARCEL BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROBERTSON ROAD, MONUMENTED BY A WYDOT HIGHWAY RIGHT-OF-WAY MONUMENT;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROBERTSON ROAD, S00°33'57"E, 988.57 FEET TO A POINT OF CURVATURE, MONUMENTED BY A WYDOT HIGHWAY RIGHT-OF-WAY MONUMENT;

THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF ROBERTSON ROAD AND A CURVE TO THE LEFT HAVING A RADIUS OF 1073.18 FEET, THROUGH A CENTRAL ANGLE OF 13°15'00", AND ARC DISTANCE OF 248.18 FEET, WITH A CHORD BEARING OF S07°13'34"E, A CHORD DISTANCE OF 247.63 FEET TO A POINT OF TANGENCY, MONUMENTED BY A WYDOT HIGHWAY RIGHT-OF-WAY MONUMENT;

THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF ROBERTSON ROAD, S13°54'49"E, 47.58 FEET TO THE INTERSECTION OF THE SECTION LINE COMMON TO SAID SECTIONS 10 AND 11, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG SAID SECTION LINE, S00°33'04"E, 396.09 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 50.068 ACRES, MORE OR LESS AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND, AS IT APPEARS ON THIS PLAT, ARE DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "MOUNTAIN MEADOWS". ALL STREETS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC AND EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY LINES, CONDUITS, DITCHES, DRAINAGE, AND ACCESS.

GREENBRIAR PARTNERS, LLC
421 S. CENTER STREET, SUITE 201
CASPER, WY 82601

LISA A. BURRIDGE, MANAGER - GREENBRIAR PARTNERS, LLC

FT INVESTMENTS, LLC
421 S. CENTER STREET, SUITE 201
CASPER, WY 82601

KEITH TYLER, MANAGER - FT INVESTMENTS, LLC

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1ST DAY OF June, 2022, BY LISA BURRIDGE, MANAGER - GREENBRIAR PARTNERS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
PENNY SHOEMAKE
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires May 6, 2025

MY COMMISSION EXPIRES: May 6, 2025

Penny Shoemake
NOTARY PUBLIC

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1ST DAY OF June, 2022, BY KEITH TYLER, MANAGER - FT INVESTMENTS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
PENNY SHOEMAKE
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires May 6, 2025

MY COMMISSION EXPIRES: May 6, 2025

Penny Shoemake
NOTARY PUBLIC

APPROVALS

CITY OF MILLS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING BY RESOLUTION NUMBER 2022-25 DULY PASSED, ADOPTED AND APPROVED ON THIS 24th DAY OF May, 2022.

MAYOR

ATTEST: CITY CLERK

M. Williams
CITY ENGINEER

CERTIFICATE OF SURVEYOR

I, **JAMES F. JONES**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **MOUNTAIN MEADOWS**, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM NOTES DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTH OF APRIL, 2022 AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

Professional Land Surveyor
JAMES F. JONES
5529
Date 6/1/22
WYOMING

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF June, 2022, BY JAMES F. JONES

WITNESS MY HAND AND OFFICIAL SEAL.

CARTER BRITT - NOTARY PUBLIC
COUNTY OF NATRONA
STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 9, 2024

MY COMMISSION EXPIRES: 3/9/2024

NOTARY PUBLIC