

RECOVERED HIGHWAY R/W MONUMENT □ RECOVERED ALUMINUM CAP ■ SET ALUMINUM CAP SUBDIVISION BOUNDARY — PROPERTY LINE ---- NEW EASEMENT LINE ----- EXISTING EASEMENT LINE _____ _ SECTION LINE __ __ _ _ _ _ _ _ _ _ _ 1/4 SECTION LINE

N00°00'00"W. 1234.56' MEASURED BEARING & DISTANCE (N00°00'00"W, 1234.56') RECORD BEARING & DISTANCE

_____ 1/16 SECTION LINE

NOTES

- 1. ERROR OF CLOSURE EXCEEDS 1:427,523.
- 2. BEARINGS AND COORDINATES ARE BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83/2011.
- 3. ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS.
- 4. DISTANCES: US SURVEY FOOT/GRID.



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

PROJECT NO. 220010

www.ecsengineers.net

BLUE SK DRIVE OTE ALE POISON SPIDER LANE (80' WIDE) SINCLAIR PIPELINE EASEMENTS **UNSPECIFIED WIDTH** (BOOK 33 OF DEEDS, PAGE 21) 50' WIDE UTILITY EASEMENT 16.5' WIDE TELEPHONE EASEMENT (BOOK 155 AC&L, PAGE 435) LOT 1A MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2 INST.#1168537 C-E 1/16 (N89°26'03"E, 254.39') N89°26'03"E, 254.39' N88°32'03"E, 1025.88' 560.18' 434.90' N: 1182533.22 ~E: 1557375.19 Z: 5246' CSF: 0.9997572 CA: 0°37'17" 20' WIDE ACCESS EASEMENT S88°31'23"W, 350.28' LOT 2 LOT 1 4.023 ACRES 6.00 ACRES 60' WIDE POWER EASEMENT (INSTRUMENT 929946) 30' WIDE IRRIGATION EASEMENT (INSTRUMENT 1122250) 30' WIDE GAS EASEMENT (INSTRUMENT 1060813) R=1072.31['] L=248.18' Δ=13°15'39" CH L=247.63 CH B=S7°13'34"E R=1072.31' RW-510 L=248.18' PLS 10383 ∆=13°15'39" -- 211.34' --434.90' CH L=247.63' S88°32'031'W, 646.24 CH B=S7°13'34"E 12' WIDE TELEPHONE EASEMENT (BOOK 155 AC&L, PAGE 656) _____ 20' WIDE ACCESS EASEMENT LOT 3 RW-510 PLS 10383 27.124 ACRES 30' WIDE PRIVATE ACCESS EASEMENT -(INSTRUMENT 1155807, 1156248) (S13°54'49"E, 47.58') S13°54'49"E, 47.58'-20' WIDE POWER EASEMENT (INSTRUMENT 959830) 10' WIDE ANCHOR EASEMENT 50' WIDE GAS EASEMENT (INSTRUMENT 929946) (BOOK 177 AC&L, PAGE 378) 60' WIDE POWER EASEMENT (INSTRUMENT 929946) S 1/16 S88°20'11"W, 1321.43' SEC. 10/11 **P.O.B.** SE 1/16 | N: 1181325.21 SEC. 10 E: 1558706.92 Z: 5273' CF: 0.9997566 CA: 0°37'29"

CERTIFICATE OF DEDICATION

STATE OF WYOMING COUNTY OF NATRONA

THE UNDERSIGNED, LISA BURRIDGE, MANAGER OF GREENBRIAR PARTNERS, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF LOT 2A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2, LOCATED IN A PORTION OF THE NE1/4SE1/4, SECTION 10, T.33N., R.80W., 6TH P.M., NATRONA COUNTY WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL AND THE SOUTHEAST CORNER OF SAID NE1/4SE1/4, SECTION 10; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE SOUTH LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, S.88°20'11"W., 1321.43 FEET TO THE SOUTHWEST CORNER OF SAID PARCE AND THE SOUTHWEST CORNER OF SAID NE1/4SE1/4, SECTION 10; THENCE ALONG THE WEST LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, N.0°29'57"W. 1246.43 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF SAID LOT 2A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID LOT 2A, INTO SAID SE1/4NE1/4, SECTION 10, N.88°32'03"E 1025.88 FEET TO A POINT; THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF SAID LOT 2A, N.0°33'57"W., 20.98 FEET TO THE SOUTHWEST CORNER AND THE WEST LINE OF SAID ROBERTSON ROAD, S.0°33'57"E., 569.87 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID ROBERTSON ROAD ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1072.31 FEET, AND THROUGH A CENTRAL ANGLE OF 13°15'39", SOUTHEASTERLY, 248.18 FEET, AND THE CHORD OF WHICH BEARS S.7°13'34"E., AND DISTANCE OF 247.63 FEET TO A POINT OF NON-TANGENCY; THENCE CONTINUING ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF SAID ROBERTSON ROAD, S.13°54'49"E., 47.58 FEET TO A POINT I THE EAST LINE OF SAID NE1/4SE1/4, SECTION 10; THENCE ALONG THE EAST LINE OF SAID PARCEL AND SAID NE1/4SE1/4, SECTION 10, S.0°33'04"E., 396.09 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 37.147 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, BEING A VACATION AND REPLAT OF LOT 2A, OF THE MINOR BOUNDARY ADJUSTMENT PLAT OF MOUNTAIN MEADOWS No. 2, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "CHARTER HEIGHTS". ALL STREETS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY 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. THE 30' WIDE PRIVATE ACCESS EASEMENT, AS SHOWN, IS HEREBY DEDICATED TO THE ADJACENT PROPERTY AS RECORDED IN INSTRUMENT No. 1137505 & 1155807, NATRONA COUNTY RECORDS

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

LISA BURRIDGE, MANAGER

ACKNOWLEDGEMENTS

STATE OF WYOMING COUNTY OF NATRONA)

MY COMMISSION EXPIRES:

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS BY LISA BURRIDGE, MANAGER - GREENBRIAR PARTNERS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

APPROVALS

CITY OF MILLS:

MAYOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING BY RESOLUTION NUMBER

APPROVED ON THIS _____ ____DAY OF ____

ATTEST: CITY CLERK

CITY PLANNER CITY ENGINEER **CITY SURVEYOR**

CERTIFICATE OF SURVEYOR

I, STEVEN J. GRANGER, 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 CHARTER HEIGHTS, 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 MAY, 2025 AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING)

COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _ BY STEVEN J. GRANGER

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

DULY PASSED. ADOPTED AND

