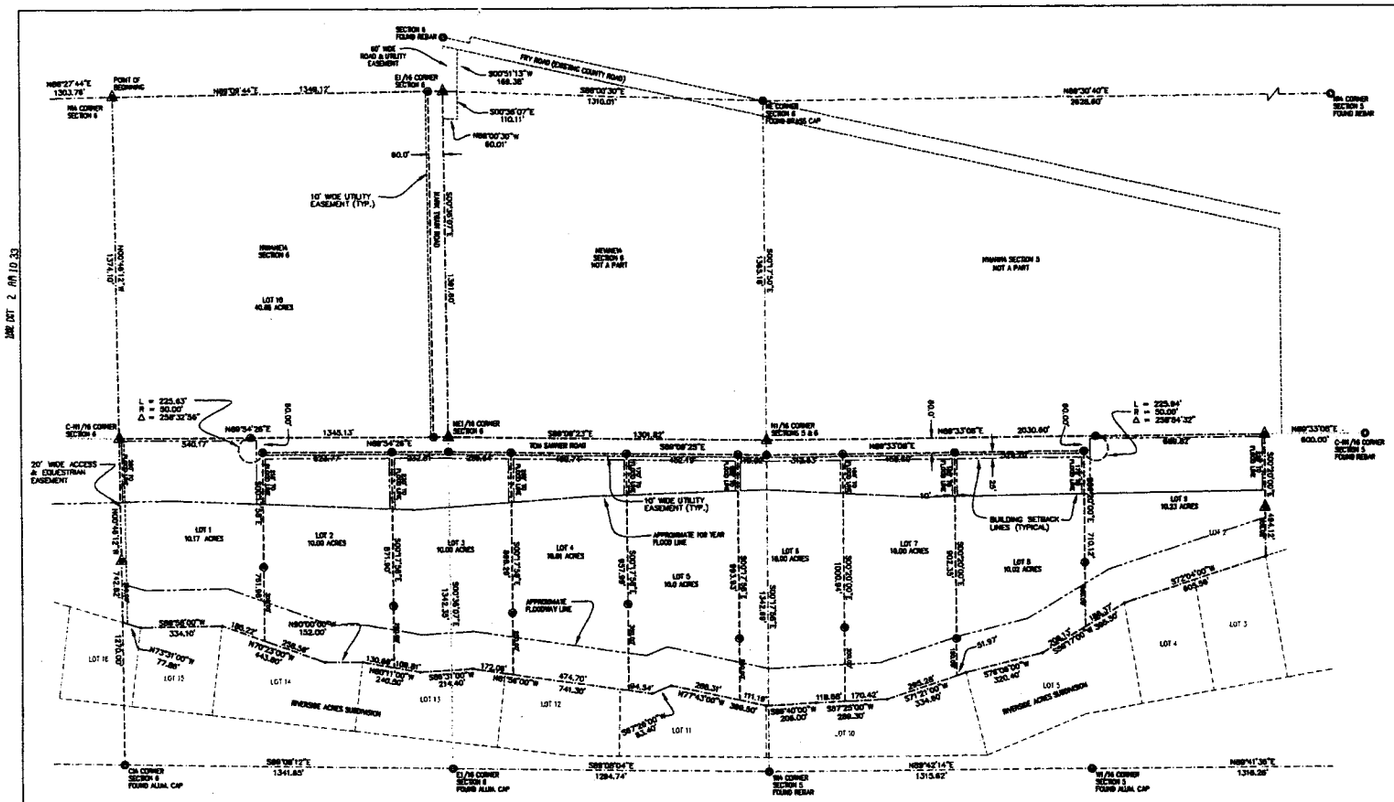
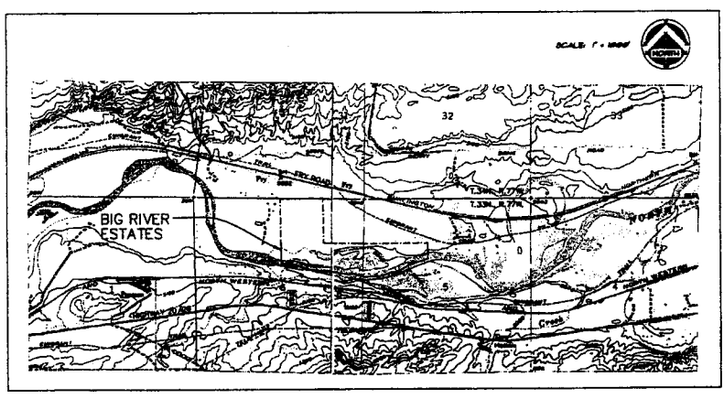
#214



LEGEND

- ▲ SET BRASS CAP
- ● SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- ○ FOUND MONUMENT AS NOTED

PLAT CLOSURE RATIO: 1 : 40,877



PLAT PREPARED BY:
CIVIL ENGINEERING PROFESSIONALS, INC.
355 NORTH LINCOLN STREET
CASPER, WYOMING 82601
JULY, 2002

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, OF NATRONA COUNTY, WYOMING BY RESOLUTION DULY PASSED THIS 17 DAY OF September, 2002.

ATTEST: Mary Ann Cook
COUNTY CLERK

CHAIRMAN OF THE BOARD

INSPECTED AND APPROVED THIS 18 DAY OF September, 2002.
Michael J. Markus
COUNTY PLANNER

INSPECTED AND APPROVED THIS 18 DAY OF September, 2002.
COUNTY SURVEYOR

INSPECTED AND APPROVED THIS 23rd DAY OF September, 2002.
COUNTY HEALTH DEPARTMENT

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 2ND DAY OF October, 2002.
INSTRUMENT NO. 701506
Mary Ann Cook
COUNTY CLERK

NOTES

1. NO PUBLIC DOMESTIC WATER SOURCE.
2. NO PUBLIC SEWAGE DISPOSAL SYSTEM.
3. NO PUBLIC MAINTENANCE OF ROADS.
4. APPROXIMATE 100 YEAR FLOOD LINE AND THE FLOODWAY LINE OBTAINED FROM THE FLOOD INSURANCE RATE MAP AND THE FLOOD BOUNDARY & FLOODWAY MAP, COMMUNITY PANEL NUMBER 5860036 0745 A. DEVELOPMENT WITHIN THESE AREAS SHALL COMPLY WITH THE NATRONA COUNTY FLOODPLAIN RESOLUTION.
5. THE POWER LINES WILL BE ALLOWED TO LOCATE WITHIN THE DEDICATED ROAD RIGHT-OF-WAYS SHOWN ON THIS PLAT.

CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA } SS

WE UNDERSIGNED, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN LOT 2 (NWNE¼) AND PORTIONS OF THE SWNNE¼ AND THE SE¼NE¼ OF SECTION 6 AND PORTIONS OF THE SWNW¼ SECTION 5, T.33N., R.77W., 6TH P.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 6, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N89°38'44"E, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 1349.12 FEET TO THE E1/16 CORNER, MONUMENTED BY A BRASS CAP;

THENCE S00°26'07"E, ALONG THE EAST LINE OF THE NWNE¼ OF SAID SECTION 6, A DISTANCE OF 1391.80 FEET TO THE NE1/16 CORNER OF SAID SECTION 6, MONUMENTED BY A BRASS CAP;

THENCE N89°34'26"E, ALONG THE NORTH LINE OF THE SE¼NE¼ OF SAID SECTION 6, A DISTANCE OF 1309.26 FEET TO THE W1/16 CORNER COMMON TO SECTIONS 6 AND 5, MONUMENTED BY A BRASS CAP;

THENCE N89°33'08"E, ALONG THE NORTH LINE OF THE SWNW¼ OF SAID SECTION 5, A DISTANCE OF 2630.60 FEET, TO THE NORTHEAST CORNER OF THE SUBDIVISION, MONUMENTED BY A BRASS CAP;

THENCE S00°28'00"E, ALONG THE EAST LINE OF THE SUBDIVISION, A DISTANCE OF 494.12 FEET TO THE SOUTHEAST CORNER OF THE SUBDIVISION, LOCATED WITHIN THE NORTH PLATTE RIVER AND MONUMENTED BY A BRASS CAP LOCATED N00°28'00"W, A DISTANCE OF 200.00 FEET;

THENCE S72°04'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 605.56 FEET TO A POINT;

THENCE S59°17'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 395.50 FEET TO A POINT;

THENCE S76°08'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 320.40 FEET TO A POINT;

THENCE S71°31'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 334.60 FEET TO A POINT;

THENCE S67°25'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 288.30 FEET TO A POINT;

THENCE S68°40'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 208.00 FEET TO A POINT;

THENCE N77°43'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 388.50 FEET TO A POINT;

THENCE S87°28'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 83.40 FEET TO A POINT;

THENCE N81°38'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 741.30 FEET TO A POINT;

THENCE S88°31'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 214.40 FEET TO A POINT;

THENCE N80°11'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 240.50 FEET TO A POINT;

THENCE N86°00'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 152.00 FEET TO A POINT;

THENCE N77°23'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 443.80 FEET TO A POINT;

THENCE S88°38'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 334.10 FEET TO A POINT;

THENCE N73°38'00"W, ALONG THE SOUTHERLY LINE OF THE SUBDIVISION, A DISTANCE OF 77.88 FEET TO THE SOUTHWEST CORNER OF THE SUBDIVISION, LOCATED WITHIN THE NORTH PLATTE RIVER AND MONUMENTED BY A BRASS CAP LOCATED N00°46'12"W, A DISTANCE OF 250.00 FEET;

THENCE N00°46'12"W, ALONG THE WEST LINE OF THE SUBDIVISION, A DISTANCE OF 742.82 FEET TO THE C-W1/16 CORNER OF SAID SECTION 6, MONUMENTED BY A BRASS CAP;

THENCE N00°46'12"W, ALONG THE WEST LINE OF THE SUBDIVISION, A DISTANCE OF 1374.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 138.19 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS OR ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

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 SUBDIVISION SHALL BE "BIG RIVER ESTATES" AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

N3 RANCH PARTNERSHIP
P.O. BOX 1636
GLENROCK, WYOMING 82637

KELLY J. FENISTER — BERNARD W. FENISTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KELLY J. AND BERNARD W. FENISTER, THIS 18th DAY OF September, 2002.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 3/18/03
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF NATRONA } SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5328, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION BETWEEN MARCH AND JULY, 2002, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 18th DAY OF September, 2002.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 10/1/04
NOTARY PUBLIC

PLAT OF

BIG RIVER ESTATES

A SUBDIVISION INCLUDING
NWNNE¼ (LOT 2) SECTION 6
AND PORTIONS OF THE
SWNNE¼ AND THE SE¼NE¼ OF SECTION 6, T.33N., R.77W., 6TH P.M.
AND PORTIONS OF THE SWNW¼ SECTION 5, T.33N., R.77W., 6TH P.M.
NATRONA COUNTY WYOMING