

BASIS OF BEARING
WYOMING COORDINATE SYSTEM NAD 1983
EAST CENTRAL ZONE
DISTANCES ARE GROUND

DATUM
NAD 83(2011) (U.S. SURVEY FEET)
GROUND SCALE FACTOR (GSF): 1.000246811
DIVIDE SURFACE COORDINATES BY GSF TO DERIVE
THE WYOMING COORDINATE SYSTEM NAD 1983
EAST CENTRAL ZONE COORDINATES

LEGEND

FOUND ALUMINUM CAP AS NOTED
SET REBAR WITH ALUMINUM CAP PLS #13346
(M) MEASURED DISTANCE
(R) RECORD DISTANCE PER LAZY CROWN ESTATES SUBDIVISION
SUBDIVISION BOUNDARY
IRRIGATION DITCH
EASEMENT

SURVEYORS NOTES

- 1) TOTAL ACREAGE OF MINOR SUBDIVISION = 13.69 ACRES.
TOTAL NUMBER OF LOTS = 2
AREAS OF LOTS = 13.69 ACRES

CERTIFICATE OF MORTGAGEE

The undersigned First Interstate Bank, hereinafter mortgagee, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sheridan county and EX-Office Recorder of deeds in book 136 of mortgages, at page 154. Mortgagee, by signature on this plat, consents to the dedications made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to Sheridan County for public use, as listed and described on this plat, from the aforementioned mortgage.

First Interstate Bank
STATE OF WYOMING) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me on this 7 day of September, 2021

by Marlin Norling

Witness my hand and official seal.

My commission expires July 14, 2022

Janelle Harvey
Notary Public

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DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-subdivision of Lot 2, Lazy Crown Estates Subdivision, Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 21 of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

NOTICE
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete, or authoritative depiction of current property lines, easements, or rights-of-way. Delineations, measurements, or representations may have occurred since the original plat was recorded.



LEGAL DESCRIPTION AND PROPERTY OWNERS CERTIFICATE OF DEDICATION

The above and foregoing subdivision of Lot 2 of Lazy Crown Estates Subdivision, as recorded as Instrument No. 344416 as recorded in the Office of Sheridan County Clerk located in the N1/2SE1/4 of Section 10, Township 55 North, Range 85 West of the 6th Principal Meridian, Sheridan County Wyoming being more particularly described by metes and bounds as follows:

Beginning at an aluminum cap in the north line of said N1/2SE1/4 that is 283.68 feet west of the aluminum cap at the northeast corner of said N1/2SE1/4; thence along the east line of said Lazy Crown Estates, S0°27'54"E, 330.02 feet to an aluminum cap in the north line of Lot 1 of said Lazy Crown Estates; thence along the north line of said Lot 1, S89°22'26"W, 87.03 feet to an aluminum cap at the northwest corner of said Lot 1; thence along the west line of said Lot 1, N89°19'45"E, 321.11 feet, more or less, to the west line of Sheridan County Road #87 (Beaver Creek Road); thence along the west line of Sheridan County Road #87 (Beaver Creek Road), S0°16'56"E, 30.00 feet to the southeast corner of said Lot 2; thence along the south line of said Lot 2, S89°20'02"W, 1291.07 feet to an aluminum cap; thence continuing along the south line of said Lot 2, S89°22'52"W, 373.94 feet to the aluminum cap at the southwest corner of said Lot 2; thence along the east line of Lot 3 of said Lazy Crown Estates for the next 6 calls, N3°14'30"W, 20.74 feet to an aluminum cap; thence N7°03'51"E, 569.25 feet to an aluminum cap; thence N8°09'27"W, 204.92 feet to an aluminum cap; thence N68°24'48"E, 66.79 feet to an aluminum cap; thence N2°04'30"E, 141.91 feet to an aluminum cap; thence N12°11'32"W, 89.71 feet, more or less, to an aluminum cap in the north line of said N1/2SE1/4; thence along the north line of said N1/2SE1/4, N89°26'05"E, 863.25 feet, more or less, to the Point of Beginning and contains 13.69 acres, more or less, and is subject to any and all easements, rights-of-way, reservations, and other encumbrances that have been legally acquired.

As appears on this plat, is with the free consent, and in accordance with the desires of the under-signed owners and proprietors; containing 13.69 acres, more or less; have been present laid out, and surveyed as Moon Valley Minor Subdivision, and do hereby dedicate and convey to and for the public forever hereafter the streets as are laid out and designated on this plat; and also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat hereby releasing and waiving all Homestead Rights.

CERTIFICATE OF SURVEYOR

I, Paul A. Heintz, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat of Moon Valley Minor Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision.

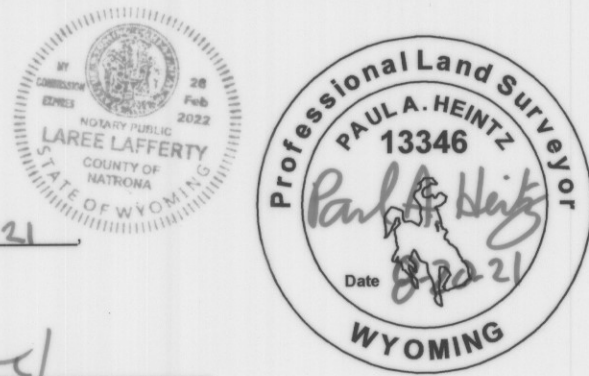
STATE OF WYOMING) ss
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me on this 20th day of August, 2021

by Paul A. Heintz

Witness my hand and official seal.

My commission expires February 2022



Executed this 31st day of August, 2021 by:

Taylor Moon

Taylor Moon, Owner

STATE OF WYOMING) ss

COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me on this 31st day of August, 2021

by TAYLOR MOON

Witness my hand and official seal.

My commission expires: 1/22/2023



Executed this 31 day of August, 2021 by:

Tanya Moon

Tanya Moon, Owner

STATE OF WYOMING) ss

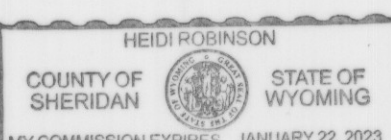
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me on this 31st day of August, 2021

by TANYA MOON

Witness my hand and official seal.

My commission expires: 1/22/2023



MOON VALLEY MINOR SUBDIVISION				
PREPARED BY: WWC ENGINEERING				
1849 TERRA AVENUE SHERIDAN, WY 82801 (307) 672-0761 www.wwcengineering.com				
NO.	REVISION	BY	DATE	DESIGNED BY: CIG
				CHECKED BY: PAH
				DATE: 8/18/2021
				SHEET 1 of 1