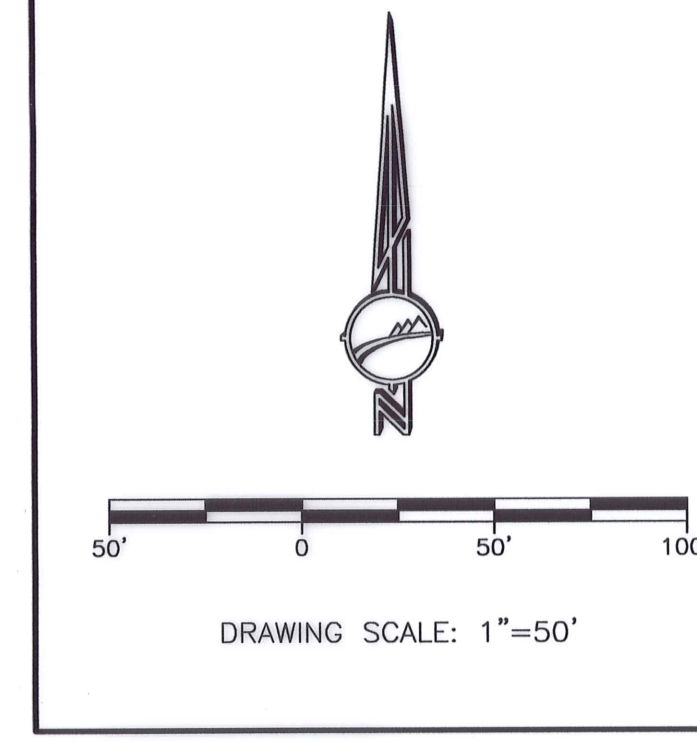


TOWN OF WAMSUTTER AREA MAP
SCALE: 1" = 1000'

BASIS OF BEARING
EAST LINE OF
THE SE 1/4 OF
SECTION 27,
T20N, R94W,
N00°28'48"W
ELEVATIONS ARE
IN NGVD 29
DATUM.

FINAL PLAT OF THE McCORMICK APARTMENTS SUBDIVISION BEING A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 94 WEST, 6TH P.M. TOWN OF WAMSUTTER, COUNTY OF SWEETWATER, STATE OF WYOMING



LOT 1 = 2.18 ACRES±

ZONING NOTES:
PLAT IS SUBJECT TO THE FOLLOWING:
1. A VARIANCE IS REQUESTED TO ELIMINATE THE CURB AND GUTTER AND PAVING REQUIREMENTS.
2. NO PUBLIC STREETS OR ALLEYS ARE CREATED BY THIS PLAT. ALL EASEMENTS ARE PRIVATE WITH ACCESS GRANTED FOR EMERGENCY VEHICLES.
3. WYOMING PUBLIC WORKS SPECIFICATIONS WILL BE USED FOR ANY STREET, SEWER OR WATER IMPROVEMENTS.



Dwg. By: SBL
Chk. By: DMB
Acad File: 17184 PLAT.dwg
W.C. No.: 17184
Book No.:
FOR: GARY WALDNER
WAMSUTTER TRAILER COURT
PO BOX 67
WAMSUTTER, WY 82336

REVISIONS

LEGEND

- (R) RECORD DIMENSIONS
- (M) MEASURED DIMENSIONS
- 5/8" REBAR WITH ALUMINUM CAP SET THIS SURVEY
- RECOVERED 5/8" REBAR WITH ALUMINUM CAP
- RECOVERED 3" BRASS CAP
- PROPERTY BOUNDARY
- - - EASEMENT

CERTIFICATION OF DEDICATION AND OWNERSHIP
A PARCEL OF LAND IN THE SE 1/4 OF SECTION 27, T20N, R94W OF THE 6TH P.M., TOWN OF WAMSUTTER, SWEETWATER COUNTY, WYOMING, BEING A PORTION OF THE TRACT OF LAND AS DESCRIBED IN B939 P1166 SWEETWATER COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27, A FOUND 2.5 INCH ALUMINUM CAP, THENCE N00°28'48"W ALONG THE EAST LINE OF SAID SECTION 27 A DISTANCE OF 2077.18 FEET (AGAINST A CALL OF N00°25'31"E 2077.50 FEET) TO THE SOUTHERLY R-0-W OF INTERSTATE 80, A 3 INCH BRASS CAP IN CONCRETE, THENCE S58°09'15"W ALONG THE SOUTHERLY R-0-W OF INTERSTATE 80 A DISTANCE OF 1363.04 FEET (AGAINST A CALL OF S59°04'31"W 1363.35 FEET) TO THE SOUTHWESTERLY R-0-W OF CROOKS GAP ROAD AS MONUMENTED WITH A 5/8" INCH REBAR WITH ALUMINUM CAP, THE POINT OF BEGINNING;

THENCE S58°08'17"W ALONG THE SOUTHERLY R-0-W OF INTERSTATE 80 A DISTANCE OF 400.01 FEET (AGAINST A CALL OF S59°04'31"W 400.00 FEET) TO A FOUND 5/8" INCH REBAR WITH ALUMINUM CAP;

THENCE S35°58'45"E A DISTANCE OF 264.18 FEET (AGAINST A CALL OF S35°53'00"E 264.12 FEET) TO THE NORTHERLY R-0-W OF MCCORMICK ROAD, OLD US HIGHWAY 30, A FOUND 5/8" REBAR WITH ALUMINUM CAP;

THENCE N53°53'23"E ALONG THE NORTHERLY R-0-W OF MCCORMICK ROAD, OLD US HIGHWAY 30, A DISTANCE OF 360.29 FEET TO THE SOUTHWESTERLY R-0-W OF CROOKS GAP ROAD AS MONUMENTED WITH A 5/8" REBAR WITH ALUMINUM CAP;

THENCE N28°36'59"W ALONG THE SOUTHWESTERLY R-0-W OF CROOKS GAP ROAD AS MONUMENTED A DISTANCE OF 237.80 FEET TO THE POINT OF BEGINNING;

CONTAINING 2.18 ACRES MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS, RESERVATIONS, EXCEPTIONS AND RESTRICTIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND UTILITY EASEMENTS, AND

THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE PUBLIC USE OF WALDNER BLVD. EXTENDED AND MCCORMICK ROAD AND OTHER LAND WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, AND THE UTILITY EASEMENTS ARE FOR UTILITY PURPOSES ONLY.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 28 DAY OF November, 2022

OWNER: Gary Waldner
GARY WALDNER, WAMSUTTER TRAILER COURT

STATE OF WYOMING SS.
COUNTY OF Sweetwater County

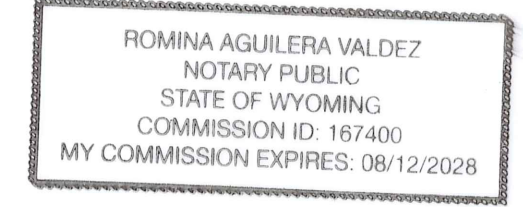
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Gary Waldner

THIS 28 DAY OF November, 2022

WITNESS MY HAND AND OFFICIAL SEAL.

R. Valdez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 08/12/2028

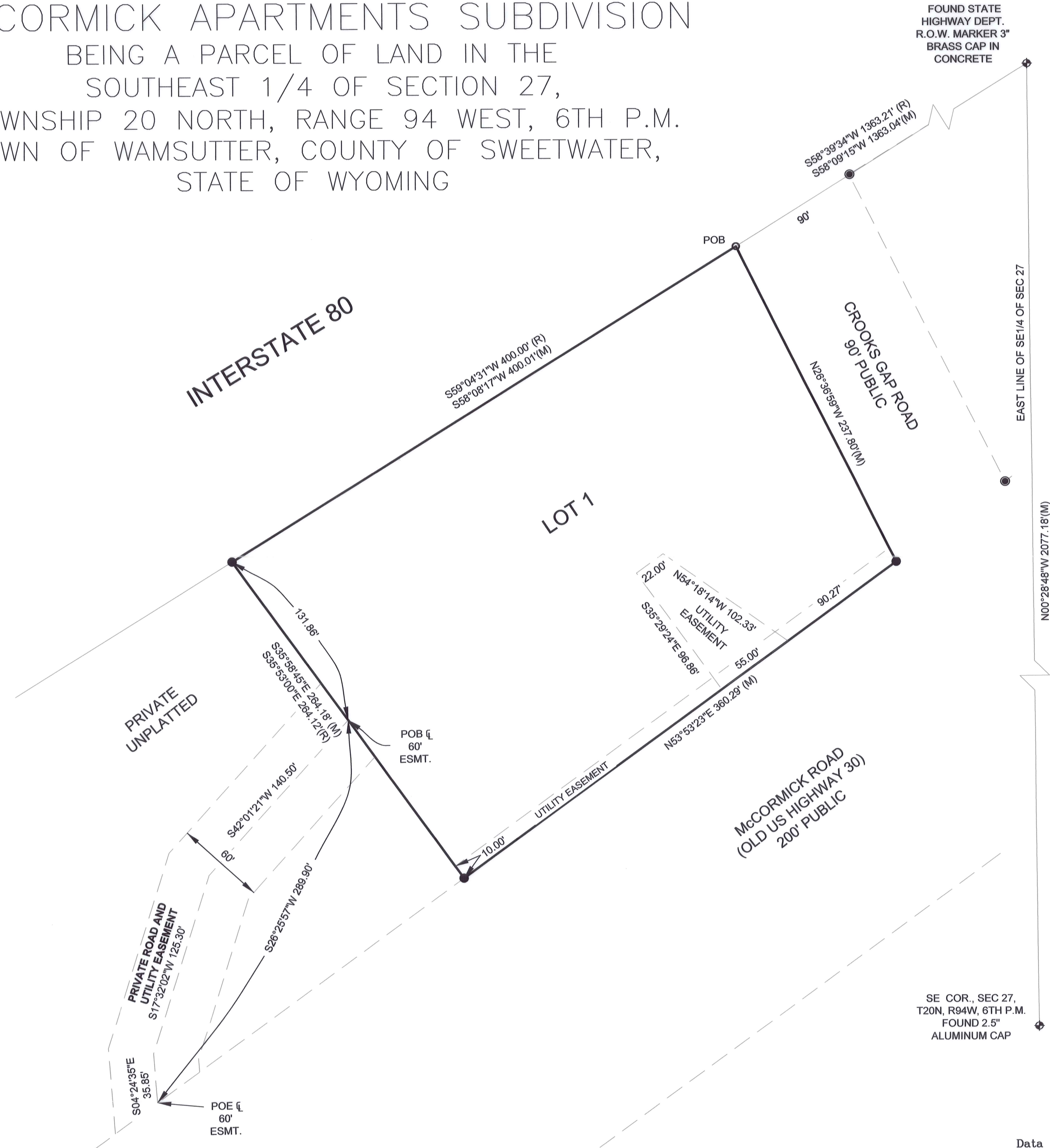


ROAD AND UTILITY EASEMENT.
A 60.00 FOOT WIDE EASEMENT IN THE SE 1/4 OF SECTION 27, T20N, R94W OF THE 6TH P.M., TOWN OF WAMSUTTER, SWEETWATER COUNTY, WYOMING, SAID EASEMENT BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, THE SIDELINES OF WHICH ARE TO BE LENGTHENED OR SHORTENED TO BEGIN ON THE NORTHEAST LINE OF THE HEREIN DESCRIBED PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27 BEING A FOUND 2.5 INCH ALUMINUM CAP, THENCE N00°28'48"W ALONG THE EAST LINE OF SAID SECTION 27 A DISTANCE OF 2077.18 FEET (AGAINST A CALL OF N00°25'31"E 2077.50 FEET) TO THE SOUTHERLY R-0-W OF INTERSTATE 80, THENCE S58°09'15"W ALONG THE SOUTHERLY R-0-W OF INTERSTATE 80 A DISTANCE OF 1363.04 FEET (AGAINST A CALL OF S59°04'31"W 1363.35 FEET) TO THE SOUTHWESTERLY R-0-W OF CROOKS GAP ROAD, THENCE S58°08'17"W ALONG THE SOUTHERLY R-0-W OF INTERSTATE 80 A DISTANCE OF 400.01 FEET (AGAINST A CALL OF S59°04'31"W 400.00 FEET) TO A FOUND 5/8" INCH REBAR WITH ALUMINUM CAP, THENCE S35°58'45"E A DISTANCE OF 131.86 FEET (AGAINST A CALL OF S35°53'00"E) TO THE POINT OF BEGINNING;

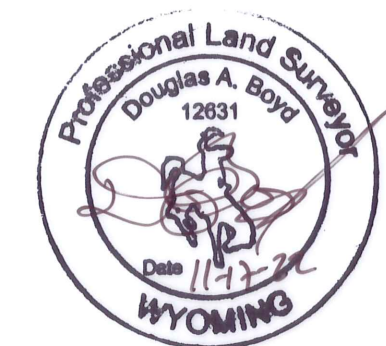
THENCE S42°01'21"W 140.50 FEET TO A POINT,
THENCE S17°32'02"W 126.30 FEET TO A POINT,
THENCE S04°24'35"E 35.85 FEET TO A POINT ON THE NORTH R-0-W OF MCCORMICK ROAD, OLD US HIGHWAY 30, SAID POINT ALSO BEING THE TERMINUS POINT OF SAID CENTERLINE AND BEARS S26°25'57"W 289.90 FEET FROM SAID POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.41 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.



SURVEYORS STATEMENT

I, Douglas A. Boyd, do hereby certify that: I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete. This plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with Town of Wamsutter regulations governing the subdivision of land.



Douglas A. Boyd
Registered Land Surveyor
No. 12631

Data on this plat reviewed this 17th day of November, A.D., 2022, by the Town Engineer of the Town of Wamsutter, Wyoming.

Donna Wardell
Town Engineer

This plat approved by the Town of Wamsutter Planning and Zoning Commission this day of 18 November, A.D., 2022.

Douglas A. Boyd
Chairman
Shannon L. McCoy
Secretary

Approved by the Town Council of the Town of Wamsutter, Wyoming, this 28th day of November, A.D., 2022.

Carl P.
Mayor
Shannon L. McCoy
Town Clerk

This plat was filed for record in Recorder at 12:54 o'clock P.M., November 23, 2022, and is duly recorded in Book Plat, Page No. 610

Donna Wardell
County Clerk
By: Donna Wardell, Deputy

FINAL PLAT
McCORMICK APARTMENTS SUBDIVISION
BEING A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 27,
TOWNSHIP 20 NORTH, RANGE 94 WEST, 6TH P.M.
TOWN OF WAMSUTTER, COUNTY OF SWEETWATER, STATE OF WYOMING