

RESOLUTION NO. 1993

**A RESOLUTION APPROVING THE HILL MINOR SUBDIVISION,
BEING A PORTION OF THE NW1/4 OF SECTION 12, TOWNSHIP 32
NORTH, RANGE 72 WEST, CONVERSE COUNTY, WYOMING**

WHEREAS, THE Hill Living Trust has submitted a proposed minor subdivision plat creating the Hill Minor Subdivision, Converse County, Wyoming; and

WHEREAS, the proposal is to subdivide to property into two lots, totaling 23.25 acres; and

WHEREAS, the proposed subdivision lies within Converse County, is within one mile of the City of Douglas, and appears to be consistent with the City of Douglas Community Development Plan and Land Use Map; and

WHEREAS, at the February 19, 2019, Planning and Zoning Commission meeting, the Commission considered the request for the subdivision, and voted unanimously to recommend approval; and

WHEREAS, the City recommends that future commercial development be developed in a manner similar to that required in City of Douglas B-1 Local Business or B-2 General Business zones, as outlined in the 2015 Converse County Land Use Plan.

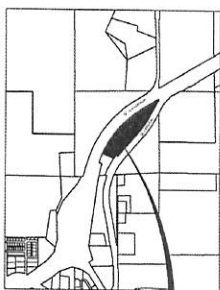
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DOUGLAS, WYOMING, that pursuant to Wyoming State Statutes 15-3-202, 18-5-308(b) and 34-12-103, the Hill Minor Subdivision, Converse County, Wyoming, is hereby approved, contingent upon any future development being consistent with the City of Douglas Master Plan.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2019.

René Kemper, Mayor

Attest:

Karen Rimmer, City Clerk



VICINITY MAP
CONVERSE COUNTY, WYOMING

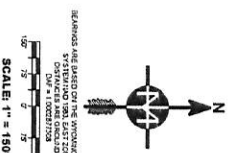


NOTES

1. BEARINGS AND COORDINATES ARE BASED ON THE CITY OF DOUGLAS DATUM (WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD 83/2883)
2. ERROR IN CLOSURE EXCEEDS 1:90,000
3. NO PUBLIC MAINTENANCE OF ROADS - CONVERSE COUNTY NOT RESPONSIBLE FOR MAINTENANCE OF SUBDIVISION ROADS.
4. NO PROPOSED CENTRALIZED DOMESTIC WATER SOURCE. POTENTIAL BUYERS AND OWNERS ARE ADVISED TO HIRE A REPUTABLE WELL DRILLER AND CONTRACTOR TO COME TO THE WELLS WITHIN GUIDELINES DESCRIBED IN THE SUBDIVISION PLAN. MINIMUM CONSTRUCTION STANDARDS, AS APPROVED PERMIT FROM THE WYOMING STATE ENGINEERS OFFICE SHALL BE OBTAINED PRIOR TO DRILLING A WATER WELL.
5. LOT 1 IS SERVICED BY AN EXISTING CITY WATER SERVICE LINE.
6. LOT 2 IS SERVICED BY AN EXISTING WATER WELL.
7. NO PROPOSED PUBLIC SEWER DISPOSAL SYSTEM.
8. EACH LOT HAS AN EXISTING SEPTIC SYSTEM.
9. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
10. PROPOSED LAND USE: LOT 1 RESIDENTIAL, AND LOT 2 COMMERCIAL.
11. PER CONVERSE COUNTY SUBDIVISION REGULATIONS, CHAPTER 4 & SECTION VI, THE SUBDIVISOR IS RESPONSIBLE FOR THE CONSTRUCTION OF THE FENCE ON LOT 2.
12. LOTS ARE NOT PART OF A FIRE PROTECTION DISTRICT AND FIRE PROTECTION IS NOT OTHERWISE PROVIDED.
13. UTILITY EASEMENTS ARE DESIGNATED AS SHOWN AND DEDICATED HEREOF.

LEGEND

- 1. FOUND HIGHWAY IMPROVEMENT
- 2. FOUND ALUMINUM CAP PLS (4209)
- 3. SET ALUMINUM CAP PLS (4209)
- 4. EXISTING POWER POLE
- 5. EXISTING WATER WELL
- 6. SUBDIVISION BOUNDARY LINE
- 7. SUBDIVISION LOT LINES
- 8. ADJACENT PROPERTY LINES FROM RECORD
- 9. UTILITY EASEMENT LINES
- 10. ROAD EASEMENT LINES
- 11. OVERHEAD POWER LINES
- 12. EXISTING FENCE LINE
- 13. REASSED BEARING AND DISTANCE



MONEY Land Surveying, LLC
340 W. B ST.
Casper, WY 82401
Phone: 307-277-2727

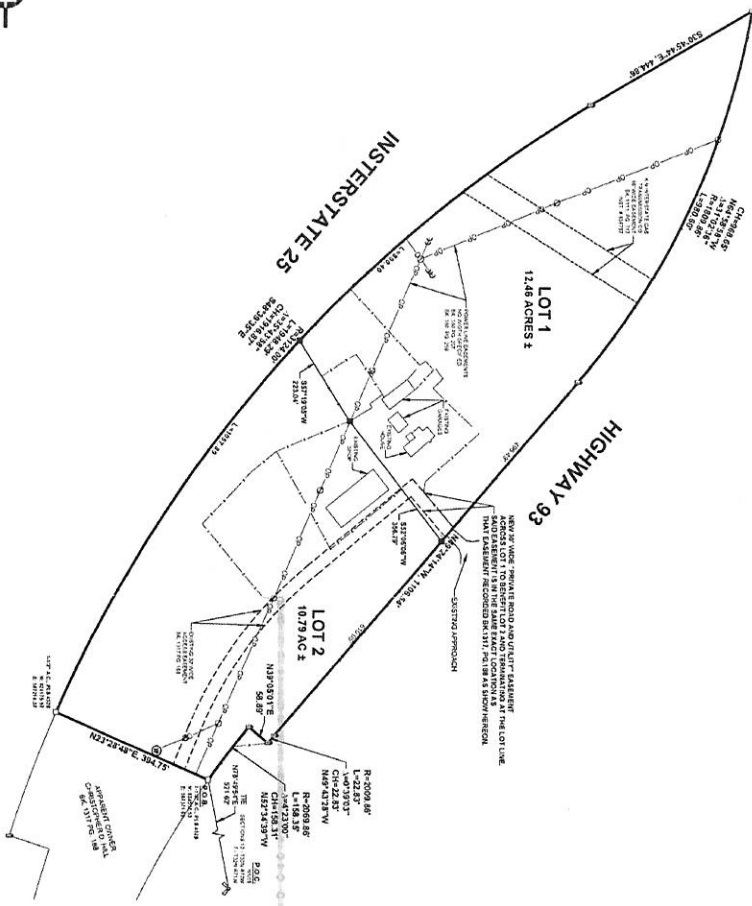
OWNER: DAVID J & CONNIE S. HILL
2315 N. W. 130
DOUGLAS, WY 82633



CERTIFICATE OF SURVEYOR

I, **DAVID J. HILL**, a duly licensed Professional Land Surveyor under the laws of the State of Wyoming, and that this plat is a true and correct copy of the original filed with me on December 18, 2018, and that this plat was made from an accurate field sketch of the subdivision conducted by me or under my direct supervision during December, 2018, and that the physical and mathematical details shown hereon are correct at the time of said survey.

STATE OF WYOMING)
COUNTY OF FARMINGTON)
125



**PLAT OF
HILL MINOR SUBDIVISION**

A SUBDIVISION IN CONVERSE COUNTY, WYOMING,
SITUATED IN AND BEING A PORTION THE NE 1/4 OF SECTION 12,
TOWNSHIP 32 NORTH, RANGE 72 WEST,
6TH PRINCIPAL MERIDIAN, CONVERSE COUNTY, WYOMING.

CERTIFICATE OF DEDICATION

THE UNDERSIGNED, DAVID J. HILL, a duly licensed Professional Land Surveyor under the laws of the State of Wyoming, and that this plat is a true and correct copy of the original filed with me on December 18, 2018, and that this plat was made from an accurate field sketch of the subdivision conducted by me or under my direct supervision during December, 2018, and that the physical and mathematical details shown hereon are correct at the time of said survey.

STATE OF WYOMING)
COUNTY OF FARMINGTON)
125

APPROVALS

APPROVED BY THE CITY OF DOUGLAS PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2018.

APPROVED BY THE CITY COUNCIL OF DOUGLAS, WYOMING THIS _____ DAY OF _____, 2018 BY RESOLUTION NO. _____.

APPROVED BY THE CONVERSE COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2018.

APPROVED BY THE CONVERSE COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2018.

RECORDED

FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK OF CONVERSE COUNTY, WYOMING THIS _____ DAY OF _____, 2018, AT _____ O'CLOCK _____ M., AND DULY RECORDED IN CURRENT _____ ON BLANK _____.

FILED BY _____ COUNTY CLERK