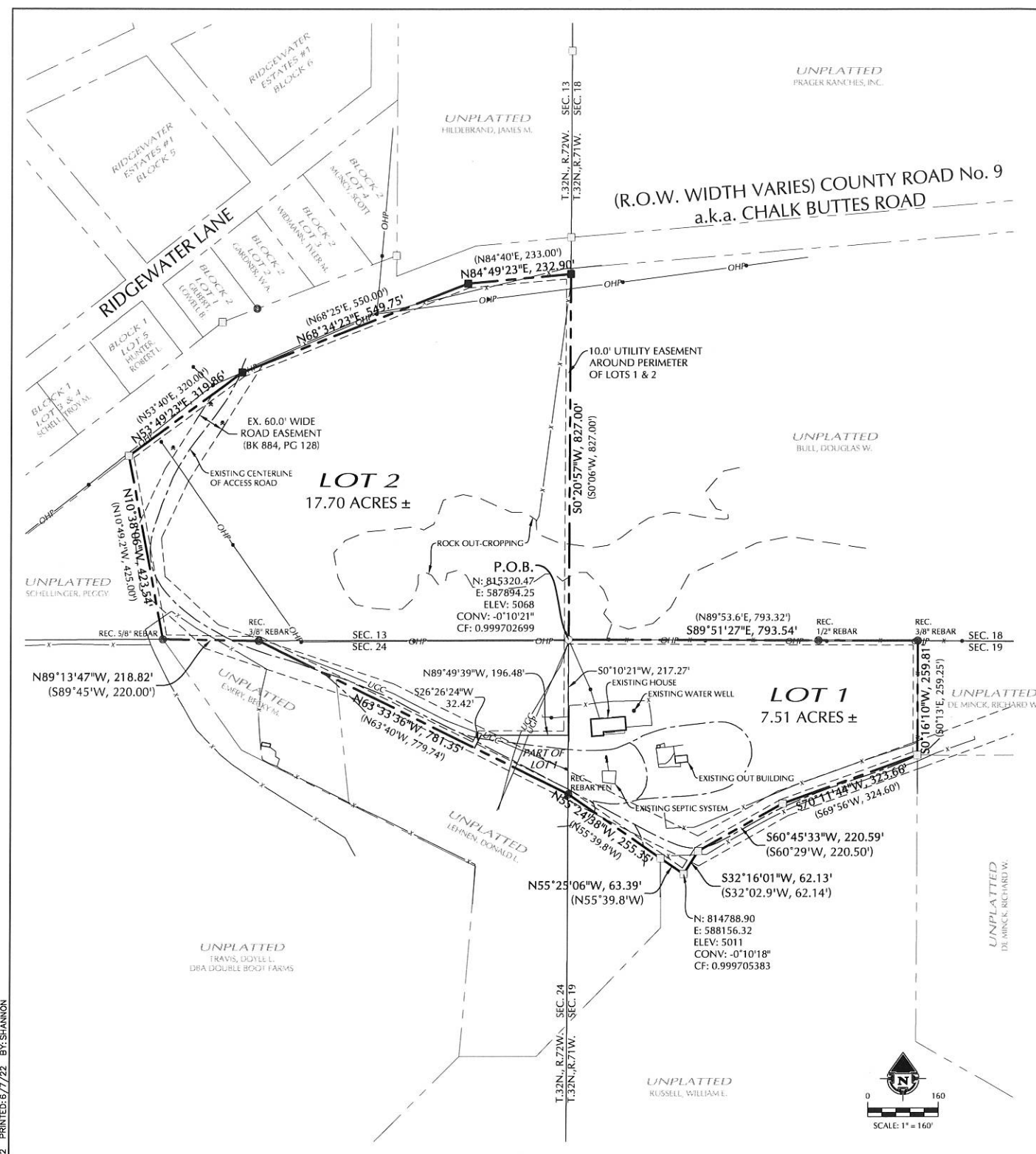


S:\LAND\2018\18-24\DWG\PLAT\18-24_PLAT.dwg SAVED: 6/7/22 BY: SHANNON PRINTED: 6/7/22



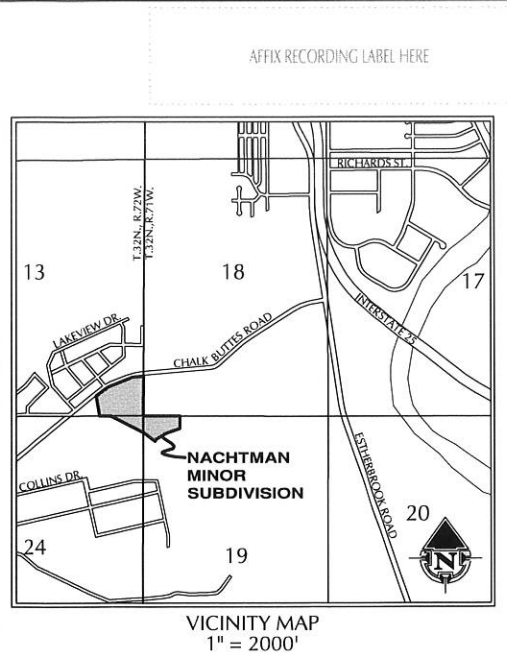
PRELIMINARY PLAT OF
"NACHTMAN MINOR SUBDIVISION"
 LOCATED IN AND BEING A PORTION OF THE SE1/4SE1/4, SECTION 13,
 AND THE NE1/4NE1/4, SECTION 24, TOWNSHIP 32 NORTH, RANGE 72
 WEST AND LOTS 5 AND 6, SECTION 19, TOWNSHIP 32 NORTH,
 RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CONVERSE COUNTY, WYOMING
 SCALE: 1"=160'

CERTIFICATE OF DEDICATION

Casey J. Nachtman and Rebecca L. Nachtman, hereby certify that they are the owners and proprietors of the foregoing subdivision of a Tract of land, as described in a deed recorded in the Office of the Clerk of Converse County, Wyoming, as Instrument No. 1027840 being more particularly described as follows:
 Beginning at a brass cap and the section corner common to Sections 13 and 24 of Township 32 North, Range 72 West and Sections 18 and 19 of Township 32 North, Range 71 West; thence along the north line of said Section 19, S89°51'27"E, 793.54 feet to a 3/8" rebar; thence into said Section 19, S0°16'10"W, 259.81 feet to an aluminum cap; thence S70°11'44"W, 323.66 feet to an aluminum cap; thence S60°45'33"W, 220.59 feet to an aluminum cap; thence S32°16'01"W, 62.13 feet to an aluminum cap; thence N55°25'06"W, 63.39 feet to an aluminum cap; thence N55°24'38"W, 255.35 feet to a 3/8" rebar and a point on the west line of said Section 19; thence into and across said Section 24, N63°33'36"W, 781.35 feet to a 3/8" rebar and a point on the north line of said Section 24; thence along the north line of said Section 24, N89°13'47"W, 218.82 feet to a 5/8" rebar; thence into and across said Section 13, N10°38'06"W, 423.54 feet to an aluminum cap and a point on the south right-of-way line of Chalk Buttes Road; thence along the south right-of-way line of said Chalk Buttes Road for the next three calls, N53°49'23"E, 319.86 feet to an aluminum cap; thence N68°34'23"E, 549.75 feet to an aluminum cap; thence N84°49'23"E, 232.90 feet to an aluminum cap and a point on the east line of said Section 13; thence along the east line of said Section 13, S0°20'57"W, 827.00 feet to the Point of Beginning.

The above tract of land located in the SE1/4SE1/4, Section 13, and the NE1/4NE1/4, Section 24, Township 32 North, Range 72 West and Lots 5 and 6, Section 19, Township 32 North, Range 71 West, is with the free consent, and in accordance with the desires of the undersigned owners and proprietors; containing 25.21 acres more or less; have by these presents laid out, and surveyed as 'NACHTMAN MINOR SUBDIVISION', and do hereby dedicate and convey to and for the public use forever hereafter the roads as are laid out and designated on this plat, and do 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. The dedication of the roads or roads on this plat in no way obligates the Converse County Commissioners to maintain such roads or accept them as County roads nor does it relieve the subdivider of the obligation to construct such roads or roads according to the requirements of the Converse County Subdivision Resolution or other regulations.

OWNER Casey J. Nachtman P.O. Box 74 Douglas, Wyoming 82633	OWNER Rebecca L. Nachtman P.O. Box 74 Douglas, Wyoming 82633
_____ Casey J. Nachtman - Owner	_____ Rebecca L. Nachtman - Owner
STATE OF WYOMING) CONVERSE COUNTY) SS	STATE OF WYOMING) CONVERSE COUNTY) SS
The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by: Casey J. Nachtman - Owner	The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by: Rebecca L. Nachtman - Owner
as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: _____	as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: _____
_____ NOTARY PUBLIC	_____ NOTARY PUBLIC



CERTIFICATE OF SURVEYOR

I, James F. Jones, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat of 'NACHTMAN MINOR SUBDIVISION' correctly represents the results of a survey made by me or under supervision during the month of May, 2022.



Surveyor, LS number: _____

LEGEND

●	FOUND CORNER AS NOTED
□	FOUND ALUMINUM CAP
○	FOUND BRASS CAP
■	SET 5/8" REBAR W/ALUMINUM CAP
---	EXISTING FENCE
---	PLAT BOUNDARY
---	LOT LINES
N52°14'56" W, 308.40'	MEASURED
(N52°14'56" W, 308.40')	RECORD

APPROVALS

Approved by the City Council of Douglas this _____ day of _____, 2022. _____ City or Town Mayor or Designated Representative Attest: City Clerk	Approved by the City of Douglas Planning and Zoning Commission this _____ day of _____, 2022. _____ Chairman of the City of Douglas Planning & Zoning Commission Attest: City Clerk	Approved by the Converse County Planning and Zoning Commission this _____ day of _____, 2022. _____ Chairman of the Converse County Planning & Zoning Commission Attest: County Clerk	Approved by the Converse County Board of County Commissioners this _____ day of _____, 2022. _____ Chairman of the Board of County Commissioners Attest: County Clerk
--	--	--	--

STATE OF WYOMING)
) SS.
COUNTY OF CONVERSE)
This instrument was filed for the record on the _____ day of _____, 2022 at _____, and was duly recorded in Instrument No. _____
Register of Deeds

NOTES

- ERROR OF CLOSURE: 1:533,009
- BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983
- DISTANCES: U.S. SURVEY FOOT - GROUND
- COORDINATES LISTED ARE NAD83/2011 GRID VALUES.
- ELEVATIONS LISTED REFERENCE NAVD88 AND NOT INTENDED FOR USE AS BENCHMARKS.
- FLOOD ZONE DESIGNATION - 'ZONE X' (FLOOD INSURANCE RATE MAP #56009C1650D)
- NO PUBLIC WATER SOURCE OR PUBLIC SEWAGE DISPOSAL SYSTEM.
- LOT 1 HAS AN EXISTING WATER WELL. WATER FOR LOT 2 IS UNPROVEN.
- NO PUBLIC MAINTENANCE OF ROADS. CONVERSE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF SUBDIVISION ROADS.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- LOTS ARE NOT PART OF A FIRE PROTECTION DISTRICT AND FIRE PROTECTION IS NOT OTHERWISE PROVIDED.
- INTENDED USE OF LOTS 1 AND 2 ARE ALL USES PERMITTED BY THE REGULATIONS OF CONVERSE COUNTY.
- THE SUBDIVIDER IS RESPONSIBLE FOR THE INSTALLATION OF A PERIMETER FENCE.

ENGINEERING • SURVEYING • GIS MAPPING
 CONSTRUCTION MANAGEMENT
 111 W. 2nd St., Ste 420 • Casper, Wyoming 82601
 Ph: 307-265-4601 • Fax: 307-265-4672

J.K.C. ENGINEERING

PRELIMINARY PLAT OF
"NACHTMAN MINOR SUBDIVISION"
 LOCATED IN AND BEING A PORTION OF THE SE1/4SE1/4, SECTION 13, AND THE NE1/4NE1/4, SECTION 24, TOWNSHIP 32 NORTH, RANGE 72 WEST AND LOTS 5 AND 6, SECTION 19, TOWNSHIP 32 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CONVERSE COUNTY, WYOMING

DATE: 6/7/2022
 PROJECT #: 18-24
 DRAWN BY: JRB/SAG
 SHEET TITLE:
 RECORD OF SURVEY
 SHEET NUMBER
1 OF 1