

**SORENSEN TRACTS**

**CERTIFICATE of SURVEYOR**

STATE OF WYOMING )  
 ) ss.  
 COUNTY OF HOT SPRINGS )

I, R.L. Hudson, a Land Surveyor registered in the State of Wyoming, do hereby certify that this plat of SORENSEN TRACTS has been prepared from the field notes of a survey made by me on the 19th day of May and the 2nd day of June, 1987, and that it correctly and accurately represents said survey of the limits of this subdivision, the tracts and easements as shown hereon.

I further certify that said SORENSEN TRACTS is a subdivision and an addition to the Town of East Thermopolis embracing all of the following described land; to wit:

Situate in the NE1/4 of Section 1, Township 42 North, Range 95 West, and Lot 6 of Section 36, Township 43 North, Range 95 West, Sixth Principal Meridian, Town of East Thermopolis, Hot Springs County, Wyoming, and beginning at the point of intersection of the center line of C Avenue with the south line of East Fremont Street and from which point the corner common to Twp. 42 and 43 North and Rges. 94 and 95 West (the northeast corner of said Section 1) bears S 83°31'09" E, 602.17 feet distant; thence S 89°55'41" W, along the south corporate limits of the Town of East Thermopolis, a distance of 31.53 feet to a point on the west line of Hot Springs County Road Number 26, the TRUE POINT OF BEGINNING; thence continuing S 89°55'41" W, a distance of 456.21 feet; thence N 89°37'26" W, a distance of 68.26 feet; thence S 0°03'39" E, a distance of 274.84 feet; thence N 89°55'41" E, a distance of 430.14 feet to a point on aforementioned right-of-way line of said county road lying on a curve to the left having a radius of 924.93 feet; thence northeasterly along said curve, through a central angle of 6°06'27", an arc length of 98.59 feet; thence N 17°49'53" E, a distance of 191.63 feet to the true point of beginning and containing 3.02 acres, more or less.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 13<sup>th</sup> day of August, 1987.

R.L. Hudson  
 Wyoming L.S. No. 519

**APPROVALS**

Approved by the Town Council of the Town of Thermopolis this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Attest: Sharon K. Basse, Town Clerk; John Sullivan, Mayor

Approved by the Town Council of the Town of East Thermopolis this 9<sup>th</sup> day of July, 1987.

Attest: Linda K. Free Town Clerk; Lee E. Sheridan, Mayor

Approved by the Board of County Commissioners of Hot Springs County this 1<sup>st</sup> day of Sept, 1987.

Attest: Marlene T. Christofferson Clerk of the Board; Jack N. Johnson Chairman of the Board

**CERTIFICATE of VACATION**

KNOW ALL MEN BY THESE PRESENTS; that Russell W. Sorensen and Hazel D. Sorensen, vir et ux, are the sole owners in fee simple of the following described lands shown on the official plat of Jones Addition To The Town of East Thermopolis; to wit:

Lots 1 through 5 and 20 through 24, portions of Lots 6 and 19, Block 3; portion of B Avenue, portion of the Block 3 Alley, portion of C Avenue; Portion of Lots 1 through 6, Block 7; Jones Addition To The Town of East Thermopolis.

NOW BE IT KNOWN that all the aforesaid lands, as shown hereon and as described, are hereby vacated and that the land is unplatted.

BE IT FINALLY KNOWN that the purpose of this instrument is to allow the replatting of said lands through this plat of Sorensen Tracts.

Signed and dated this 13 day of August, 1987.

Russell W. Sorensen Russell W. Sorensen; Hazel D. Sorensen Hazel D. Sorensen

**CERTIFICATE of OWNERS' CONSENT**

KNOW ALL MEN BY THESE PRESENTS; that Russell W. Sorensen and Hazel D. Sorensen, vir et ux, are the sole owners of the land embraced in this subdivision; that said land is described in the Certificate of Surveyor appearing hereon; that the platting of said land, as appears hereon, is their free and voluntary act and deed and in accordance with their desires do hereby consent to the platting of said land as shown hereon; and that they do hereby grant, for the specified purposes, all of the easements contained within the limits of said Sorensen Tracts.

Russell W. Sorensen Russell W. Sorensen; Hazel D. Sorensen Hazel D. Sorensen

**ACKNOWLEDGEMENT**

STATE OF WYOMING )  
 ) ss.  
 COUNTY OF HOT SPRINGS )

On this 13 day of August, 1987, before me a Notary Public, personally appeared Russell W. Sorensen and Hazel D. Sorensen, to me known to be the persons described in and who executed the Certificates of Vacation and Owners' Consent appearing hereon and acknowledged said instruments to be their free and voluntary act and deed for the purposes mentioned therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office the day, month and year first above written.

Andree J. Brown  
 Notary Public

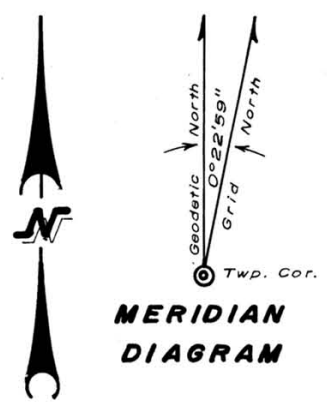
**FILING RECORD**

Reception No. \_\_\_\_\_

STATE OF WYOMING )  
 ) ss.  
 COUNTY OF HOT SPRINGS )

Recorded for record at 12:00 o'clock P M. on the 3 day of September, 1987 and filed in Plat Cabinet A at page 88.

Marlene T. Christofferson  
 Hot Springs County Clerk and Ex-Officio Register of Deeds



**LEGEND**

- Iron pipe with brass cap, in concrete, found. Set by PESLS 454 (Donnell) in 1962.
- Aluminum pipe with magnetic aluminum cap found. Set by LS 519 (Hudson) in 1982 and of record.
- Rebar with 2" dia. aluminum cap found. Set by LS 3880 (Austin) in 1982-83.
- Co. Rd. R/W marker; rebar with 2" dia. aluminum cap in a PVC sleeve; found. Set by LS 3880 in 1982-83 for Hot Springs Co.
- 5/8" dia. x 24" long rebar with 2" dia. aluminum cap set. Stamped with corner identification, LS 519 and 1987.
- Portion of existing corporate limits affected by this annexation (sub. boundary).
- Limits of this subdivision and extension of corporate limits by this annexation.
- Limits of easement, use as specified hereon.

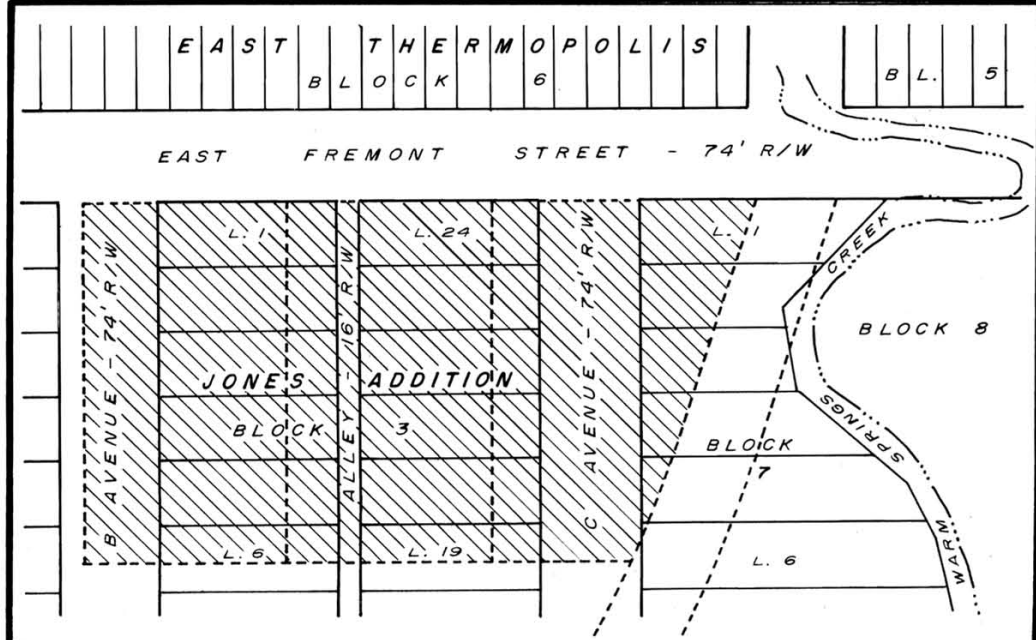
**METRIC CONVERSIONS**

One foot = 0.3048+ meter  
 One acre = 0.4047- hectare

NOTE - The American Survey Foot / Meter conversion is defined by the following fraction: 1200 / 3937 .

**NOTICE**

THE DEVELOPER DOES NOT WARRANT TO A PURCHASER ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THIS SUBDIVISION. WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER.



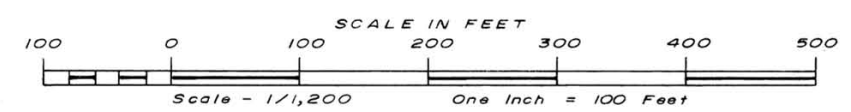
**INSET SHOWING JONES ADDITION - 1918 PLAT CONFIGURATION**

**TECHNICAL NOTES**

- ( ) denote value based on the state plane coordinate system; as follows:
  - a) Wyoming West Central zone, North American Datum of 1927;
  - b) Tied to USCSGS station "CLUB" by third-order traverse methods;
  - c) Combined factor (surface to grid distance) = 0.9997536 .
- Basis of Bearing - The geodetic meridian computed at the position of the township corner as shown hereon. See Meridian Diagram for additional information.
- See map titled "Carter Ranch Road" filed in Plat Cabinet A at page 71 at the office of the Hot Springs County Clerk for additional information.
- Recording data; i.e., instrument, book, page and recording date, pertain to the files of the Hot Springs County Clerk and Ex-Officio Register of Deeds.

**GENERAL NOTES**

- The utility easements shown hereon are intended for all utilities, including but not limited to, electric, telephone, cable television, water, sewer and gas service lines and facilities.
- No irrigation water, through the Sorensen No. 1 Pipeline, Permit No. 28580, is being transferred with title to Tracts 1, 2 and 3. Procurement of irrigation water, if desired for Tracts 1, 2 and 3, is not the responsibility of the developer.
- The lands shown hereon as Sorensen Tracts have been annexed to the Town of East Thermopolis by town ordinance bearing third reading passage date of 9 July, 1987. Refer to ordinance for additional information concerning annexation.
- The legal status of Jones Addition To The Town of East Thermopolis, shown by the inset hereon, is not clear. The official plat, on file at the office of the Hot Springs County Clerk, bears no indication of previous vacation. The Certificate of Vacation appearing hereon has been executed to prevent any possible filing and / or recording conflicts upon the public record.



**PLAT AND ANNEXATION MAP OF SORENSEN TRACTS**

A SUBDIVISION AND ADDITION TO THE TOWN OF EAST THERMOPOLIS SITUATE IN THE NE1/4 NE1/4 OF SECTION 1, TWP. 42 NORTH, RGE. 95 WEST, AND LOT 6 OF SECTION 36, TWP. 43 NORTH, RGE. 95 WEST, SIXTH PRINCIPAL MERIDIAN TOWN OF EAST THERMOPOLIS, HOT SPRINGS COUNTY, WYOMING

R.L. HUDSON - LAND SURVEYOR  
 Thermopolis, Wyoming  
 August 1987 Job No. 87-1820