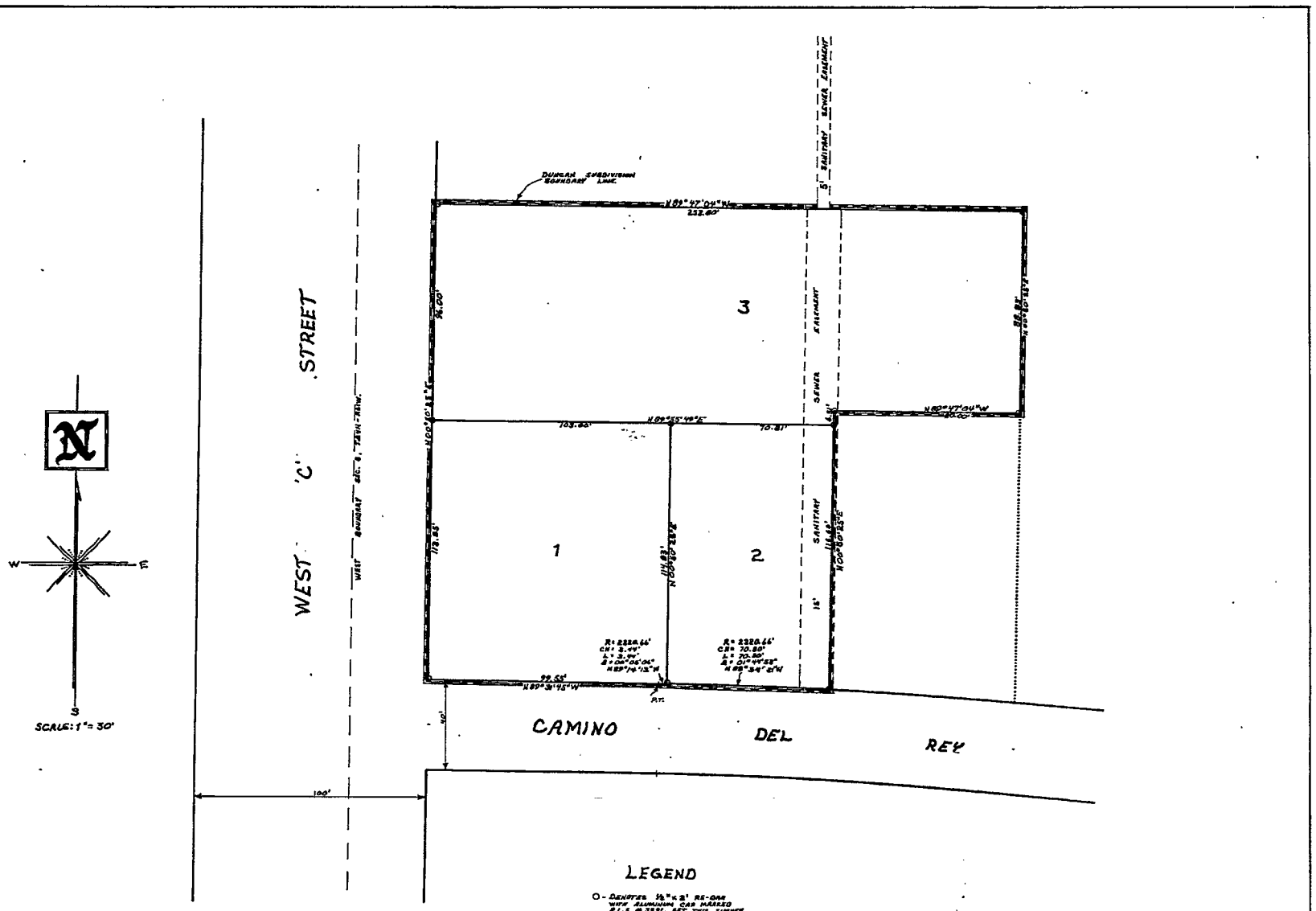
Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).



LEGEND

O - DENOTES ½" x 2' RE-BAR WITH ALUMINUM CAP MARKED P.L.S. # 3891, SET THIS SURVEY

— — — DENOTES "DUNCAN SUBDIVISION" BOUNDARY LINES.

NOTE: ALL BEARINGS ON THIS PLAT ARE ASTRONOMICALLY BASED ON A SOLAR OBSERVATION MADE ON THE WEST LINE OF SECTION 6, T 21 N, R 66 W, AND BEING MADE RELATIVE THERETO BY PLANE SURVEYING METHODS.

APPROVAL - TOWN of TORRINGTON

THE FOREGOING PLAT OF "DUNCAN SUBDIVISION" TO THE TOWN OF TORRINGTON, GOSHEN COUNTY, WYOMING, IS HEREBY APPROVED AND THE DEDICATIONS SHOWN AND REFERENCED ON THIS PLAT ARE ACCEPTED THIS 2nd DAY OF September, 1986.

TOWN OF TORRINGTON
BY: J. L. Norman
MAYOR
ATTEST: Glen R. Cravens
CITY CLERK

APPROVAL - PLANNING COMMISSION

THE FOREGOING PLAT OF "DUNCAN SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION ON THIS 22nd DAY OF August, 1986.

PLANNING COMMISSION
J. L. Norman
MAYOR
ATTEST: Glen R. Cravens
CITY CLERK

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF GOSHEN) ss

THE FOREGOING DEDICATION FOR "DUNCAN SUBDIVISION" WAS ACKNOWLEDGED BEFORE ME BY GEORGE D. DUNCAN AND RUBY I. DUNCAN THIS 7th DAY OF Aug., 1986.

WITNESS MY HAND AND OFFICIAL SEAL

Robert W. Taylor
NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec. 12, 1988

Robert W. Taylor Notary Public
State of Wyoming
County of Goshen
My Commission Expires December 12, 1988

4W2 Engineering and Land Surveying
P.O. Box 99
TORRINGTON, Wy 82240

SURVEYOR'S CERTIFICATE

STATE of WYOMING) ss
COUNTY of GOSHEN)

I, ROBERT W. TAYLOR, A PROFESSIONAL LAND SURVEYOR DULY LICENSED IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF "DUNCAN SUBDIVISION WAS MADE FROM NOTES TAKEN DURING AN ACTUAL FIELD SURVEY MADE IN JULY, 1986 AND THAT IT CORRECTLY REPRESENTS THE TRACT OF LAND MARKED AS SHOWN ABOVE BY ½"x2' RE-BAR WITH ALUMINUM CAPS MARKED P.L.S. #3891, AND THAT THE LAND IN THIS SUBDIVISION IS PART OF LOT 10, CLINTON HEIGHTS ADDITION, GOSHEN COUNTY, WYOMING, MORE PARTICULARLY DISCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ON THE WEST BOUNDARY OF SAID LOT 10 AND IS S00°40'28"E A DISTANCE OF 344.06' FROM THE NORTHWEST CORNER OF LOT 10, CLINTON HEIGHTS ADDITION; THENCE S89°47'04"E ALONG A LINE WHICH IS PARALLEL WITH THE NORTH BOUNDARY OF LOT 10 AND IS ALSO PARALLEL WITH THE SOUTH BOUNDARY OF THE SW¼ OF SECTION 31, T21N, R67W, A DISTANCE OF 232.60' FEET TO A ½" x 2' RE-BAR WITH ALUMINUM CAP MARKED P.L.S. #3891; THENCE S00°40'28"W ALONG A LINE WHICH IS PARALLEL WITH THE WEST BOUNDARY OF LOT 10, A DISTANCE OF 88.83' FEET TO A ½" x 2' RE-BAR WITH ALUMINUM CAP MARKED P.L.S. #3891; THENCE N89°47'04"W ALONG A LINE WHICH IS PARALLEL WITH THE NORTH BOUNDARY OF LOT 10 OF CLINTON HEIGHTS ADDITION AND ALONG THE NORTH BOUNDARY OF A TRACT OF LAND DEEDED TO THE ROSMERE FARM THE DUNCANS ORIGINALLY HAD RECORDED IN BOOK 288, PAGE 276 AT THE GOSHEN COUNTY COURTHOUSE, A DISTANCE OF 30.00' FEET TO A ½" x 2' RE-BAR WITH ALUMINUM CAP MARKED P.L.S. #3891; THENCE S00°40'28"E ALONG A LINE WHICH IS PARALLEL WITH THE WEST BOUNDARY OF LOT 10 AND ALONG THE WEST BOUNDARY OF THE AFOREMENTIONED FARMER TRACT, A DISTANCE OF 118.63' FEET TO THE NORTH BOUNDARY OF CAMINO DEL REY; THENCE NORTHWESTERLY ALONG THE NORTH BOUNDARY OF CAMINO DEL REY AND ALONG A CIRCULAR CURVE TO THE LEFT WITH A RADIUS OF 2328.66 FEET, THROUGH A CENTRAL ANGLE OF 01°49'30", A DISTANCE OF 74.24' FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N89°31'45"W ALONG THE NORTH BOUNDARY OF CAMINO DEL REY, A DISTANCE OF 99.53' FEET TO A ½" x 2' RE-BAR WITH ALUMINUM CAP MARKED P.L.S. 3891; THENCE N00°28'28"E ALONG THE WEST BOUNDARY OF LOT 10, CLINTON HEIGHTS ADDITION, A DISTANCE OF 209.58 FEET TO THE POINT OF BEGINNING, WITH SAID TRACT CONTAINING 1.003 ACRES, MORE OR LESS.

WYOMING P.L.S. #3891 Robert W. Taylor
ROBERT W. TAYLOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GEORGE D. DUNCAN AND RUBY I. DUNCAN, THE OWNERS IN FEE SIMPLE OF THE LANDS EMBRACED ON THIS PLAT AND REFERENCED IN THE ABOVE DESCRIPTION OF "DUNCAN SUBDIVISION" DO HEREBY DECLARE THAT THE CREATION OF "DUNCAN SUBDIVISION" IN THE TOWN OF TORRINGTON, GOSHEN COUNTY, WYOMING, AS APPEARS ON THIS PLAT, TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES AND THEY DO HEREBY DEDICATE TO THE PUBLIC THAT PART OF THE EASEMENT SHOWN WITHIN THE SUBDIVISION.

RUBY I. DUNCAN Ruby I. Duncan

GEORGE D. DUNCAN George D. Duncan

Duncan Subdivison

PART OF LOT 10
CLINTON HEIGHTS ADDITION
TORRINGTON, GOSHEN COUNTY
WYOMING

719854

STATE OF WYOMING
COUNTY OF GOSHEN
FILED 9-12 19 86
BOOK Plat PAGE 22
Wendell E. Urquhart, County Clerk
1:55 pm

RECORDED
INDEXED
ABSTRACTED
MICROFILMED
Goshen County

222

222