

3/12/2019 10:23:11 AM
 NATRONA COUNTY CLERK
 Natrona County, WY
 Fee: \$72.00
 NC DEVELOPMENT

1060555

"2R SIMPLE SUBDIVISION"

A VACATION AND REPLAT OF LOTS 5, 6, AND 7, BLOCK 4, WESTGATE PARK IV
 LOCATED IN THE W1/2 OF THE NE1/4 OF SECTION 29,
 T. 34 N., R. 80 W., 6th P.M., NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION
 STATE OF WYOMING) SS
 COUNTY OF NATRONA)

RICHARD H. OATES, JR. AND SALLY J. OATES, HUSBAND AND WIFE, AND R S W INVESTMENTS LLC, HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOREGOING SIMPLE SUBDIVISION BEING LOTS 5, 6, AND 7, BLOCK 4, WESTGATE PARK IV AND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTH-WEST CORNER OF SAID LOT 5 (1/4 REBAR) WHICH BEARS SOUTH 27°15'22" EAST A DISTANCE OF 489.14 FEET FROM THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 29 (BRASS CAP), THENCE NORTH 1°20'28" WEST A DISTANCE OF 626.40 FEET ALONG THE WEST LINE OF SAID LOTS 5, 6, AND 7 TO THE NORTHWEST CORNER OF SAID LOT 7 BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 20 AND 26 AND A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 8°47'32" WEST A DISTANCE OF 3693.65 FEET (3/4" REBAR AND CAP), THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5°08'42" AN ARC DISTANCE OF 331.67 FEET AND WHOSE CHORD BEARS SOUTH 78°38'07" EAST A DISTANCE OF 331.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 7 (1/4" REBAR AND CAP), THENCE SOUTH 13°56'13" WEST A DISTANCE OF 91.38 FEET ALONG THE EASTERLY LINE OF SAID LOT 7 TO A POINT OF CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 76°03'47" EAST A DISTANCE OF 541.06 FEET (1/4" REBAR), THENCE ALONG THE EASTERLY LINE OF SAID LOTS 6 AND 7 AND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°17'50" AN ARC DISTANCE OF 144.67 FEET AND WHOSE CHORD BEARS SOUTH 1°17'18" WEST A DISTANCE OF 144.24 FEET TO A POINT (1/4" REBAR), THENCE SOUTH 1°19'21" EAST A DISTANCE OF 292.27 FEET ALONG THE EASTERLY LINE OF SAID LOTS 5 AND 6 TO THE SOUTHWEST CORNER OF SAID LOT 5 (1/4" REBAR) AND BEING A POINT OF CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 88°40'45" WEST A DISTANCE OF 30.00 FEET, THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°57'32" AN ARC DISTANCE OF 47.10 FEET AND WHOSE CHORD BEARS SOUTH 43°39'31" WEST A DISTANCE OF 42.41 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5 (1/4" REBAR AND CAP), THENCE SOUTH 88°38'13" WEST A DISTANCE OF 250.13 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING, CONTAINING 3.928 ACRES MORE OR LESS.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND SHALL BE KNOWN AS "2R SIMPLE SUBDIVISION".

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD H. OATES, JR., ON THIS 5th DAY OF March, 2019.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 10/26/19.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SALLY J. OATES, JR., ON THIS 5th DAY OF March, 2019.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 10/26/19.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD S. WHEELER, MANAGING MEMBER OF RSW INVESTMENTS, LLC, ON THIS 5th DAY OF March, 2019.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 09/23/20.

Richard H. Oates Jr.
 RICHARD H. OATES, JR.
 2889 ARDON LANE
 CASPER, WY 82609

Sally J. Oates
 SALLY J. OATES
 2889 ARDON LANE
 CASPER, WY 82609

Richard S. Wheeler
 RICHARD S. WHEELER
 MANAGING MEMBER
 R S W INVESTMENTS, LLC
 5300 W. OLD YELLOWSTONE HWY
 CASPER, WY 82664

Michele A. Stearn
 MICHELE A. STEARN
 NOTARY PUBLIC

Michele A. Stearn
 MICHELE A. STEARN
 NOTARY PUBLIC

Gody Grainger
 GODY GRAINGER
 NOTARY PUBLIC

APPROVALS
 STATE OF WYOMING) SS
 COUNTY OF NATRONA)

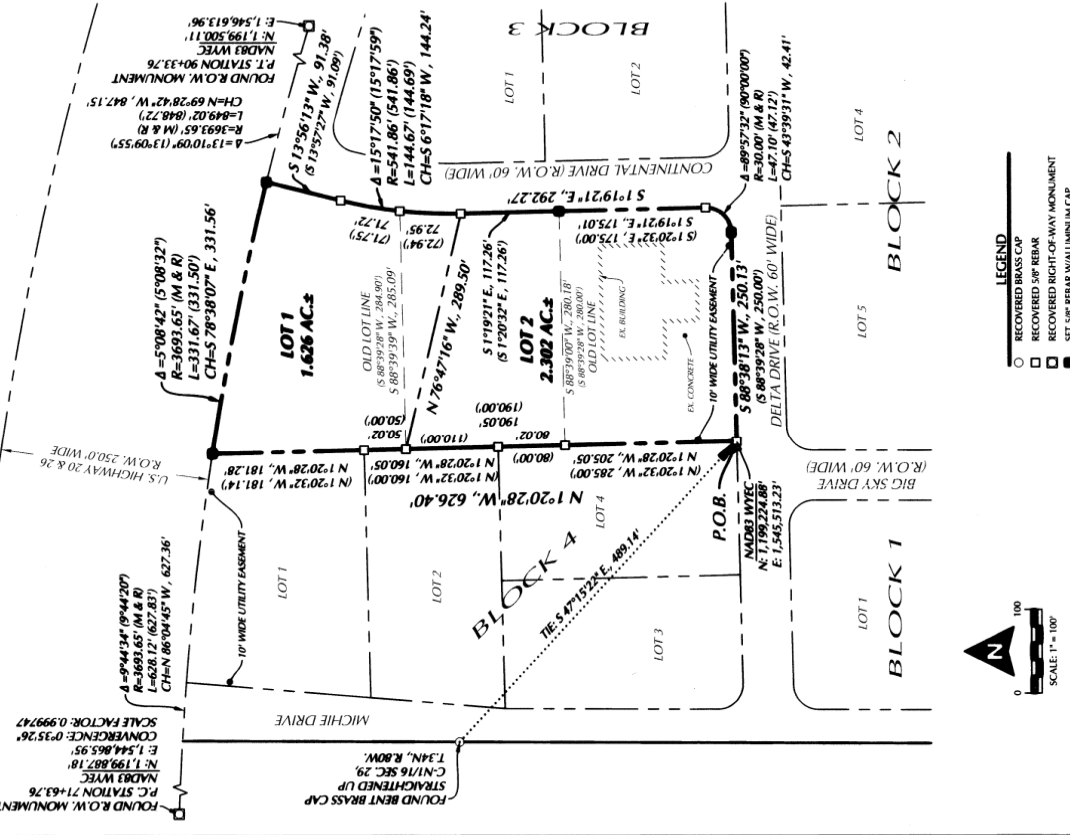
I, DO HEREBY CERTIFY THAT THIS SIMPLE SUBDIVISION HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REGULATIONS FOR NATRONA COUNTY, WYOMING, AND IS THEREFORE APPROVED FOR RECORDING.

William R. Johnson
 COUNTY SURVEYOR
 3/19/19

Jan E. Smellie
 NATRONA COUNTY HEALTH OFFICER / DATE
 3/19/19

CERTIFICATE OF SURVEYOR
 STATE OF WYOMING) SS
 COUNTY OF NATRONA)

I, DANIEL A. SEB, A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2897, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION DURING DECEMBER, 2018 AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.



LEGEND

- RECOVERED BRASS CAP
- RECOVERED 5/8" REBAR
- RECOVERED RIGHT-OF-WAY MONUMENT
- ▣ SET 3/8" REBAR W/ALUMINUM CAP
- SITE BOUNDARY
- LOT LINES
- EASEMENT LINES (10.0' WIDE TYP.)
- MEASURED (N 46°34'56" W, 257.40')
- MEASURED RECORD (N 46°34'56" W, 257.40')

NOTES:

- BASIS OF BEARING IS AN ASSUMED BEARING OF NORTH AS DETERMINED BY GPS (MC584) AT 42°53'15.01421" N & 106°27'47.66135" W AND HAVE NAVD83 FOR ELEVATION DATUM.
- ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE U.S. SURVEY FOOT.
- PLAT CLOSURE EXCEED 1 IN 524,591.
- THIS SIMPLE SUBDIVISION CONTAINS 3.928 ACRES MORE OR LESS.
- THIS SIMPLE SUBDIVISION IS SUBJECT TO ALL EASEMENTS OF RECORD AT THE TIME OF PLATTING.

VICINITY MAP
 SCALE 1" = 200'