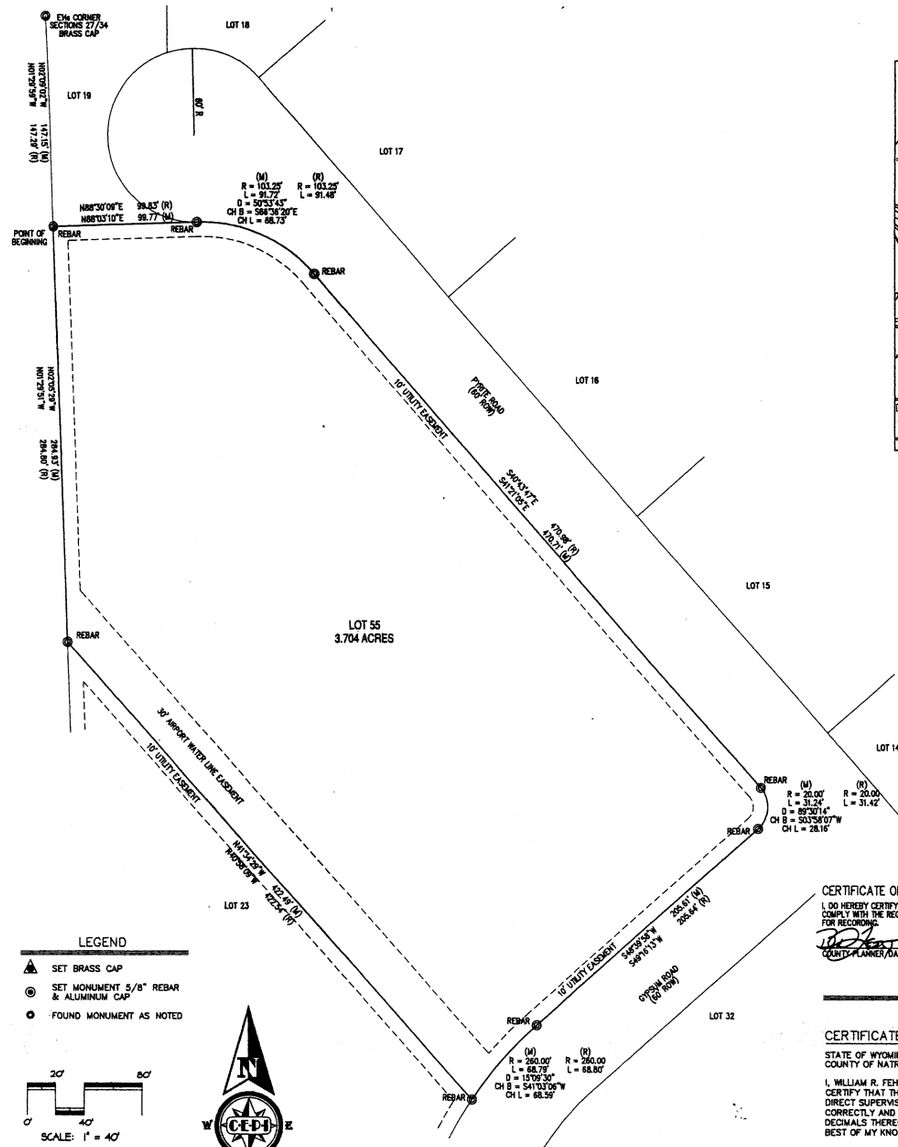
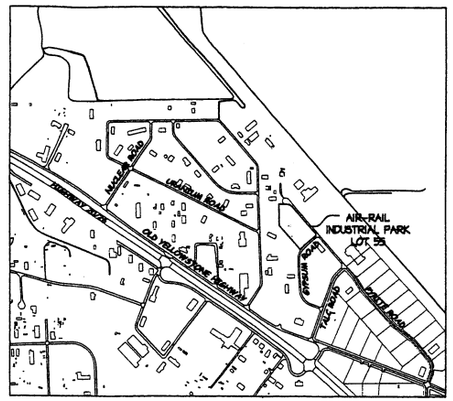


LEGEND

- SET BRASS CAP
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- FOUND MONUMENT AS NOTED

SCALE: 1" = 40'



VICINITY MAP
NO SCALE

CERTIFICATE OF SIMPLE SUBDIVISION APPROVAL

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.

7-28-08
COUNTY PLANNER/DATE

7/28/08
COUNTY SURVEYOR/DATE

HEALTH OFFICER/DATE

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }SS
COUNTY OF NATRONA }

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN MAY, 2008, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND COURSES REFERRED TO THE 6TH P.M. MERIDIAN. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

William R. Fehringer 5528 WYOMING 7/28/08

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 23rd DAY OF JULY, 2008.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES March 19, 2012

NOTARY PUBLIC

NOTARY PUBLIC
JARVIS HAAS
COUNTY OF NATRONA
STATE OF WYOMING
My Commission Expires March 19, 2012

CERTIFICATE OF DEDICATION

NATRONA COUNTY CLERK, WYOMING
Renea Vitto Recorded SAS
Aug 4, 2008 03:02:44 PM
849143 Pages: 1 Fee: $58.00
WC PLANNING

STATE OF WYOMING }SS
COUNTY OF NATRONA }

THE UNDERSIGNED, RICOR PROPERTIES, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND. A PARCEL OF LAND SITUATE IN THE NE¼NE¼ OF SECTION 34, T.34N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO KNOWN AS LOTS 20, 21 AND 22, AIR RAIL INDUSTRIAL PARK SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/16 CORNER COMMON TO SECTIONS 27 AND 34 MONUMENTED BY A BRASS CAP;

THENCE S02°09'02"E, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 147.15 FEET TO THE NORTHWEST CORNER OF THE PARCEL AND SAID LOT 20, MONUMENTED BY A REBAR AND BEING THE POINT OF BEGINNING;

THENCE N88°03'10"E, ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 99.77 FEET TO A POINT OF CURVATURE MONUMENTED BY A REBAR;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF OF 103.25 FEET, THROUGH A CENTRAL ANGLE OF 50°53'43", A DISTANCE OF 91.72 FEET, HAVING A CHORD BEARING OF S86°36'20"E, A DISTANCE OF 88.73 FEET TO THE END OF CURVE MONUMENTED BY A REBAR;

THENCE S41°21'05"E, ALONG THE NORTHEASTERLY LINE OF SAID LOTS 20, 21 AND 22, AND THE SOUTHWESTERLY LINE OF PYRITE ROAD, A DISTANCE OF 470.71 FEET TO A POINT OF CURVATURE MONUMENTED BY A REBAR;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89°30'14", A DISTANCE OF 31.24 FEET, HAVING A CHORD BEARING OF S03°58'07"W, A DISTANCE OF 28.16 FEET TO THE END OF CURVE MONUMENTED BY A REBAR;

THENCE S48°39'38"W, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF GYPSUM ROAD, A DISTANCE OF 205.61 FEET TO A POINT OF CURVATURE MONUMENTED BY A REBAR;

THENCE ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF GYPSUM ROAD AND A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 15°09'30", A DISTANCE OF 68.79 FEET, HAVING A CHORD BEARING OF S41°03'05"W, A DISTANCE OF 68.59 FEET TO THE SOUTHEAST CORNER OF THE PARCEL MONUMENTED BY A REBAR;

THENCE N41°34'29"W, ALONG THE SOUTHWESTERLY LINE OF LOTS 20, 21 AND 22, AND THE NORTHEASTERLY LINE OF LOT 23, A DISTANCE OF 422.49 FEET TO THE SOUTHWEST CORNER OF THE PARCEL MONUMENTED BY A REBAR;

THENCE N02°05'29"W, ALONG THE WEST LINE OF SAID LOT 20 AND AIR RAIL INDUSTRIAL PARK, A DISTANCE OF 284.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 3.704 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

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 OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "AIR RAIL INDUSTRIAL PARK SUBDIVISION, LOT 55" AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THOSE, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

RICOR PROPERTIES, LLC
P.O. BOX 50730
CASPER, WYOMING 82605

R Fairservis
RICHARD FAIRSERVIS - PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD FAIRSERVIS, PRESIDENT THIS 24th DAY OF July, 2008.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3/19/12

William R. Fehringer
NOTARY PUBLIC

RECORDED

STATE OF WYOMING COUNTY OF NATRONA CLERK

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 4th DAY OF August, 2008.
INSTRUMENT NO. 849143

Renea Vitto
COUNTY CLERK

My term of office expires January 5, 2011

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:305,213.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.

VACATION AND REPLAT OF

LOTS 20 – 22, AIR RAIL INDUSTRIAL PARK

AS

AIR RAIL INDUSTRIAL PARK, LOT 55

BEING A PORTION OF THE
NE¼NE¼ OF SECTION 34
T.34N., R.80W., 6TH P.M.
NATRONA COUNTY WYOMING

W.O. 08-171

C·E·P·I
Civil Engineering Professionals, Inc.
6080 Enterprise Drive • Casper, Wyoming 82609
(307) 266-4346 • (307) 266-0189 Fax

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