

143
274/25

PLAT OF
A SUBDIVISION OF
A PORTION OF LOT 9, ASBELL ADDITION
AS
LOTS 12 AND 13
ANDERSON ADDITION
AN ADDITION TO THE CITY OF CASPER
A SUBDIVISION OF PART OF
SW 1/4 SW 1/4 SECTION 4, T 33 N, R 79 W, of the 6th P.M.
NATRONA COUNTY, WYOMING
SCALE: 1" = 40'

CERTIFICATE OF OWNERS

We, L. James and Billie I. Anderson, husband and wife, hereby certify that we are the owners and proprietors of the land as set forth by this subdivision of a portion of Lot 9, "ASBELL ADDITION", an Addition to the City of Casper, Natrona County, Wyoming, and designated as Lots 12 and 13, "ANDERSON ADDITION", an Addition to the City of Casper, Natrona County, Wyoming; that this subdivision is with the free consent and in accordance with the desires of the undersigned owners and proprietors of said lands which were formerly described as a portion of Lot 9, "ASBELL ADDITION" filed on record in the Office of the Natrona County Clerk in Book 254 of Deeds, Page 421 on August 15, 1974; that such lands now designated as Lots 12 and 13, said ANDERSON ADDITION are more particularly described by metes and bounds as follows:

Beginning at a point identical to the southwesterly corner of Lot 13 of this subdivision, said point and corner situate on the northerly line of Antler Drive and formerly southerly line of said Lot 9, N83°22'30"E, 50.62 feet from the southwesterly corner of said Lot 9;
thence from said point of beginning along the westerly line of Lot 13 of this subdivision and parallel with the westerly boundary of said Lot 9, N6°37'30"W a distance of 359.31 feet to the northwesterly corner of said Lot 13, said corner situate on the curved southerly Right-of-Way of the Burlington-Northern Railroad and formerly northwesterly boundary of said Lot 9, from which corner the northwesterly corner of said Lot 9 bears S68°08'03"W, 52.47 feet, chord bearing and distance, arc length 52.47;
thence along said railroad right of way formerly northerly boundary of said Lot 9, identical to the northerly boundary of Lot 13 of this subdivision on the arc of a curve to the right, Delta = 2°18'01", Radius = 5629.65, Long Chord-bearing = N69°32'55"E, length = 225.99 feet, a distance of 226.01 feet to the most northeasterly corner of said Lot 9;
thence along a portion of the easterly boundary of Lot 13 and easterly boundary of Lot 12 of this subdivision (formerly the easterly boundary of said Lot 9 and westerly boundary of Lot 11) S6°37'30"E a distance of 420.03 feet to a point on the arc of a cul-de-sac at the intersection of Pronghorn Street and Antler Drive, said point being identical to the southeasterly corner of Lot 12 of this subdivision (formerly the southeasterly corner of said Lot 9 and southwesterly corner of Lot 11);
thence along the arc of the cul-de-sac on a curve to the left, said curve comprising a portion of the southerly boundary of said Lot 12 of this subdivision (formerly a portion of the southerly boundary of said Lot 9), Delta = 9°10'03", Radius = 60.00 feet, Long Chord-bearing = S63°21'36"W, length = 9.59 feet, a distance of 9.60 feet (plat record distance 9.59 feet) to a point on the northerly line of Antler Drive;
thence along the northerly line of Antler Drive and southerly boundary of Lots 12 and 13 (formerly the southerly boundary of said Lot 9) of this subdivision S83°22'30"W a distance of 210.43 feet to the southwesterly corner of Lot 13 of this subdivision and Point of Beginning, encompassing an area of 2.000 acres, more or less;

that covenants and restrictions, if any, applicable to the said ASBELL ADDITION shall also be applicable to the lands included in the ANDERSON ADDITION; and that the undersigned owners and proprietors of said lands included in this subdivision hereby waive and relinquish all rights they may have thereto by virtue of the Homestead Exemption Laws of the State of Wyoming.

Dated at Anchorage, Alaska this 2 day of November, 1976

L. James Anderson
L. James Anderson, Husband
Billie I. Anderson
Billie I. Anderson, Wife

STATE OF ALASKA ss
The foregoing instrument was acknowledged before me by L. James Anderson and Billie I. Anderson this 2 day of November, 1976.

Witness my hand and official seal.

My commission expires: 4-30-77

Carla O. Mignol
Notary Public

APPROVALS

Approved by the Community Planning Commission of Casper, Wyoming, this 18th day of September, 1977, and forwarded to the City Council of Casper, Wyoming, with recommendation that said plat be approved.

Richard B. ...
COMMISSION CHAIRMAN
...
SECRETARY

Approved by the City Council of the City of Casper, Wyoming, by Resolution No. 76-70 duly passed, adopted and approved on the 5th day of October, 1976.

ATTEST: ... CITY CLERK
... MAYOR
... PRESIDENT OF COUNCIL

Approved by the Board of County Commissioners of Natrona County, Wyoming, by Resolution duly passed on the 31 day of ... 1977.

ATTEST: ... COUNTY CLERK
... CHAIRMAN OF THE BOARD
Inspected and approved on the 9th day of December, 1976.

Inspected and approved on the 10th day of January, 1977.

Inspected and approved on the 10 day of JAN., 1977.

Inspected and approved on the 10 day of JAN., 1977.

Filed for record in the office of the Natrona County Clerk this 9th day of Feb., 1977.



CERTIFICATE OF SURVEYOR

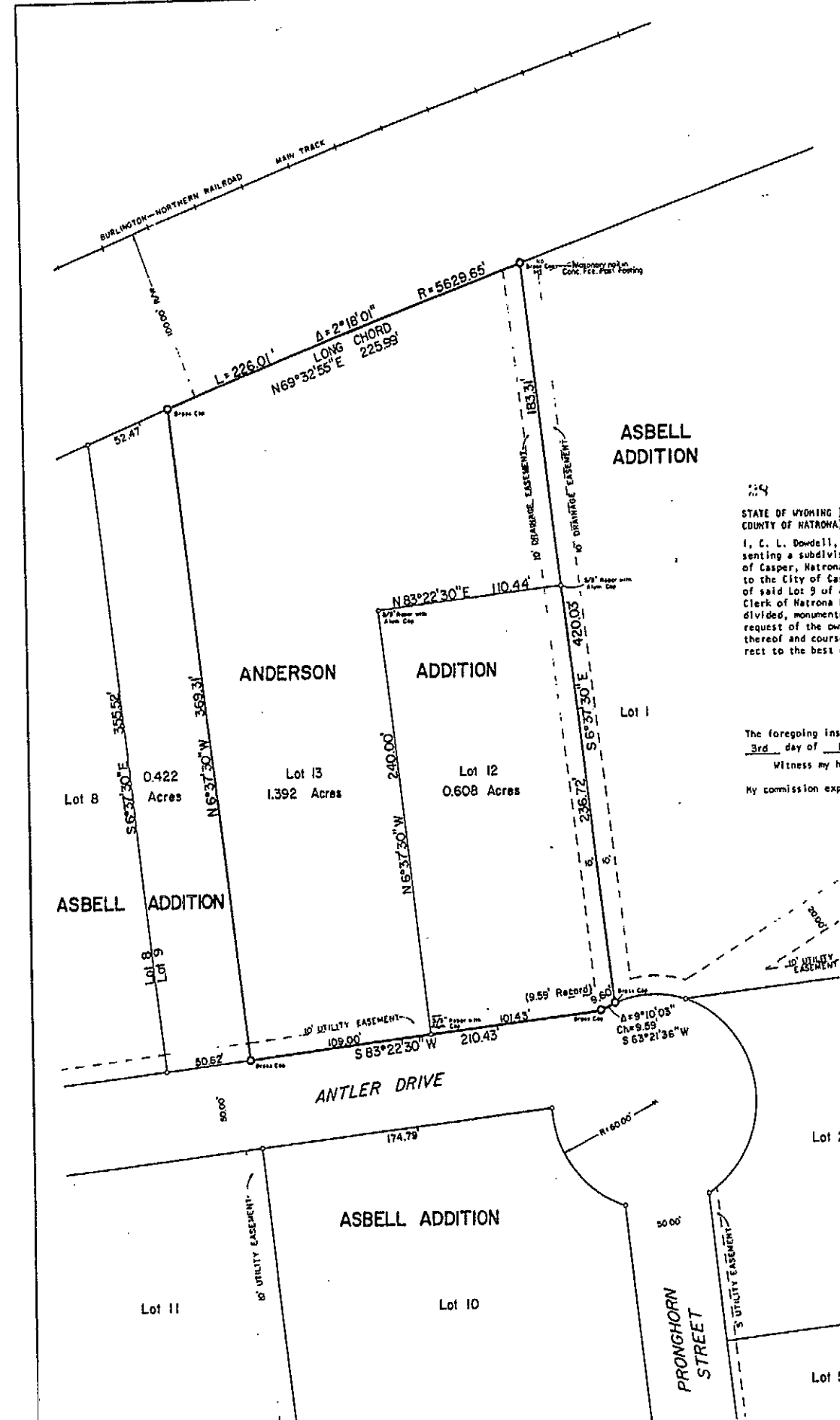
STATE OF WYOMING)
COUNTY OF NATRONA) ss
I, C. L. Dowdell, of Casper, Wyoming, hereby certify that this plat representing a subdivision of a portion of Lot 9, Asbell Addition to the City of Casper, Natrona County, Wyoming, as "Lots 12 and 13, Anderson Addition to the City of Casper, Wyoming," is in accordance with the original survey of said Lot 9 of Asbell Addition as filed in the Office of the County Clerk of Natrona County, Wyoming; that said portion of Lot 9 shall be subdivided, monumented, and identified in accordance with this plat at the request of the owners; all dimensions are expressed in feet and decimals thereof and courses referred to the true meridian; all being true and correct to the best of my knowledge and belief.

C. L. Dowdell
C. L. Dowdell
Wyo. Reg. L. S. No. 522

The foregoing instrument was acknowledged before me by C. L. Dowdell, this 3rd day of December, 1976.
Witness my hand and official seal.

My commission expires: October 11, 1980

B. F. Cronin
Notary Public



PLAT B SURVEY BY
GLOBAL ENGINEERING & LAND SURVEYING, INC.

Number 2 English Drive
161 South Corne
Job Number
Casper, Wyoming
Jackson, Wyoming
87600-2947

274/25

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).

625923

NATRONA CO. CLERK, WY
MARY ANN COLLINS
RECORDED SL

FORM E

NOTICE OF DEED RESTRICTION

'98 DEC 8 PM 2 28

Record Owner(s):

L. James Anderson and Billie I. Anderson as Trustees of the Anderson Family Trust created by Trust Agreement dated January 21, 1987

Legal Description of Eligible Property:

Lot 13, Anderson Addition to the City of Casper, Natrona County, Wyoming

This property was the subject of litigation in Wilson, et al. v. Amoco Oil Company, et al., 96CV124B, US District Court for the District of Wyoming and Lang v. Amoco Corporation, Civil Action Number 76046-B, Wyoming State District Court for the Seventh Judicial District, and is subject to the Final Order and Judgments entered in each matter. The terms of the Final Order and Judgments limit the rights of owners of the property to bring claims against Amoco. The owner(s) of this property are also specifically required to provide access to Amoco, its employees, agents, and assigns, for environmental testing and remedial work. Finally, the owner(s) of this property shall not use or install wells on the property for drinking water or other consumptive use of the groundwater.

Dated this 25 day of November, 1998.

L. James Anderson
L. James Anderson, Trustee

Billie I. Anderson
Billie I. Anderson, Trustee

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

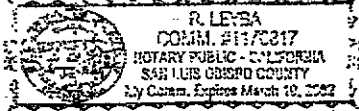


Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

STATE OF California)
) ss
COUNTY OF San Luis Obispo

The foregoing Release was acknowledged before me by L. James Anderson
this 25th day of November 1998.

Witness my hand and official seal.



R. Leyba
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-19-02

STATE OF California)
) ss
COUNTY OF San Luis Obispo

The foregoing Release was acknowledged before me by Billie I. Anderson
this 25th day of November 1998.

Witness my hand and official seal.



R. Leyba
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-19-02