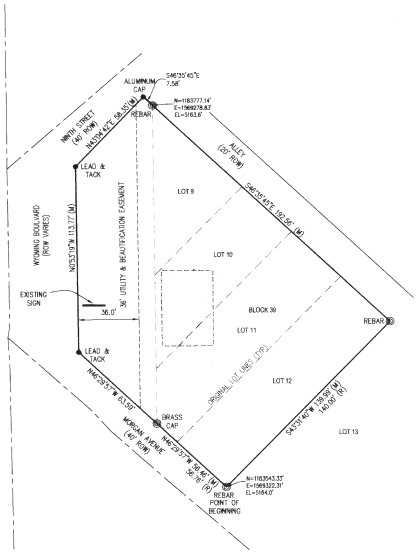
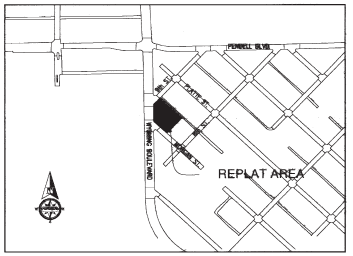
NATRONA COUNTY CLERK
1/30/2018 12:27:01 PM
Pages: 3
1042658
Renee Vitto
Recorded: AK
Fee: $75.00
TOWN OF MILLS





VICINITY MAP
NO SCALE

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:72,678.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°39'05.942", AND THE COMBINED FACTOR IS 0.9997880.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO USED AS BENCHMARKS.

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MILLS, WYOMING BY RESOLUTION NO. 2017-54 DULY PASSED, ADOPTED AND APPROVED THIS 18th DAY OF December, 2017.

ATTEST: _____ TOWN CLERK

_____ MAYOR

INSPECTED AND APPROVED THIS 30th DAY OF January, 2018.

_____ TOWN ENGINEER

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 MARCH, 2017 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. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER GIS SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Registered Land Surveyor WILLIAM R. FEHRINGER 5528 WYOMING 1/29/18

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER
THIS 25th DAY OF JANUARY, 2018.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-29-20

_____ NOTARY PUBLIC

CERTIFICATE OF DEDICATION

STATE OF WYOMING }SS
COUNTY OF NATRONA }

THE UNDERSIGNED, LJ & BOP HOLDINGS, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED VACATION AND REPLAT OF LOTS 9 – 12, BLOCK 39, TOWN OF MILLS, AND A PORTION OF VACATED WYOMING HIGHWAY RIGHT-OF-WAY, PER TOWN OF MILLS ORDINANCE #702, RECORDED AS INSTRUMENT NO. 1032964, TO CREATE A NEW PLAT DESIGNATED AS THE BAJA BEACH ADDITION TO THE TOWN OF MILLS, WYOMING, ALL SITUATE WITHIN A PORTION OF LOT 2, SECTION 7, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12, BLOCK 39, MONUMENTED BY A REBAR AND BEING THE POINT OF BEGINNING;

THENCE N46°29'57"W, ALONG THE SOUTHERLY LINE OF SAID BLOCK 39, A DISTANCE OF 56.46 FEET TO THE ORIGINAL SOUTHWEST CORNER OF SAID BLOCK, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING N46°29'57"W, A DISTANCE OF 63.59 FEET, TO THE SOUTHWEST CORNER OF THE PARCEL, LOCATED ON THE EAST LINE OF WYOMING BOULEVARD, MONUMENTED BY A CHISELED 'X' IN THE CONCRETE;

THENCE N00°53'19"W, ALONG THE EAST LINE OF WYOMING BOULEVARD, A DISTANCE OF 113.77 FEET TO THE NORTHWEST CORNER OF THE PARCEL, LOCATED ON THE SOUTH LINE OF NINTH STREET, MONUMENTED BY A CHISELED 'X' IN THE CONCRETE;

THENCE N43°04'42"E, ALONG THE NORTHERLY LINE OF THE PARCEL AND THE SOUTHERLY LINE OF NINTH STREET, A DISTANCE OF 58.35 FEET, TO A POINT, MONUMENTED BY AN ALUMINUM CAP;

THENCE S46°35'45"E, A DISTANCE OF 7.56 FEET TO THE ORIGINAL NORTHWEST CORNER OF SAID BLOCK 39, MONUMENTED BY A REBAR;

THENCE S46°35'45"E, ALONG THE EASTERLY LINE OF LOTS 9 – 12, BLOCK 39, A DISTANCE OF 192.56 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 12, MONUMENTED BY A REBAR;

THENCE S43°31'40"W, ALONG THE SOUTHERLY LINE OF SAID LOT 12, A DISTANCE OF 139.99 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.57 ACRES, (24,695.72 S.F.) 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 OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "BAJA BEACH ADDITION" AND THE OWNERS HEREBY GRANT 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 THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

LJ & BOP HOLDINGS, LLC
BOX 2533
MILLS, WYOMING 82644

_____
LONN J. PETERSON – MANAGING MEMBER
LJ & BOP HOLDINGS, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LONN PETERSON, MANAGING MEMBER OF LJ & BOP HOLDINGS, LLC THIS 29th DAY OF January, 2018.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-28-2020

_____ NOTARY PUBLIC

WILLIAM R. FEHRINGER - NOTARY PUBLIC
COUNTY OF NATRONA STATE OF WYOMING
MY COMMISSION EXPIRES

VACATION AND REPLAT OF LOTS 9 – 12, BLOCK 39 TOWN OF MILLS, WYOMING & PORTION OF VACATED WYOMING HIGHWAY DEPARTMENT RIGHT-OF-WAY AS

BAJA BEACH ADDITION

AN ADDITION TO THE TOWN OF MILLS, WYOMING
BEING A PORTION OF LOT 2
SECTION 7, T.33N., R.79W., 6TH P.M.
NATRONA COUNTY WYOMING

W.O. #17-124

0 30' 60'
SCALE: 1" = 30'

LEGEND

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

cepi
Civil Engineering Professionals, Inc.
6080 Enterprise Drive, Casper, Wy 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

M:\Land 2017\Survey\17-124 Baja Bch\BAJA BEACH COMPANY FINAL.dwg, 1/25/2018, Bill