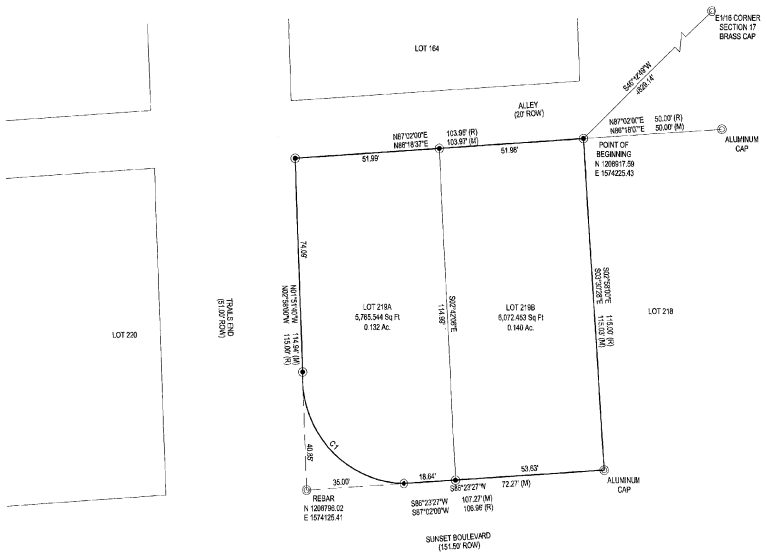

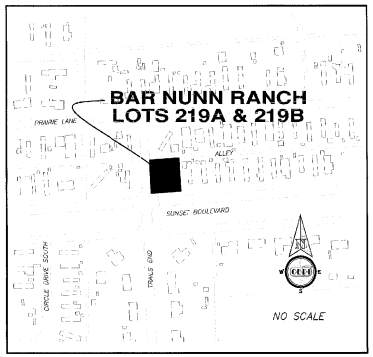

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	36.90'	91°45'08"	59.09'	N43°11'20"W	52.98'

SCALE: 1" = 20'

APPROVALS

APPROVED BY THE TOWN OF BAR NUNN PLANNING COMMISSION OF BAR NUNN, WYOMING
THIS 19th DAY OF June, 2014.

ATTEST: _____ SECRETARY

_____ COMMISSION CHAIRMAN

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF BAR NUNN, WYOMING BY RESOLUTION NO. 2014-02, DULY PASSED, ADOPTED AND APPROVED THIS 15th DAY OF April, 2014.

ATTEST: _____ TOWN CLERK

_____ MAYOR

INSPECTED AND APPROVED THIS 19 DAY OF JUNE, 2014.

_____ TOWN ENGINEER

CORPORATE SEAL 1988 BAR NUNN, WYOMING

LEGEND

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

cepi
Civil Engineering Professionals, Inc.
6080 Enterprise Drive, Casper, Wy 82609
Phone 307.266.4346 Fax 307.266.0108
www.cepi-casper.com

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:116,108.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER DATUM.
3. THE CONVERGENCE ANGLE AT THE NORTHEAST CORNER OF THE PARCEL IS 00°39'56.515", AND THE COMBINED FACTOR IS 0.999767.
4. ALL DISTANCES ARE GROUND.

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 30th DAY OF July, 2014.

INSTRUMENT NO. 975920

_____ COUNTY CLERK

My term of office expires January 5, 2015

NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: 58
Jul 30, 2014 01:48:42 PM
Pages: 1 Fee: $75.00
975920

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }

THE UNDERSIGNED, RIVERSIDE RENTALS, LLC, DOES HEREBY CERTIFY THAT HE IS THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE NW1/4SW1/4 OF SECTION 17, T.34N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING. ALSO KNOWN AS LOT 219, BAR NUNN RANCH SUBDIVISION TO THE TOWN OF BAR NUNN, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/16 CORNER COMMON TO SECTION 8 AND SAID SECTION 17, MONUMENTED BY A BRASS CAP;

THENCE S46°12'49"W, A DISTANCE OF 4829.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 219, MONUMENTED B Y AN ALUMINUM CAP AND BEING THE POINT OF BEGINNING;

THENCE S00°30'28"E, ALONG THE EAST LINE OF SAID LOT 219 AND THE WEST LINE OF LOT 218, A DISTANCE OF 115.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 219, MONUMENTED BY AN ALUMINUM CAP;

THENCE S86°23'27"W, ALONG THE SOUTH LINE OF SAID LOT 219 AND THE NORTH LINE OF SUNSET BOULEVARD, A DISTANCE OF 72.27 FEET TO A POINT OF CURVATURE, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 36.90 FEET, THROUGH A CENTRAL ANGLE OF 91°45'08", AN ARC DISTANCE OF 59.06 FEET, HAVING A CHORD BEARING OF N43°11'20"W, A DISTANCE OF 52.98 FEET TO THE END OF CURVE, MONUMENTED BY AN ALUMINUM CAP;

THENCE N01°51'40"W, ALONG THE WEST LINE OF SAID LOT 219 AND THE EAST LINE OF TRAILS END, A DISTANCE OF 74.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 219, MONUMENTED BY AN ALUMINUM CAP;

THENCE N86°18'37"E, ALONG THE NORTH LINE OF SAID LOT 219 AND THE SOUTH LINE OF AN ALLEY, A DISTANCE OF 103.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.272 ACRES, (11,837.950 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 "BAR NUNN RANCH SUBDIVISION, LOT 219A & LOT 219B TO THE TOWN OF BAR NUNN" 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 PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

RIVERSIDE RENTALS, LLC
7474 RIVERSIDE DRIVE
CASPER, WYOMING 82604

_____ CHRIS RISLOV - PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHRIS RISLOV, PRESIDENT OF RIVERSIDE RENTALS, LLC, THIS 28th DAY OF MAY, 2014.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 8/28/16

_____ NOTARY PUBLIC

William R. Fehringer Notary Public County of Natrona State of Wyoming My Commission Expires March 28, 2016

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF NATRONA }

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 3526, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN FEBRUARY, 2013, 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 TRUE MERIDIAN. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Professional Land Surveyor William R. Fehringer 3526 Date 5/1/14 WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 1st DAY OF MAY, 2014.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 9/26/16

_____ NOTARY PUBLIC

SAMI FAUBER Notary Public Natrona County, Wyoming My Commission Expires 9/26/16

AMENDED PLAT OF
LOT 219, BAR NUNN RANCH SUBDIVISION
TO THE TOWN OF BAR NUNN, WYOMING
AS
FINAL PLAT OF THE
B AR NUNN RANCH SUBDIVISION
LOT 219A & LOT 219B

TO THE TOWN OF BAR NUNN, WYOMING
BEING A PORTION OF THE
NW1/4SW1/4 SECTION 17, T. 34N., R.79W., 6TH P.M.
NATRONA COUNTY WYOMING

W.O. #13-126

M:\land 2013\Survey_Dwg\13-126 RISLOV - BAR NUNN AMENDED LOT 219.dwg 2/25/2014 9:15:00 AM MST