

NATRONA COUNTY CLERK, WY
 Renea Vitto
 Recorded: JF
 Mar 23, 2012 02:55:41 PM
 Pages: 1 Fee: \$50.00
 NATRONA COUNTY PLANNING

925167

CERTIFICATE OF DEDICATION

STATE OF WYOMING
 COUNTY OF NATRONA

THE UNDERSIGNED, STEVEN L. BUNNER, SR. AND BRENNIA D. BUNNER, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SURVEYED WITHIN THE SET/4SE1/4 SECTION 22, T.33N., R.80W., 6TH P.M. AND BEING ALL OF LOTS 9 AND 25 OF WESTLAND PARK NO. 2 SUBDIVISION, NATRONA COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE SE CORNER OF SAID SECTION 22, BEING THE SOUTHEAST CORNER OF THE PARCEL OF LAND BEING DESCRIBED HEREIN, THE SOUTHEAST CORNER OF SAID LOT 25 AND THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION:

THENCE S89°48'10"W, ALONG THE SOUTH LINE OF THIS PARCEL OF LAND AND THE SOUTH LINE OF SAID LOT 25, 253.21 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT THE SOUTHWEST CORNER OF THIS PARCEL OF LAND AND THE SOUTHWEST CORNER OF SAID LOT 25;

THENCE 72.80 FEET, ALONG THE WEST LINE OF THIS PARCEL OF LAND, THE WEST LINE OF SAID LOT 25, THE EAST LINE OF SMOKE RISE ROAD, AND ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 239.08 FEET, THROUGH A CENTRAL ANGLE OF 17°26'48", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N20°32'15"W AND 72.52 FEET;

THENCE N28°34'19"W, ALONG THE WEST LINE OF THIS PARCEL OF LAND, THE WEST LINE OF SAID LOT 25, AND THE EAST LINE OF SMOKE RISE ROAD, 49.05 FEET TO A FOUND 5/8-INCH REBAR AT THE NORTHWEST CORNER OF SAID LOT 25;

THENCE N29°42'19"W, ALONG THE WEST LINE OF THIS PARCEL OF LAND, THE WEST LINE OF SAID LOT 9, AND THE EAST LINE OF SMOKE RISE ROAD, 29.21 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT THE NEWLY ESTABLISHED CORNER LOTS 1 AND 2, BUNNER SIMPLE SUBDIVISION;

THENCE N29°42'19"W, ALONG THE WEST LINE OF THIS PARCEL OF LAND, THE WEST LINE OF SAID LOT 9, AND THE EAST LINE OF SMOKE RISE ROAD, 181.30 FEET TO A FOUND 5/8-INCH REBAR AT THE NORTHWEST CORNER OF SAID LOT 9;

THENCE N60°35'53"E, ALONG THE NORTH LINE OF THIS PARCEL OF LAND AND THE NORTH LINE OF SAID LOT 9, 286.15 FEET TO A FOUND 5/8-INCH REBAR AT THE NORTHEAST CORNER OF SAID LOT 9;

THENCE S29°15'08"E, ALONG THE EAST LINE OF THIS PARCEL OF LAND AND THE EAST LINE OF SAID LOT 9, 100.02 FEET TO A FOUND 5/8-INCH REBAR AT AN ANGLE POINT IN THE EAST LINE OF SAID LOT 9;

THENCE S60°49'57"W, ALONG THE EAST LINE OF THIS PARCEL OF LAND AND THE EAST LINE OF SAID LOT 9, 58.99 FEET TO A FOUND IRON PIPE AT AN ANGLE POINT IN THE EAST LINE OF SAID LOT 9;

THENCE S06°11'30"E, ALONG THE EAST LINE OF THIS PARCEL OF LAND AND THE EAST LINE OF SAID LOT 9, 110.56 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT THE SOUTHEAST CORNER OF SAID LOT 9;

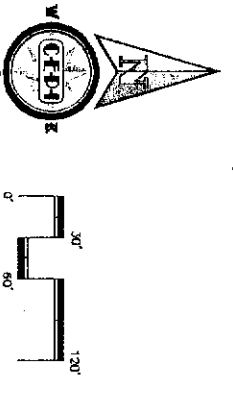
THENCE N87°41'17"E, ALONG THE EASTERLY LINE OF THIS PARCEL OF LAND AND THE NORTH LINE OF SAID LOT 25, 170.05 FEET TO A FOUND 5/8-INCH REBAR AT THE NORTHEAST CORNER OF SAID LOT 25;

THENCE S06°11'31"W, ALONG THE EAST LINE OF THIS PARCEL OF LAND AND THE EAST LINE OF SAID LOT 25, 206.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.34 ACRES, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

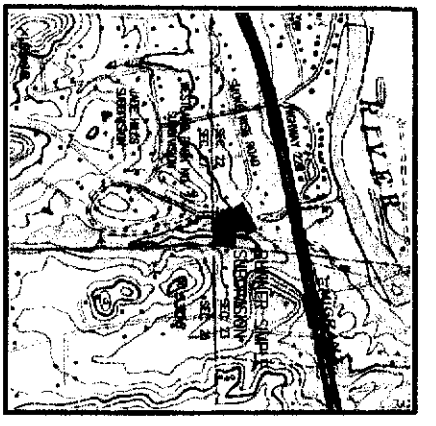
THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "BUNNER SIMPLE SUBDIVISION" AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENTS" AS SHOWN ON THIS PLAT.

CERTIFICATE OF SURVEYOR



LEGEND

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



CERTIFICATE OF DEDICATION

STATE OF WYOMING
 COUNTY OF NATRONA

I, JAMES F. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5529, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN FEBRUARY 2012, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRULY REPRESENTS SAID SURVEY. I HEREBY CERTIFY THAT THE DIMENSIONS AND ANGLES REFERRED TO IN FEET AND DECIMALS THEREOF AND COURSES REFERRED TO IN THIS PLAT, ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES F. JONES THIS 14 DAY OF March, 2012.

My term of office expires January 5, 2015

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 AS
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 BEING PORTIONS OF
 SECTION 22, T.33N., R.80W., 6TH P.M.
 NATRONA COUNTY, WYOMING
 MARCH, 2012



Notary Public
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 STATE OF WYOMING
 My Commission Expires July 11, 2014

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