NATRONA COUNTY CLERK, WY
Renee Vitko Recorded: CR
Aug 17, 2012 11:13:36 AM
Pages: 1 Fee: $50.00
TOWN OF MILLS
934030

FINAL PLAT
CASPAR'S CROSSING AT TOPAZ

BEING A REPLAT OF TRACT A AND TRACT B AND A PART OF BLOCKS 2 AND 5 AND ALL OF BLOCK 1, 3 AND 4 TOPAZ ADDITION TO THE TOWN OF MILLS PHASE 2
SITUATED IN
N1/2 OF THE SW1/4 OF SECTION 12, TOWNSHIP 33 NORTH
RANGE 80 WEST, 6TH P.M., NATRONA COUNTY, WYOMING

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, HEREIN DESIGNATED AS CASPAR'S CROSSING AT TOPAZ, LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2 OF SW1/4) OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 80 WEST, 6TH P.M., NATRONA COUNTY, WYOMING

LEGAL DESCRIPTION:

TRACTS A AND B, BLOCK 1, 3, 4, AND LOTS 1-18 OF BLOCK 5 TOPAZ ADDITION TO THE TOWN OF MILLS PHASE 2 BEING A PORTION OF THE N1/2 OF THE SW1/4 OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 80 WEST, 6TH P.M. NATRONA COUNTY, WYOMING, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" BRASS CAP (LS 5016) REPRESENTING THE SOUTHWEST CORNER OF SAID N1/2 OF THE SW1/4; THENCE N 0°06'12" W, 30.01 FEET ON THE WEST LINE OF SAID TOPAZ ADDITION TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 AND THE POINT OF BEGINNING; THENCE N 00°06'12" W, 963.63 FEET ON THE WEST LINE OF SAID TOPAZ ADDITION TO THE NORTHWEST CORNER THEREOF REPRESENTED BY A 3-1/4" BRASS CAP (LS 6235); THENCE N 88°50'57" E, 189.04 FEET ON THE NORTH LINE OF SAID TOPAZ ADDITION; THENCE CONTINUING ON SAID NORTH LINE N 88°58'57" E, 455.56 FEET; THENCE CONTINUING ON SAID NORTH LINE N 88°52'10" E, 184.33 FEET TO THE NORTHWEST CORNER OF BLOCK 2 ACCORDING TO THE PLAT OF WESTSIDE COMMUNITY AT TOPAZ PHASE 1 AS RECORDED BY INSTRUMENT NUMBER 888480 OF THE RECORDS OF NATRONA COUNTY; THENCE ON THE WESTERLY LINES OF SAID WESTSIDE COMMUNITY AT TOPAZ THE FOLLOWING THREE COURSES, 1) S00°08'24"E, 163.32 FEET; 2) N 89°54'01"E, 105.01 FEET; 3) S 00°06'48" E 834.02 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S88°45'39"W, 934.22 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 30.33 ACRES MORE OR LESS

THAT ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE AND THAT ALL UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE TOWN OF MILLS AND ITS LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER UTILIZED BY THE PUBLIC.

THIS FINAL PLAT IS IN COMPLIANCE AND ACCORDANCE WITH THE CONDITIONS AND OBLIGATIONS BY AND BETWEEN THE TOWN OF MILLS AND THE DEVELOPER CONTAINED IN THAT CERTAIN SUBDIVISION AGREEMENT SUBMEDIATED JULY 11, 2006 AND RECORDED SEPTEMBER 1, 2006 BY FRESCA LLC WITH THE NATRONA COUNTY CLERK AND IDENTIFIED AS DOCUMENT NO. 886276.

TRACTS A AND B ARE HEREBY DEDICATED BY FRESCA LLC AS OPEN SPACE

EXECUTED THIS 13 DAY OF August 2012

Richard L. Prankovic

RICHARD L. PRANKOVIC, REGISTERED AGENT & SOLE MEMBER, FRESCA LLC

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE BY RICHARD L. PRANKOVIC, REGISTERED AGENT AND SOLE OWNER OF FRESCA LLC, THIS 13 DAY OF AUGUST 2012.

WITNESS MY HAND AND OFFICIAL SEAL: Tissa R. Cillan MY COMMISSION EXPIRES: JUNE 12, 2013

DECLARATION VACATING PREVIOUS PLATTING

APPROVAL OF THIS REPLAT HEREBY VACATES ANY AND ALL LOTS, STREETS, TRACTS AND EASEMENTS PREVIOUSLY PLATTED FOR THE AREA SHOWN HEREON

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MILLS, WYOMING, BY RESOLUTION NO. 2012 - 9 DULY PASSED, ADOPTED AND APPROVED THIS 8TH DAY OF August 2012

Lisa Eggenes — ATTEST: TOWN CLERK
Elsie J. Peterson — ATTEST: MAYOR
Mark Will — APPROVED BY: TOWN ENGINEER

CERTIFICATE OF RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND RECORDED UNDER RECEPTION NUMBER 934030 O'CLOCK THIS 17 DAY OF August 2012 AS INSTRUMENT

Renee Vitko
NATRONA COUNTY CLERK

My term of office expires January 5, 2015

SURVEYORS CERTIFICATE

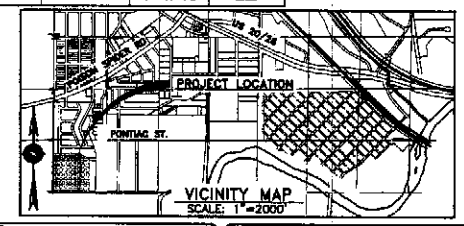
I, MICHAEL R. COMPTON DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION FROM NOTES TAKEN FROM A FIELD SURVEY PERFORMED IN MARCH, 2012 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

MICHAEL R. COMPTON, WYOMING PLS 9690 ON BEHALF OF ECS ENGINEERS.

GENERAL NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF TOPAZ ADDITION TO THE TOWN OF MILLS PHASE 2 AND MONUMENTED AS SHOWN HEREON
2. THE UNITED STATES EASEMENTS ARE RESTRICTED AREAS. ALL CONSTRUCTION WITHIN SAID EASEMENTS SHALL BE COORDINATED WITH THE WESTERN AREA POWER ADMINISTRATION (WAPA) P.O. BOX 3700, LOVELAND, COLORADO, 80539-3003.
3. NO LANDSCAPING IN THE UNITED STATES EASEMENTS SHALL EXCEED 12 FEET IN MATURE HEIGHT
4. ALL LOT LINES ADJACENT TO STREET RIGHT OF WAYS ARE HEREBY PLATTED WITH A 10' PUBLIC UTILITY EASEMENT EXCEPT AS OTHERWISE SHOWN.
5. THE SOUTHERLY 10 FEET OF BLOCKS 1, 3, 4, AND 5 IS SUBJECT TO AN EXCLUSIVE EASEMENT FOR UNDERGROUND ELECTRIC AND COMMUNICATIONS PURPOSES VESTED TO PACIFICORP ACCORDING TO INSTRUMENT NO. 823566 OF THE RECORDS OF NATRONA COUNTY, WYOMING.
6. ALL INTERIOR LOT CORNERS ARE TO BE SET WITH A DURABLE MONUMENT BY THE OWNER'S DESIGNATED WYOMING PROFESSIONAL LAND SURVEYOR UPON SUBSTANTIAL COMPLETION OF THE ROADWAYS AND UNDERGROUND UTILITIES.
7. ERROR OF CLOSURE EXCEEDS 1/10000

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	23.26'	15.00'	88° 51' 52"	N44° 19' 44"E	21.00'
C2	23.66'	15.00'	91° 06' 08"	S45° 40' 16"E	21.42'
C3	23.26'	15.00'	88° 51' 52"	N44° 19' 44"E	21.00'
C4	23.66'	15.00'	91° 06' 08"	S45° 40' 16"E	21.42'
C5	23.26'	15.00'	88° 51' 38"	N44° 19' 50"E	21.00'
C6	23.66'	15.00'	91° 06' 22"	S45° 42' 10"E	21.43'
C7	23.56'	15.00'	90° 00' 00"	N45° 06' 58"W	21.21'
C8	23.56'	15.00'	90° 00' 00"	S44° 54' 01"W	21.21'
C9	23.56'	15.00'	90° 00' 00"	S15° 06' 07"W	21.21'
C10	23.56'	15.00'	90° 00' 00"	N74° 59' 03"W	21.21'
C11	22.84'	15.00'	86° 29' 27"	S43° 06' 31"W	20.59'
C12	23.02'	15.00'	87° 33' 08"	S41° 52' 48"E	22.22'



SCALE: 1"=50'

LEGEND:

DEVELOPER:
FRESCA, LLC
P.O BOX 83
BUFFALO, WY 82834

SURVEYOR / ENGINEER:
MICHAEL R COMPTON, PLS 9690
1607 W. CY AVENUE, SUITE 102
CASPER, WYOMING 82604

ECS ENGINEERS

Date Drawn: 07/15/2012 By: MRC Rev: ALM