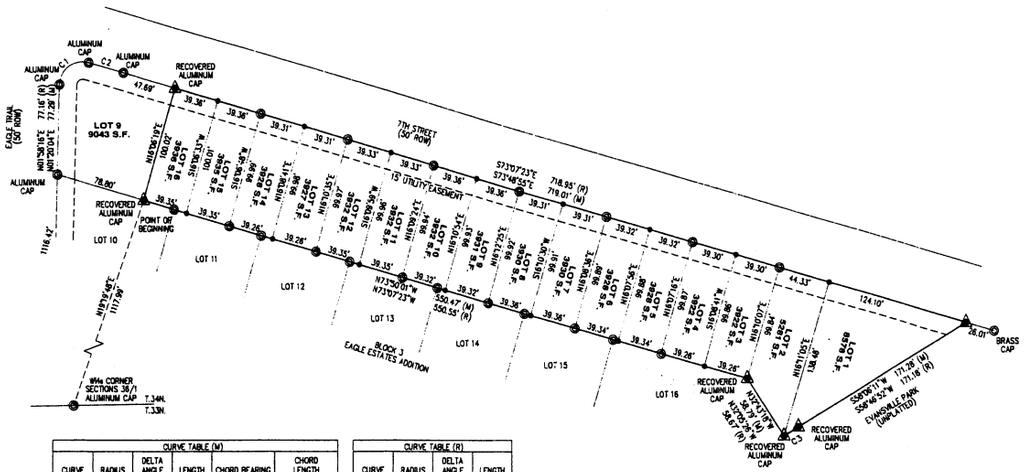
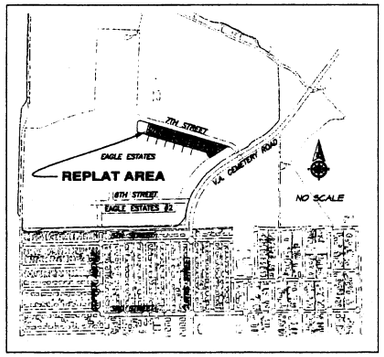
870779
NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: JF
Jul 16, 2009 01:57:41 PM
Pages: 1 Fee: 250.00
TOWN OF EVANSVILLE

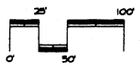



| CURVE TABLE (M) | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 20.00' | 104°51'16" | 36.39' | N53°16'38"E | 31.58' |
| C2 | 1731.31' | 1°03'01" | 31.13' | S74°04'37"E | 31.73' |
| C3 | 968.69' | 0°52'04" | 14.67' | S57°25'39"W | 14.67' |

| CURVE TABLE (R) | | | |
|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | LENGTH |
| C1 | 20.00' | 103°51'08" | 36.25' |
| C2 | 1731.31' | 1°03'13" | 31.84' |
| C3 | 968.69' | 0°52'38" | 14.83' |




VICINITY MAP




SCALE: 1" = 50'

C·E·P·I
Civil Engineering Professionals, Inc.
6080 Enterprise Drive • Casper, Wyoming 82609
(307) 266-4346 • (307) 266-0103 fax

LEGEND

- ▲ SET BRASS CAP
- ● SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- ○ FOUND ALUMINUM CAP UNLESS NOTED OTHERWISE

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 16th DAY OF July, 2009.

INSTRUMENT NO. 870779

Renea Vitto
COUNTY CLERK

STATE OF WYOMING COUNTY OF NATRONA CLERK

My term of office expires January 6, 2011

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:359,666.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER DATUM.

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 MAY, 2009, 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.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 15TH DAY OF JULY, 2009

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES March 17, 2012

NOTARY PUBLIC

CERTIFICATE OF DEDICATION

STATE OF WYOMING } ss
COUNTY OF NATRONA }

THE UNDERSIGNED, EAGLE ESTATES, L.L.C., DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE SE1/4SW1/4 OF SECTION 36, T.34N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO KNOWN AS A PORTION OF BLOCK 3, EAGLE ESTATES ADDITION TO THE TOWN OF EVANSVILLE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/16 CORNER COMMON TO SAID SECTION 36 AND SECTION 1, T.33N., R.79W. MONUMENTED BY A BRASS CAP;

THENCE N18°19'48"E, A DISTANCE OF 1117.98 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND THE SOUTHWEST CORNER OF LOT 16, PREVIOUSLY KNOWN AS LOT 8, BLOCK 3, EAGLE ESTATES ADDITION, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N16°08'18"E, ALONG THE WEST LINE OF SAID LOT 8 AND THE EAST LINE OF LOT 9, A DISTANCE OF 100.02 FEET TO THE NORTHWEST CORNER OF THE PARCEL, BEING THE NORTHEAST CORNER OF SAID LOT 9 AND THE NORTHWEST CORNER OF SAID LOT 8, LOCATED ON THE SOUTH LINE OF 7TH STREET, MONUMENTED BY A BRASS CAP;

THENCE S73°48'55"E, ALONG THE SOUTHERLY LINE OF SAID 7TH STREET AND THE NORTHERLY LINES OF LOTS 1 - 16, PREVIOUSLY KNOWN AS LOTS 1 - 8, BLOCK 3, EAGLE ESTATES ADDITION, A DISTANCE OF 719.01 FEET TO THE NORTHEAST CORNER OF THE PARCEL AND SAID LOT 1, MONUMENTED BY A BRASS CAP;

THENCE S58°08'11"W, ALONG THE EASTERLY LINE OF SAID LOT 1, AND THE WESTERLY LINE OF THE UNPLATTED EVANSVILLE PARK, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE1, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 1, AND THE WESTERLY LINE OF THE UNPLATTED EVANSVILLE PARK AND A CURVE TO THE LEFT HAVING A RADIUS OF 968.69 FEET, THROUGH A CENTRAL ANGLE OF 00°52'04", A DISTANCE OF 14.67 FEET, HAVING A CHORD BEARING OF S57°25'39"W, A DISTANCE OF 14.67 FEET TO THE SOUTHEAST CORNER OF THE PARCEL AND SAID LOT 1, MONUMENTED BY A BRASS CAP;

THENCE N32°43'18"W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 58.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 MONUMENTED BY A BRASS CAP;

THENCE N73°50'01"W, ALONG THE SOUTH LINE OF LOTS 2 - 16, PREVIOUSLY KNOWN AS LOTS 2 - 8, BLOCK 3, EAGLE ESTATES ADDITION, A DISTANCE OF 550.47 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1.58 ACRES, (68,872 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 "EAGLE ESTATES NO. 4" 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.

THE UNDERSIGNED AGREES TO ALL CONDITIONS OF APPROVAL LISTED IN RESOLUTION NO. 7-2009, DULY PASSED, AND ADOPTED BY THE TOWN COUNCIL THIS 13TH DAY OF JULY, 2009.

EAGLE ESTATES LLC
P.O. BOX 51568
CASPER, WYOMING 82605

RICHARD FAIRSERVIS - MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD FAIRSERVIS, MANAGING MEMBER THIS 16 DAY OF July, 2009.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 3/20/12

NOTARY PUBLIC

APPROVALS

APPROVED BY THE TOWN COUNCIL OF EVANSVILLE, WYOMING BY RESOLUTION NO. 7-2009 DULY PASSED, ADOPTED AND APPROVED THIS 13th DAY OF July, 2009.

ATTEST: TOWN CLERK

MAYOR

INSPECTED AND APPROVED THIS 16th DAY OF July, 2009.

TOWN ENGINEER

INSPECTED AND APPROVED THIS 16th DAY OF July, 2009

TOWN PLANNER

VACATION AND REPLAT OF

BLOCK 3, LOTS 1 – 8, EAGLE ESTATES ADDITION

AS

# EAGLE ESTATES ADDITION NO. 4

AN ADDITION TO THE TOWN OF EVANSVILLE, WYOMING

BEING A PORTION OF THE
SE¼SW¼ OF SECTION 36
T.34N., R.79W., 6TH P.M.
NATRONA COUNTY WYOMING

WO 09-55

M:\wo 09\55\dwg\55EAGLE ESTATES REPLAT.dwg 7/14/2009 2:38:32 PM MDT