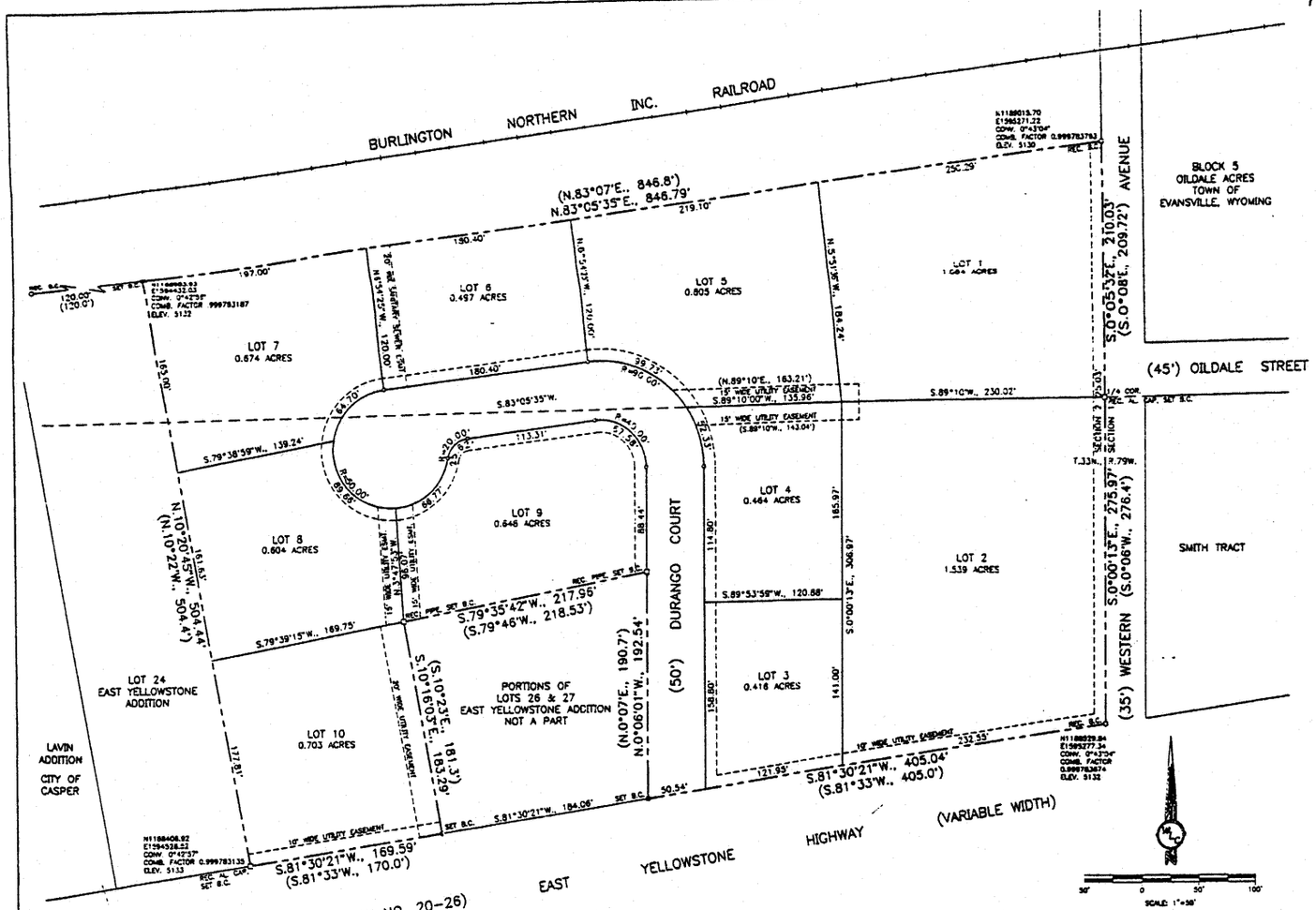
783131
Mary Ann Collins Natrona Co
Jan 6, 2006 03:37 PM
Pages: 1 Fee: $50.00
CITY OF CASPER

A REPLAT OF PORTIONS OF LOTS 26 & 27 AND ALL OF LOTS 25 & 28, EAST YELLOWSTONE ADDITION AS "FAIRSERVIS ADDITION" TO THE CITY OF CASPER, WYOMING

A SUBDIVISION OF PORTIONS OF THE SE1/4NE1/4 AND NE1/4SE1/4, SECTION 2 TOWNSHIP 33 NORTH, RANGE 79 WEST SIXTH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING

SCALE: 1"=50'



LEGEND

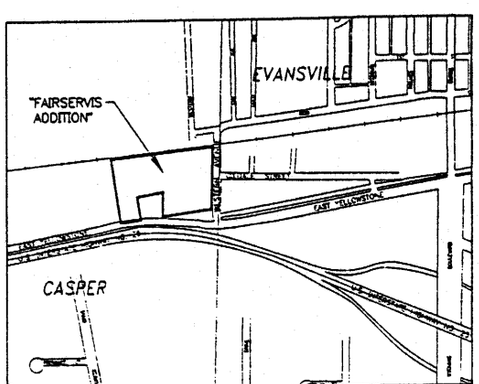
- RECOVERED CORNER (AS NOTED)
- SET BRASS CAP
- BOUNDARY
- EASEMENTS
- S.89°12'41"W., 665.65' MEASURED DISTANCE
- (S.89°14'01"W., 665.47') RECORD DISTANCE

Plat closure ratio: 1:72,776

BASIS OF BEARING: GEODETIC BASED ON GPS.

COORDINATES AS SHOWN HEREON ARE STATE PLANE, WYOMING EAST CENTRAL ZONE - 4902, NAD83, U.S. SURVEY FEET. ELEVATIONS ARE NAVD88 AND ARE FOR REFERENCE ONLY AND NOT TO BE USED AS BENCH MARKS.

Plat Prepared By:
WORTHINGTON, LENHART and CARPENTER, INC.
200 Pronghorn Casper, Wyoming 82601 (307) 266-2524



LOCATION & VICINITY MAP
SCALE: 1"=1000

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 28th day of July 2005 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary — Commission Chairman

APPROVED: City Council of the City of Casper, Wyoming by Resolution No. 30-05 duly passed, adopted and approved on the 20th day of September, 2005.

Attest: City Clerk — Mayor

INSPECTED AND APPROVED on the 20th day of December, 2005.

City Engineer

INSPECTED AND APPROVED on the 20th day of December, 2005.

City Surveyor

INSPECTED AND APPROVED on the 22nd day of December, 2005.

County Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 6th day of January, 2006

Term of office expires January 2, 2007

Natrona County Clerk

ACKNOWLEDGMENTS

State of Wyoming) ss
County of Natrona)

The foregoing instrument was acknowledged before me Rich Fairservis, Managing Member this 9th day of December, 2005.

Witness my hand and official seal.

My commission expires:

Notary Public

CERTIFICATE OF DEDICATION

Bar Nunn Development Co. LLC, hereby certify that they are the owners and proprietors of the following subdivision and being situated in the SE1/4NE1/4 recorded for reference only "EAST YELLOWSTONE ADDITION" and being situated in the SE1/4NE1/4 and the NE1/4SE1/4, Section 2, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at a point in the easterly line of the Parcel being described and also the 1/4 corner common to Sections 1 and 2, Township 33 North, Range 79 West and a point in the westerly line of Western Avenue; thence from said Point of Beginning and along the easterly line of said Parcel and Section 2 and the westerly line of said Western Avenue, S.0°00'13"E., 275.97 feet to the southeasterly corner of said Parcel and a point in and intersection with the northerly line of East Yellowstone Highway; thence along the southerly line of said Parcel and the northerly line of said Highway, S.81°30'21"W., 405.04 feet to a point and southeasterly corner of that certain tract identified as a portion of Lots 26 and 27, East Yellowstone Addition and being not a part of this subdivision; thence along the westerly line of said Parcel and the easterly line of said portion of Lots 26 and 27, East Yellowstone Addition, N.0°06'01"W., 192.54 feet to a point and northeasterly corner of said portion of Lots 26 and 27; thence along the southerly line of said Parcel and the northerly line of said portion of Lots 26 and 27, S.79°35'42"W., 217.96 feet to a point and northwesterly corner of said portion of Lots 26 and 27; thence along the easterly line of said Parcel and the westerly line of said portion of Lots 26 and 27, S.10°16'03"E., 183.29 feet to a point and southwesterly corner of said portion of Lots 26 and 27 and a point in and intersection with the northerly line of said East Yellowstone Highway; thence along the southerly line of said Parcel and the northerly line of said Highway, S.81°30'21"W., 169.59 feet to the southwesterly corner of said Parcel and southeasterly corner of Lot 24, East Yellowstone Addition; thence along the westerly line of said Parcel and the easterly line of said Lot 24, East Yellowstone Addition, N.10°23'45"W., 304.44 feet to the northwesterly corner of said Parcel and a point in and intersection with the southerly right-of-way line of the Burlington Northern Inc. Railroad; thence along the northerly line of said Parcel and southerly right-of-way line of said Railroad, N.83°05'35"E., 846.79 feet to the northeasterly corner of said Parcel and a point in and intersection with the westerly line of said Western Avenue; thence along the easterly line of said Parcel and the westerly line of said Western Avenue, S.0°05'32"E., 210.03 feet to the Point of Beginning and containing 8.221 acres, more or less.

The subdivision of the foregoing described lands as appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of said subdivision shall be known as "FAIRSERVIS ADDITION" to the City of Casper, Wyoming. All streets and roads shown hereon are hereby dedicated to the use of the public, and all easements as shown hereon are hereby reserved for purposes of construction, operation and maintenance of utilities, conduits, and ditches as required for the proper development of said subdivision.

BAR NUNN DEVELOPMENT CO. LLC
P.O. Box 1212
Casper, Wyoming 82602

Rich Fairservis
RICH FAIRSERVIS, MANAGING MEMBER

CERTIFICATE OF SURVEYOR

STATE OF WYOMING) ss
COUNTY OF NATRONA)

I, Steve M. Castle of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the month of May, 2005 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map and all lot corners shall be monumented upon completion of construction and at the request of the owners. 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.

Wyoming Registration No. 6010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this 7th day of December, 2005.

My commission expires:

Notary Public