

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
 COUNTY OF NATRONA }SS

THE UNDERSIGNED, LANNIE AND PENNY FLADELAND, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED VACATION AND REPLAT OF LOTS 5, 15 AND 16 OF THE REPLAT OF "RIVER'S-BEND ADDITION" OF NATRONA COUNTY, WYOMING BEING A PORTION OF THE NW1/4SW1/4, OF SECTION 14, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE REPLAT OF THE RIVER'S-BEND ADDITION, BEING THE SOUTHWEST CORNER OF THE PARCEL BEING DESCRIBED AND THE POINT OF BEGINNING, MONUMENTED BY A BRASS CAP;

THENCE N00°29'23"W, ALONG THE WEST LINE OF SAID ADDITION AND THE WEST LINE OF THIS PARCEL, A DISTANCE OF 1006.48 FEET TO A POINT BEING THE NORTHWEST CORNER OF THIS PARCEL AND THE SOUTHWEST CORNER OF LOT 4, RIVER'S-BEND ADDITION, SAID POINT BEING REFERENCED BY A BRASS CAP WITNESS CORNER LOCATED 61.71 FEET EAST OF SAID POINT;

THENCE N89°24'53"E, ALONG THE NORTH LINE OF THIS PARCEL AND THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 384.03 FEET TO THE NORTHEAST CORNER OF THIS PARCEL AND THE SOUTHEAST CORNER OF SAID LOT 4, LOCATED ON THE WEST LINE OF SOUTH LARKSPUR, MONUMENTED BY A BRASS CAP;

THENCE S00°07'12"E, ALONG THE EAST LINE OF THIS PARCEL AND THE WEST LINE OF SOUTH LARKSPUR, A DISTANCE OF 485.69 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S00°06'12"E, ALONG THE EAST LINE OF THIS PARCEL, AND THE WEST LINE OF SOUTH LARKSPUR, A DISTANCE OF 217.10 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N89°12'11"E, ALONG THE NORTH LINE OF THIS PARCEL AND THE SOUTH LINE OF SOUTH LARKSPUR, A DISTANCE OF 31.77 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N88°52'30"E, ALONG THE NORTH LINE OF THIS PARCEL, AND THE SOUTH LINE OF SOUTH LARKSPUR, A DISTANCE OF 364.40 FEET TO THE NORTHEAST CORNER OF THIS PARCEL AND THE NORTHWEST CORNER OF LOT 12, RIVER'S-BEND ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S00°06'55"E, ALONG THE EAST LINE OF THIS PARCEL AND THE WEST LINE OF SAID LOT 12, A DISTANCE OF 23.39 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE S00°03'02"W, ALONG THE EAST LINE OF THIS PARCEL AND THE WEST LINE OF SAID LOT 12, A DISTANCE OF 67.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF LOT 17, RIVER'S-BEND ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S00°00'09"E, ALONG THE EAST LINE OF THIS PARCEL AND THE WEST LINE OF SAID LOT 17, A DISTANCE OF 200.71 FEET TO THE SOUTHEAST CORNER OF THIS PARCEL AND THE SOUTHWEST CORNER OF SAID LOT 17, MONUMENTED BY A BRASS CAP;

THENCE S88°09'56"W, ALONG THE SOUTH LINE OF SAID ADDITION, AND THIS PARCEL, A DISTANCE OF 364.37 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE S88°16'02"W, ALONG THE SOUTH LINE OF SAID ADDITION AND THIS PARCEL A DISTANCE OF 408.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 11.43 ACRES, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL 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 "FLADELAND ADDITION" AND DESIGNATED AS LOTS 1-3. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

LANNIE AND PENNY FLADELAND
 2435 SOUTH LARKSPUR
 CASPER, WYOMING 82604

Lannie Fladeland
 LANNIE FLADELAND - OWNER

Penny Fladeland
 PENNY FLADELAND - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LANNIE AND PENNY FLADELAND, HUSBAND AND WIFE, THIS 10 DAY OF September, 2021.

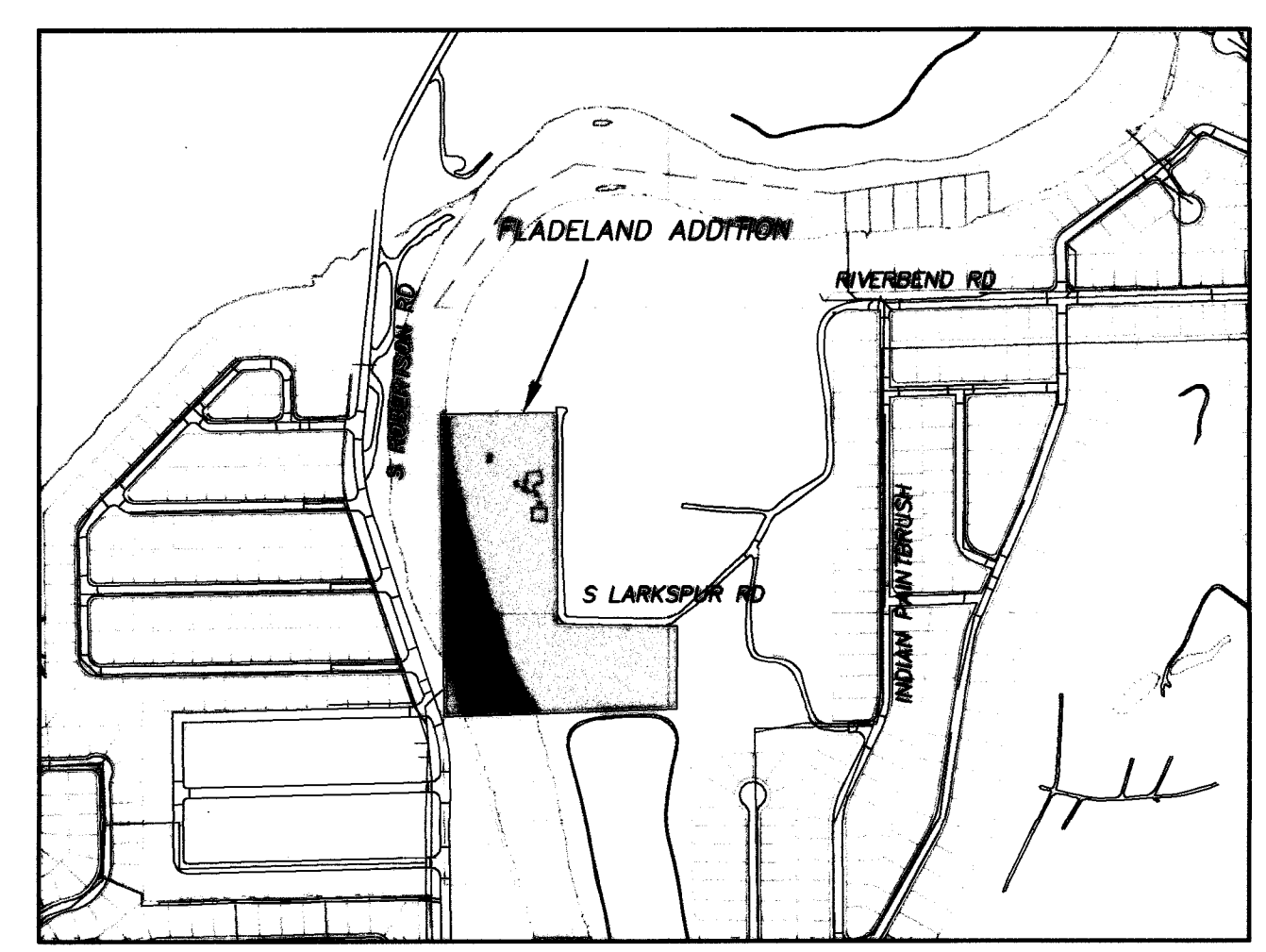
WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 3-29-24

Do Heald
 NOTARY PUBLIC

SAMI HERDT
 NOTARY PUBLIC - WYOMING
 Natrona County
 My Commission Expires Mar. 28, 2024

VACATION AND REPLAT
 OF LOTS 5, 15 & 16
 OF THE
 REPLAT OF THE RIVER'S-BEND ADDITION
 AS
FLADELAND ADDITION

BEING A PORTION OF THE NW1/4SW1/4
 OF SECTION 14, T.33N., R.80W., 6TH P.M.
 NATRONA COUNTY, WYOMING
 JUNE, 2021



VICINITY MAP
 1"=600'

APPROVALS

INSPECTED AND APPROVED THIS 4th DAY OF October, 2021.
Eric K. Miller
 COUNTY DEVELOPMENT DEPARTMENT

INSPECTED AND APPROVED THIS 14th DAY OF September, 2021.
Anna M. Kinder
 COUNTY HEALTH DEPARTMENT

INSPECTED AND APPROVED THIS 20th DAY OF September, 2021.
William R. Fehringer
 COUNTY SURVEYOR

NOTES

- ERROR OF CLOSURE EXCEEDS 1:1,703,700.
- BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
- THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°37'27.86", AND THE COMBINED FACTOR IS 0.99976096.
- DISTANCES: U.S. SURVEY FOOT
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF NATRONA }SS

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 JUNE, 2021, 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 GRID NORTH. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

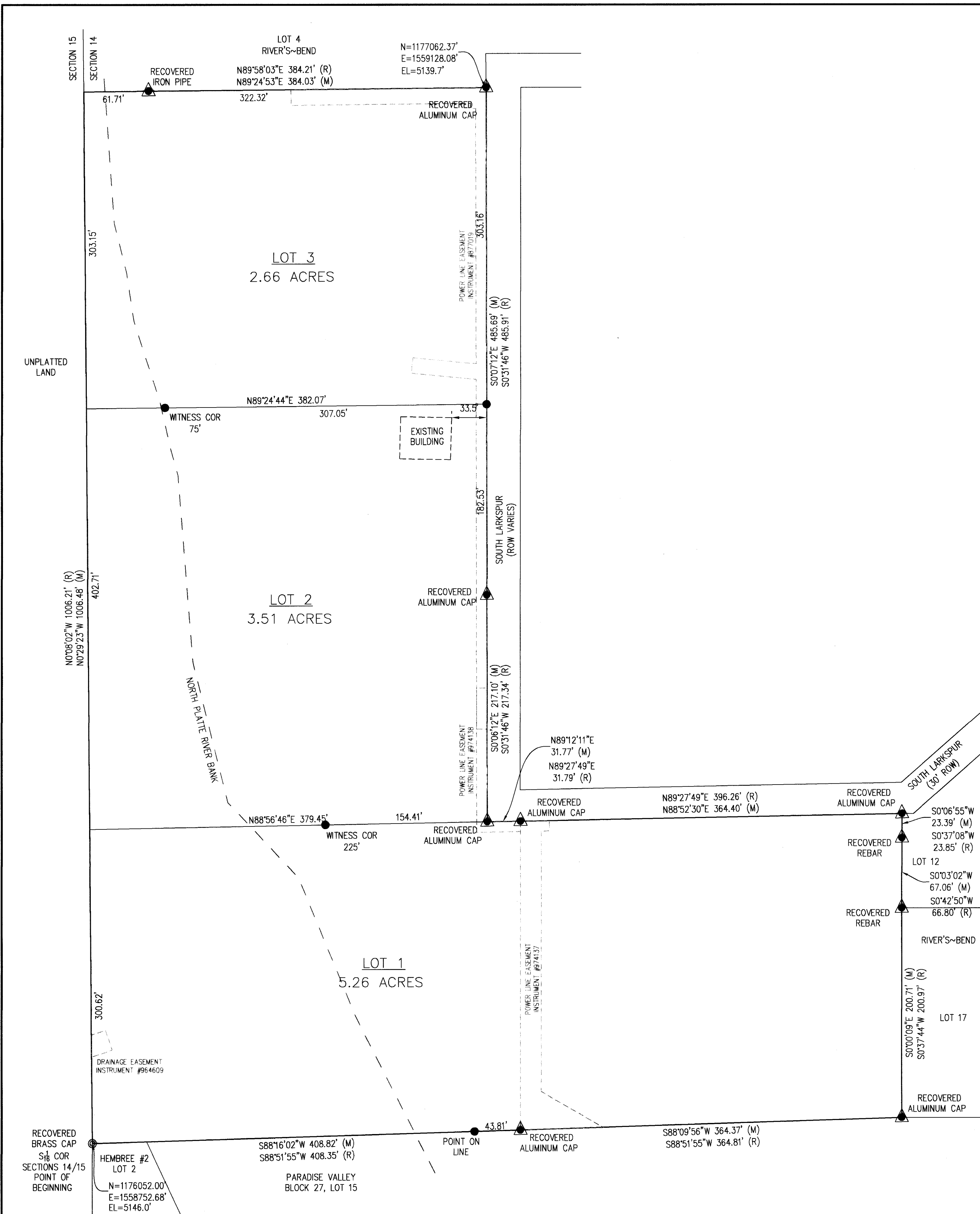
William R. Fehringer
 Professional Land Surveyor
 William R. Fehringer
 5528
 date: 9/11/2021
 WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 1ST DAY OF SEPTEMBER, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 3-29-24

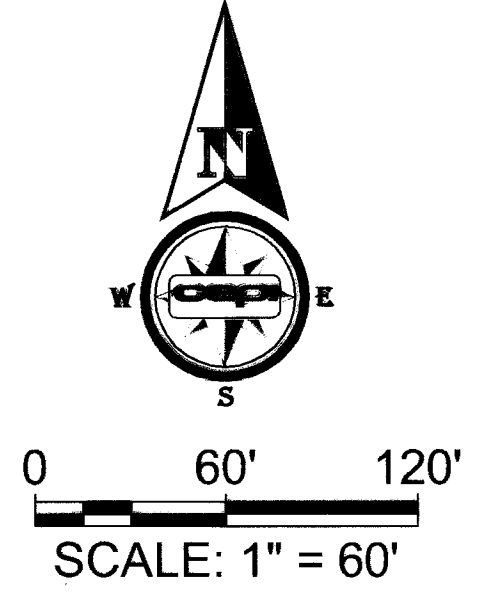
SAMI HERDT
 NOTARY PUBLIC - WYOMING
 Natrona County
 My Commission Expires Mar. 28, 2024

Do Heald
 NOTARY PUBLIC



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 307.266.0103
 www.cepi-casper.com

M:\Land 2021\Surveying\21-178 Fladeland Lot Surveys\Survey Plots\Fladeland Plat.dwg, 8/30/2021, Bill