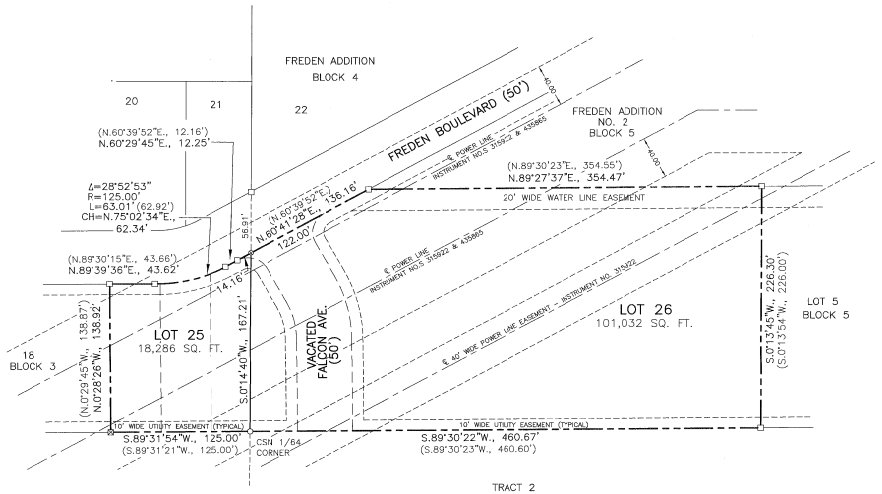
11/4/2015 11:27:02 AM NATRONA COUNTY CLERK
Pages: 1 Renee Vitt
1002686 Recorded: SA
Fee: $75.00
TOWN OF MILLS\3370

PLAT OF

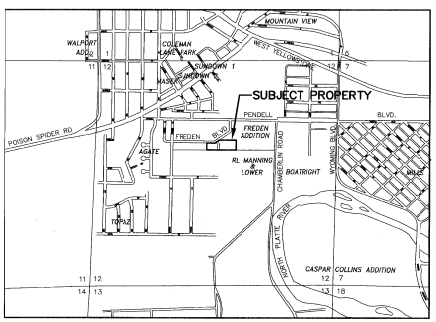
FREDEN ADDITION, LOTS 25 & 26

TO THE TOWN OF MILLS, WYOMING

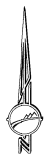
A VACATION & REPLAT OF
LOTS 19, 20 AND 21, BLOCK 3, LOT 1, BLOCK 5, AND
VACATED FALCON AVENUE, FREDEN ADDITION, A SUBDIVISION OF
A PORTION OF THE N1/2SE1/4NW1/4 & N1/2SW1/4NE1/4,
SECTION 12, TOWNSHIP 33 NORTH, RANGE 80 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING



TRACT 2
R.L. MANNING & LOWER ADDITION



LOCATION & VICINITY MAP
NOT TO SCALE



SCALE: 1"=50'

BASIS OF BEARING
GEODETIC BASED ON GPS.

LEGEND

- ○ RECOVERED BRASS CAP
- □ RECOVERED 5/8" REBAR
- ⊠ RECOVERED 1/2" REBAR
- ■ SET 5/8" REBAR WITH ALUMINUM CAP
- ⊗ SET LEAD & TACK W/WASHER #6010
- N.89°49'14"E., 184.79' MEASURED
- (N.89°26'29"E., 688.37') RECORD
- EASEMENT
- OLD LOT LINE
- SUBDIVISION BOUNDARY

CERTIFICATE OF SURVEYOR

I, Steve M. Castle, a registered professional land surveyor, License No. 6010, do hereby certify that this plat was made from notes taken during an actual survey made by me or under my direct supervision during the month of June, 2014 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.

STEVE M. CASTLE — 6010 — Professional Land Surveyor — WYOMING

STATE OF WYOMING)
COUNTY OF NATRONA) ss

The foregoing instrument was acknowledged before me by Steve M. Castle this 4TH day of NOVEMBER, 2015.

Witness my hand and official seal.

My commission expires: JUNE 20, 2017

Kenneth R. Moore
Notary Public

NOTARY PUBLIC — KENNETH R. MOORE — STATE OF WYOMING — COUNTY OF NATRONA — My Commission Expires Jun 20, 2017

APPROVALS

APPROVED, Town Council of the Town of Mills, Wyoming by ~~Resolution~~ ORDINANCE No. 633 duly passed, adopted and approved on the 12th day of AUGUST, 2014.

Attest: Town Clerk — Mayor

INSPECTED AND APPROVED on the 9TH day of NOVEMBER, 2015.

Town Engineer

CORPORATE SEAL — TOWN OF MILLS — WYOMING

CERTIFICATE OF DEDICATION

The Town of Mills and AHC Investments LLC, Owners hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Lots 19, 20 and 21, Block 3, and Lot 1, Block 5, and Falcon Avenue, Freden Addition, to the Town of Mills, Wyoming, a subdivision of a portion of the N1/2SE1/4NW1/4 and the N1/2SW1/4NE1/4, Section 12, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described as follows:

Beginning at the southeasterly corner of the Parcel being described, the southwesterly corner of Lot 5, Block 5, Freden Addition and a point in and intersection with the northerly line of Tract 2, R.L. Manning & Lower Addition; thence along the southerly line of said Parcel and the northerly line of said Tract 2, R.L. Manning & Lower Addition, S.89°30'22"W., 460.67 feet to the northwesterly corner of said Tract 2, R... Manning & Lower Addition and the southeasterly corner of said N1/2SE1/4NW1/4, Section 12; thence continuing along the southerly line of said Parcel and the southerly line of said N1/2SE1/4NW1/4, Section 12, S.89°31'54"W., 125.00 feet to the southwesterly corner of said Parcel and the southeasterly corner of Lot 18, Block 3, of said Freden Addition; thence along the westerly line of said Parcel and the easterly line of said Lot 18, Block 3, Freden Addition, N.0°28'26"W., 138.92 feet to the northwesterly corner of said Parcel, the northeasterly corner of said Lot 18, Block 3, Freden Addition and a point in and intersection with the southerly right of way line of Freden Boulevard; thence along the northerly line of said Parcel and the southerly right of way line of Freden Boulevard, N.89°39'36"E., 43.62 feet to a point of curvature; thence continuing along the northerly line of said Parcel and the southerly right of way line of said Freden Boulevard on the arc of a non-tangent curve to the left having a radius of 125.00 feet and through a central angle of 28°52'53", northwesterly, 63.01 feet, and the chord of which bears N.75°02'34"E., and distance of 62.34 feet to a point of non-tangency; thence continuing along the northerly line of said Parcel and the southerly right of way line of said Freden Boulevard, N.60°29'45"E., 12.25 feet to a point; thence continuing along the northerly line of said Parcel and the southerly line of said Freden Boulevard, N.60°41'28"E., 136.16 feet to the southwesterly corner of Lot 2, Block 5, of said Freden Addition; thence continuing along the northerly line of said Parcel and the southerly line of said Lot 2, Block 5, Freden Addition, N.89°27'37"E., 354.47 feet to the northeasterly corner of said Parcel and the northwesterly corner of said Lot 5, Block 5, Freden Addition; thence along the easterly line of said Parcel and the westerly line of said Lot 5, Block 5, Freden Addition, S.0°13'45"W., 226.30 to the Point of Beginning and containing 2.739 acres, more or less.

The vacation and replat 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 of said lands; the name of said vacation and replat shall be known as "FREDEN ADDITION, LOTS 25 & 26", to the Town of Mills, Wyoming. All streets as shown hereon have previously been dedicated to the use of the public.

TOWN OF MILLS
P.O. Box 789
Mills, Wyoming 82644

Marrolyce Wilson
MARROLYCE WILSON, MAYOR

AHC INVESTMENTS LLC
P.O. Box 1175
Mills, Wyoming 82644

Dale F. Andreen
DALE ANDREEN, MANAGING MEMBER

ACKNOWLEDGMENTS

State of Wyoming)
County of Natrona) ss

The foregoing instrument was acknowledged before me by Marrolyce Wilson, Mayor, Town of Mills, Wyoming on this 4 day of NOV, 2015.

Witness my hand and official seal.

My commission expires: 08-03-2017

Notary Public

NOTARY PUBLIC — LYNN STRICKLIN — STATE OF WYOMING — COUNTY OF NATRONA — My Commission Expires Aug 3, 2017

State of Wyoming)
County of Natrona) ss

The foregoing instrument was acknowledged before me by Dale Andreen, Managing Member of AHC Investments, LLC this 4 day of NOV, 2015.

Witness my hand and official seal.

My commission expires: 08-03-2017

Notary Public

NOTARY PUBLIC — LYNN STRICKLIN — STATE OF WYOMING — COUNTY OF NATRONA — My Commission Expires Aug 3, 2017

WLC
ENGINEERING · SURVEYING · PLANNING
200 PRONGHORN, CASPER, WY. 82601
W.O. NO.: 19086 DATE: 7-1-14 FILE NAME: FREDEN SUB REPLAT