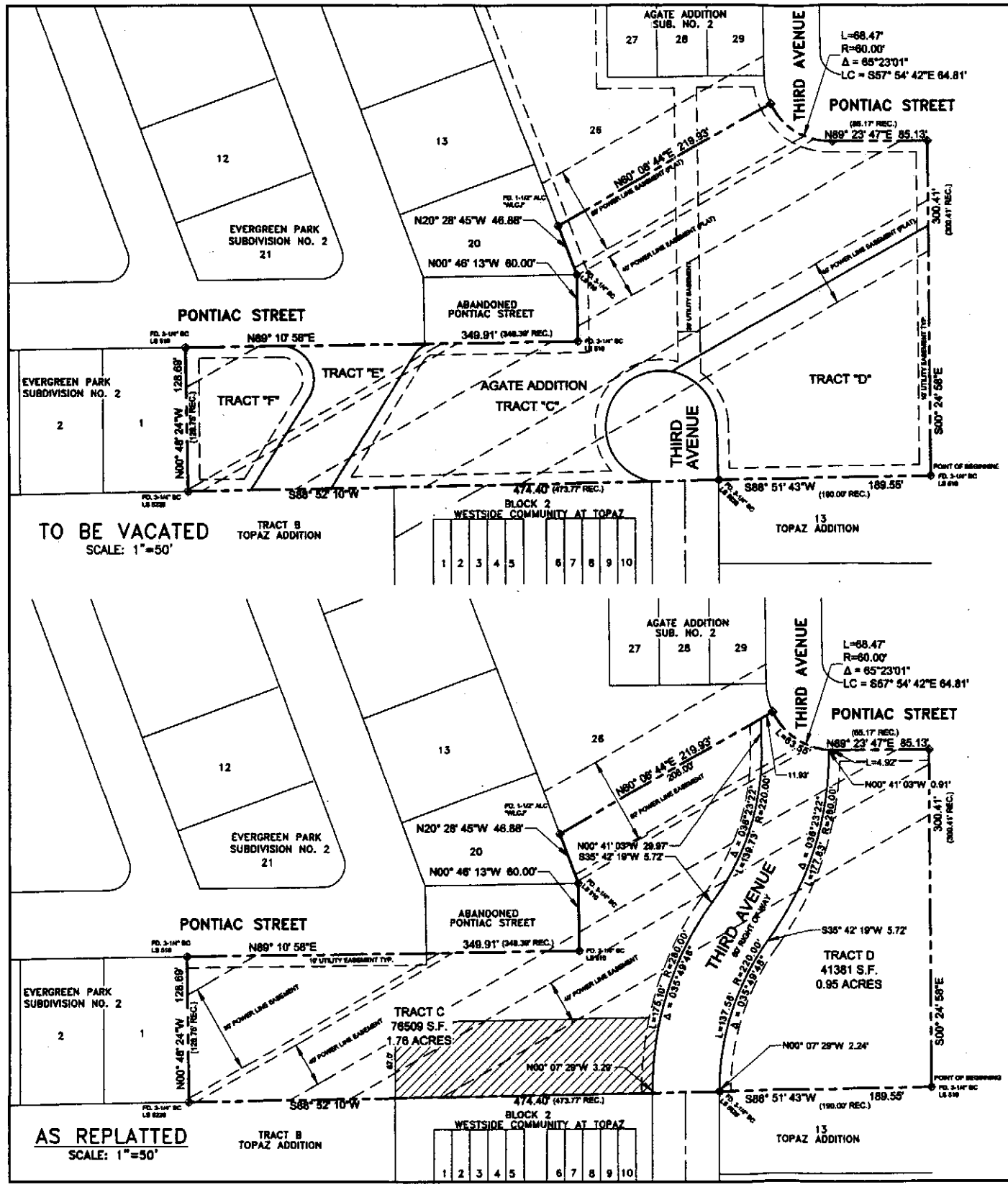
941013
NATRONA COUNTY CLERK, WY
Nov 29, 2012 09:17:48 PM
Pages: 1 Fee: $60.00
TRAC OF MILLS



VACATION AND REPLAT
FRESCA SUBDIVISION

BEING A VACATION AND REPLAT OF TRACT C, D, E, AND F
AGATE ADDITION TO THE TOWN OF MILLS
SITUATED IN THE 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 VACATION AND REPLAT, 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 DEDICATED AS "FRESCA SUBDIVISION", 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 C, D, E AND F, AGATE ADDITION TO THE TOWN OF MILLS, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 385166 OF THE NATRONA COUNTY RECORDS, 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:

BEGINNING AT A 3-1/4" BRASS CAP (LS 6149) REPRESENTING THE SOUTHEAST CORNER OF SAID TRACT D; THENCE S 88°51'43" W, 189.55 FEET ON THE SOUTH LINE OF SAID AGATE ADDITION TO THE SOUTHWEST CORNER OF SAID TRACT D REPRESENTED BY A 3-1/4" BRASS CAP (LS 6149); THENCE S 88°52'10" W, 474.40 FEET ON THE SOUTH LINE OF SAID AGATE ADDITION TO THE SOUTHWEST CORNER THEREOF REPRESENTED BY A 3-1/4" BRASS CAP (LS 6149), THENCE N 89°10'58" W, 128.69 FEET ON THE WEST LINE OF SAID TRACT F TO THE NORTHWEST CORNER THEREOF REPRESENTED BY A 3-1/4" BRASS CAP (LS 6149); THENCE N 89°10'58" E, 349.91 FEET TO THE SOUTHEAST CORNER OF PONTIAC STREET REPRESENTED BY A 3-1/4" BRASS CAP (LS 6149); THENCE N 89°49'31" W, 85.09 FEET ON THE EAST LINE OF PONTIAC STREET TO A 3-1/4" BRASS CAP (LS 6149); THENCE N89°36'46" W, 48.88 FEET TO THE NORTHWEST CORNER OF SAID TRACT C REPRESENTED BY A 1-1/2" ALUMINUM CAP ("WLCJ"); THENCE N60°08'44"E, 219.93 FEET ON THE NORTH LINE OF SAID TRACT C TO THE NORTH CORNER THEREOF AND THE SOUTH LINE OF THIRD AVENUE/PONTIAC STREET; THENCE ON SAID SOUTH LINE THE FOLLOWING TWO COURSES: 1) ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 68.47 FEET, SAID CURVE HAS A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 65°23'01" AND A LONG CHORD THAT BEARS S57°54'42"E, 64.81 FEET; 2) N89°23'47"E, 85.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT D; THENCE S00°24'56"E, 300.41 FEET ON THE EAST LINE OF SAID AGATE ADDITION TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 136,221* SQUARE FEET OR 3.17 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 OTHERWISE UTILIZED BY THE PUBLIC.

EXECUTED THIS 29th DAY OF November, 2012.

BY: _____

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

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD L. FRANSIOVIC, REGISTERED AGENT AND SOLE OWNER OF FRESCA LLC, THIS 29th DAY OF November, 2012.

WITNESS MY HAND AND OFFICIAL SEAL: _____ MY COMMISSION EXPIRES: Mar 3 2013

LISA MARIE WHETSTONE
NOTARY PUBLIC
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires March 3, 2013

DECLARATION VACATING PREVIOUS PLATTING

APPROVAL OF THIS VACATION AND 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. 2012-19 DULY PASSED, ADOPTED AND APPROVED THIS 28th DAY OF November, 2012.

ATTEST: TOWN CLERK _____ ATTEST: MAYOR _____ APPROVED BY: TOWN ENGINEER _____

CERTIFICATE OF RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:17 Pm O'CLOCK, THIS 29 DAY OF December, 2012 AS INSTRUMENT NUMBER 941013

_____
NATRONA COUNTY CLERK

My term of office expires January 5, 2015

SURVEYORS CERTIFICATE

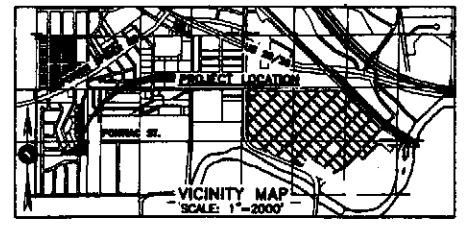
I, MICHAEL R. COMPTON DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION FROM NOTES TAKEN FROM A FIELD SURVEY PERFORMED IN MARCH, 2012 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
MICHAEL R. COMPTON, WYOMING PLS 9980 ON BEHALF OF SCS ENGINEERS

GENERAL NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF TRACTS C, E, AND F, AGATE ADDITION TO THE TOWN OF MILLS AND MONUMENTED AS SHOWN HEREON.
2. THE UNITED STATES POWER LINE 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 10 FEET IN MATURE HEIGHT.
4. ALL LOT LINES ADJACENT TO STREET RIGHT OF WAYS ARE HEREBY PLATTED WITH A 10' UTILITY EASEMENT EXCEPT AS OTHERWISE SHOWN.
5. 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.
6. ERROR OF CLOSURE EXCEEDS 1:10000

LEGEND:
- ◈ – FOUND CORNER AS NOTED
- ◈ – SET 3-1/4" BRASS CAP LS 9980
- (REC.) – RECORD DISTANCE
- ▨ – OPEN SPACE / TOWNHOME PARKING PER PUD SITE PLAN AGREEMENT RECORDED JUNE 7 2010, INSTRUMENT NUMBER 859890



DEVELOPER:
FRESCA, LLC
P.O BOX 908
BUFFALO, WY 82834

SURVEYOR / ENGINEER:
SCS
MICHAEL R COMPTON LS 9980
1607 WEST CY AVE., SUITE 102
CASPER, WY 82604

ECS ENGINEERS