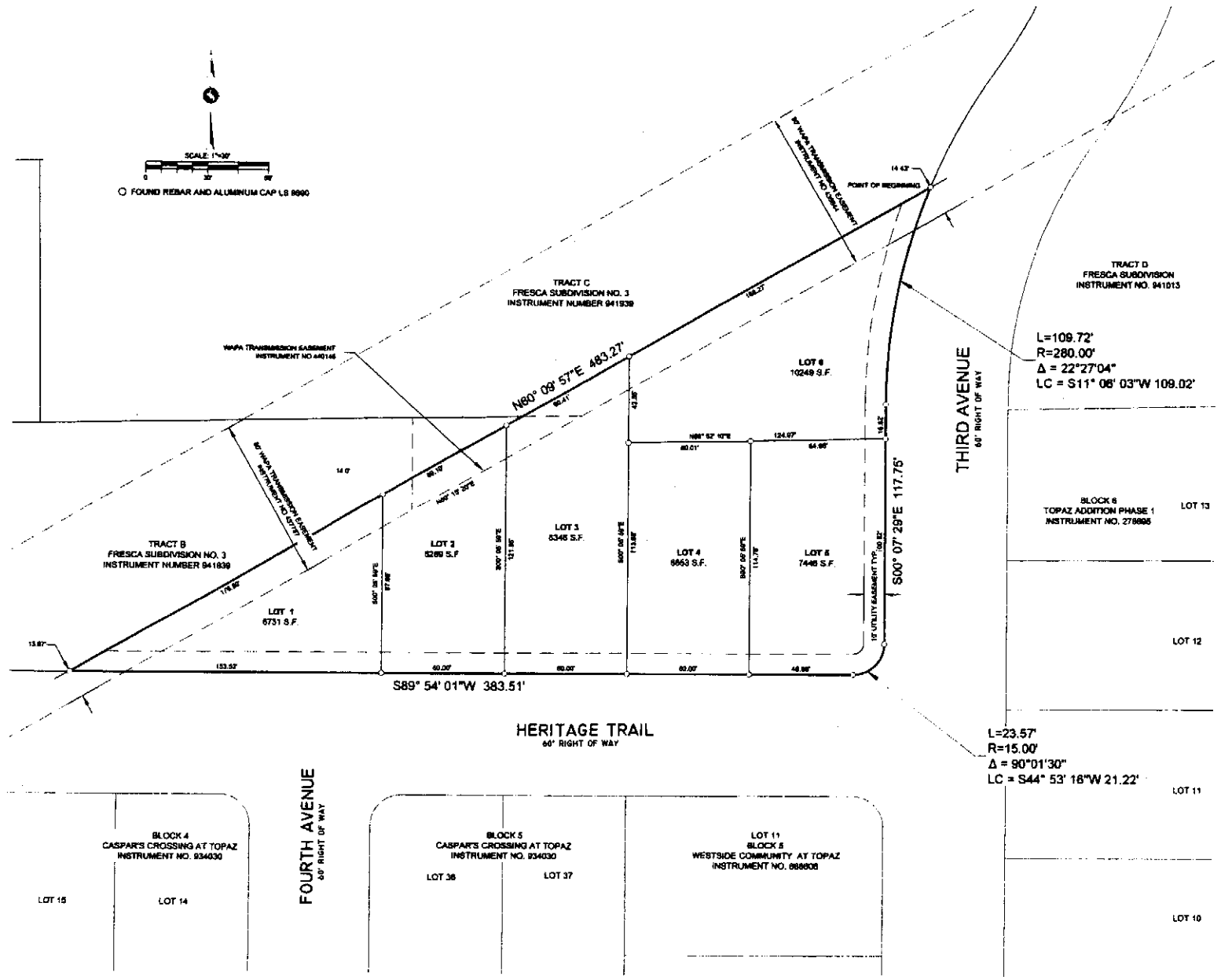
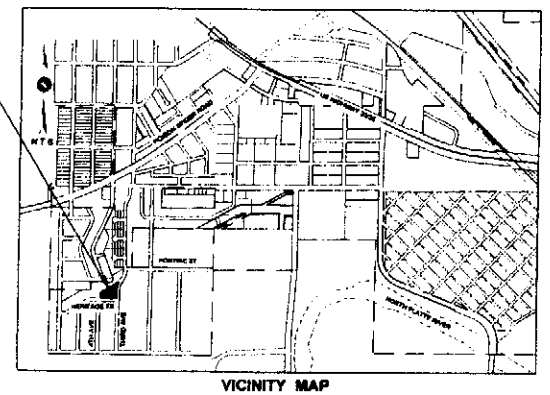
950908
NATRONA COUNTY CLERK, WY
Renee Vitto Recorded: OR
May 15, 2013 03:00:00 PM
Pages: 1 Fee: $50.00
TOWN OF MILLS

AMENDED
REPLAT OF FRESCA SUBDIVISION NO. 3
A VACATION AND REPLAT OF
LOTS 1, 2, 3, 4, 5, AND 6, FRESCA SUBDIVISION NO. 3
SITUATED IN
N1/2 SW1/4, SECTION 12, TOWNSHIP 33 NORTH, RANGE 80 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF MILLS, NATRONA COUNTY, WYOMING



PROJECT LOCATION



VICINITY MAP

ECS ENGINEERS
Environmental & Civil Solutions, LLC
1607 CY Ave, Suite 102
Casper, WY 82604
Phone: 307.337.2683
www.ecsengineers.net

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,SHALL BE KNOWN AS AMENDED "REPLAT OF FRESCA SUBDIVISION NO.3", SITUATED 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:

LOTS 1-6, FRESCA SUBDIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 941939 OF THE NATRONA COUNTY RECORDS, SITUATED 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, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6 REPRESENTED BY A 1-1/2" ALUMINUM CAP, LS NO. 8990; THENCE ON THE WEST RIGHT OF WAY OF THIRD AVENUE THE FOLLOWING THREE COURSES; 1) THENCE ON THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 109.72 FEET, SAID CURVE HAS A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 22°27'04" AND A LONG CHORD WHICH BEARS S 11°08'03" W, 109.02 FEET; 2) THENCE S 0°07'29"E, 117.76 FEET, THENCE ON THE ARC OF A CURVE TO THE RIGHT 23.57 FEET, SAID CURVE HAS A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°01'30", AND A CHORD WHICH BEARS S 44°53'16" W, 21.22 FEET TO THE NORTH RIGHT OF WAY OF HERITAGE TRAIL;THENCE ON SAID NORTH RIGHT OF WAY, S 89°54'01" W, 383.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ON THE NORTHERLY LINES OF LOTS 1, 2, 3, AND 6, N 60°09'57" E, 483.27 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 45913.61SQUARE FEET OR 1.054 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 GENERALLY UTILIZED BY THE PUBLIC.

EXECUTED THIS 13th DAY OF May, 2013.
STEVEN M. ADAMS, PRESIDENT

BY: _____
CLOUD PEAK COMPANY, INC. (OWNER LOT 1)

STATE OF WYOMING)
) SS
COUNTY OF ~~NATRONA~~ JOHNSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CLOUD PEAK COMPANY, INC., THIS 13th DAY OF May 2013.
WITNESS MY HAND AND OFFICIAL SEAL: _____ MY COMMISSION EXPIRES: 4/22/2014

BY: _____ President ACE
DAVID KELLEY, PRESIDENT ASHBY CONSTRUCTION, INC (OWNER LOTS 2, 3, 4, AND 5)

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID KELLEY, PRESIDENT OF ASHBY CONSTRUCTION, INC. THIS 9th DAY OF May
WITNESS MY HAND AND OFFICIAL SEAL: _____ MY COMMISSION EXPIRES: June 17, 2013

BY: _____
RANDALL S. HALL, PRESIDENT, SENERGYONE DEVELOPMENT, INC. (OWNER LOT 6)

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RANDALL S. HALL, PRESIDENT, SENERGYONE DEVELOPMENT, INC., THIS 8th DAY OF May
WITNESS MY HAND AND OFFICIAL SEAL: _____ MY COMMISSION EXPIRES: June 17, 2013

DECLARATION VACATING PREVIOUS PLATTING

APPROVAL OF THIS AMENDED 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 2013-10 DULY PASSED, ADOPTED AND APPROVED THIS 14th DAY OF May, 2013.

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 03:00:00 PM O'CLOCK, THIS 15 DAY OF May, 2013 AS INSTRUMENT NUMBER 950908

_____
NATRONA COUNTY CLERK

My term of office expires January 5, 2016

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 FEBRUARY, 2013 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.ALL CORNERS ARE PROPERLY MONUMENTED AS SHOWN HEREON.

_____
MICHAEL R. COMPTON, WYOMING PLS 9690
ON BEHALF OF ECS ENGINEERS.

GENERAL NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF HERITAGE TRAIL ACCORDING TO THE PLAT OF CASPAR'S CROSSING AT TOPAZ AND MONUMENTED AS SHOWN HEREON
2. THE UNITED STATES 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' PUBLIC UTILITY EASEMENT EXCEPT AS OTHERWISE SHOWN.
5. ERROR OF CLOSURE EXCEEDS 1:10000