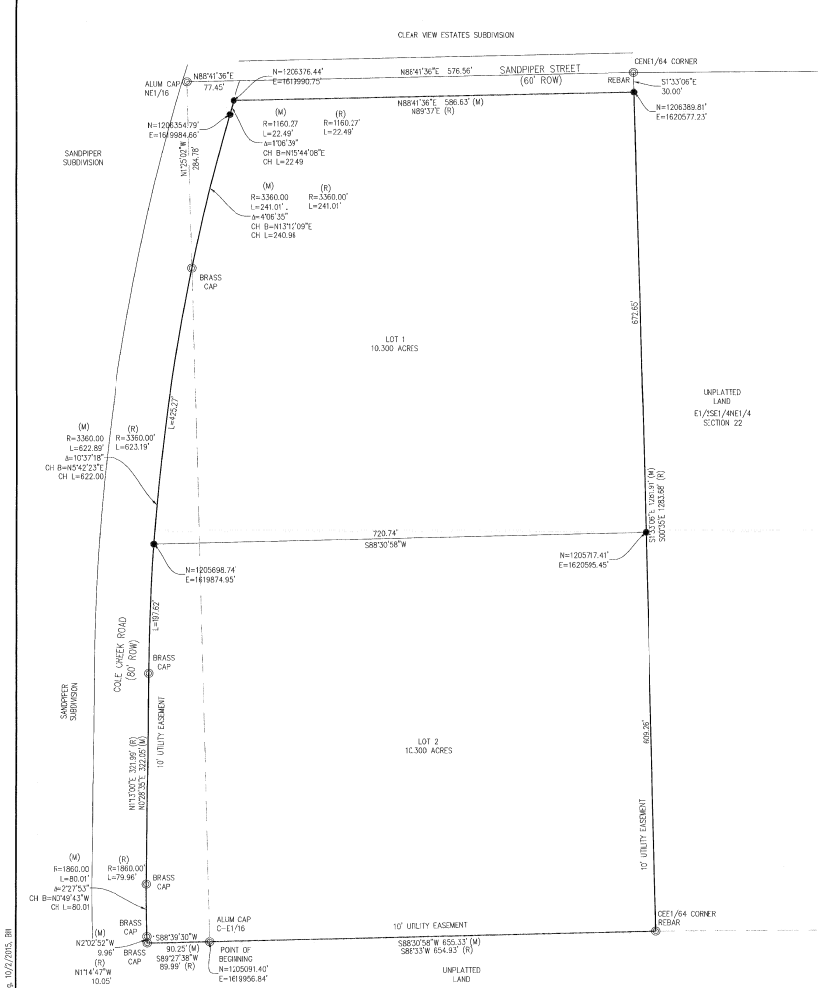
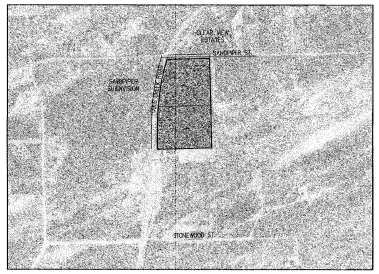
10/27/2015 8:27:06 AM NATRONA COUNTY CLERK, WY
Pages: 1
1002077
Renee Vitto
Recorded: As
Fee: $75.00
NC PLAN\N1401\370





VICINITY MAP
NO SCALE

NOTES

1. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
2. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°46'53.856", AND THE COMBINED FACTOR IS 0.9997990.
3. DISTANCES: U.S. SURVEY FEET/GROUND.
4. CLOSURE EXCEEDS 1:542,231.
5. NO PUBLIC WATER PROVIDED.
6. NO PUBLIC SEWER PROVIDED.

CERTIFICATE OF SIMPLE SUBDIVISION APPROVAL

I, DO HEREBY CERTIFY THAT THIS SIMPLE SUBDIVISION HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE REGULATIONS FOR NATRONA COUNTY, WYOMING, AND IS THEREFORE , APPROVED FOR RECORDING.

COUNTY PLANNER/DATE — COUNTY SURVEYOR/DATE — HEALTH OFFICER/DATE

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF NATRONA }

KNOW ALL MEN BY THESE PRESENTS: THAT I, WILLIAM R. FEHRINGER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF NATRONA COUNTY

Professional Land Surveyor William R. Fehringer 5528 Date 10/2/2015 WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 2ND DAY OF OCTOBER, 2015.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 1-30-17

NOTARY PUBLIC

Sarah Faubert Notary Public Natrona County, Wyoming My Commission Expires Jan 30, 2017

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }

THE UNDERSIGNED TORRY KERSENBROCK, OWNER, DOES HEREBY CERTIFY THAT HE IS THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND BEING A PORTION OF THE SE¼NE¼ AND THE SW¼NE¼ OF SECTION 22, T.34N., R.78W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C-E¼ CORNER OF SAID SECTION 22 LOCATED , MONUMENTED BY AN ALUMINUM CAP AND BEING THE POINT OF BEGINNING;

THENCE S88°39'30"W, ALONG THE SOUTH LINE OF THE PARCEL AND SAID SW¼NE¼ OF SECTION 22, A DISTANCE OF 90.25 FEET TO THE SOUTHWEST CORNER OF THE PARCEL LOCATED ON THE EAST LINE OF COLE CREEK ROAD, MONUMENTED BY A BRASS CAP;

THENCE N02°02'52"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF COLE CREEK ROAD, A DISTANCE OF 9.96 FEET TO A POINT OF CURVATURE MONUMENTED BY A BRASS CAP;

THENCE ALONG THE WEST LINE OF THE PARCEL, THE EAST LINE OF COLE CREEK ROAD AND A CURVE TO THE RIGHT HAVING A RADIUS OF 1860.00 FEET, THROUGH A CENTRAL ANGLE OF 2°27'53", A DISTANCE OF 80.01 FEET, HAVING A CHORD BEARING OF N00°49'43"W, A DISTANCE OF 80.01 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N00°28'35"E, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF COLE CREEK ROAD, A DISTANCE OF 322.05 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE WEST LINE OF THE PARCEL, THE EAST LINE OF COLE CREEK ROAD AND A CURVE TO THE RIGHT HAVING A RADIUS OF 3360.00 FEET, THROUGH A CENTRAL ANGLE OF 10°37'18", A DISTANCE OF 622.86 FEET, HAVING A CHORD BEARING OF N05°42'23"E, A DISTANCE OF 622.00 FEET TO A POINT OF COMPOUND CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF COLE CREEK ROAD AND A CURVE TO THE RIGHT HAVING A RADIUS OF 3360.00 FEET, THROUGH A CENTRAL ANGLE OF 4°06'35", A DISTANCE OF 241.01 FEET, HAVING A CHORD BEARING OF N13°17'09"E, A DISTANCE OF 240.96 FEET TO A POINT OF COMPOUND CURVATURE, MONUMENTED BY AN ALUMINUM CAP;

THENCE CONTINUING ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF COLE CREEK ROAD AND A CURVE TO THE RIGHT HAVING A RADIUS OF 1160.27 FEET, THROUGH A CENTRAL ANGLE OF 1°06'39", A DISTANCE OF 22.49 FEET, HAVING A CHORD BEARING OF N15°44'08"E, A DISTANCE OF 22.49 FEET TO THE NORTHWEST CORNER OF THE PARCEL LOCATED ON THE SOUTH LINE OF SANDPIPER STREET, MONUMENTED BY AN ALUMINUM CAP;

THENCE N88°41'36"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF SANDPIPER STREET, A DISTANCE OF 586.63 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE S1°33'06"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 1281.91 FEET TO THE SOUTHEAST CORNER OF THE PARCEL MONUMENTED BY A REBAR;

THENCE S88°30'58"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE SE¼NE¼ OF SAID SECTION 22, A DISTANCE OF 655.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 20.597 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSEN' AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SIMPLE SUBDIVISION SHALL BE "KERSENBROCK SIMPLE SUBDIVISION NO. 1" AND THAT SAID OWNER AND PROPRIETOR HEREBY WAIVES AND RELINQUISHS ALL RIGHTS GRANTED UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

TORRY KERSENBROCK – OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TORRY KERSENBROCK, OWNER, THIS 2nd DAY OF OCTOBER, 2015.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3/26/16

NOTARY PUBLIC

William R. Fehringer Notary Public County of Natrona State of Wyoming My Commission Expires March 26, 2016

LEGEND

- ● SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- ◎ FOUND MONUMENT AS NOTED

0 80' 160'
SCALE: 1" = 80'

PLAT OF THE
KERSENBROCK SIMPLE SUBDIVISION NO. 1

BEING A PORTION OF THE SE¼NE¼ & SW¼NE¼
SECTION 22 T.34N., R.78W., 6TH P.M.
NATRONA COUNTY WYOMING
SEPTEMBER, 2015
W.O. #14-319

cepl
Civil Engineering Professionals, Inc.
1080 Enterprise Drive. Casper, Wy 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepl-casper.com

M:\Land 2014\Survey_Dwg\14-319 TORRY\TORRY PARCEL.dwg, 10/2/2015 BH