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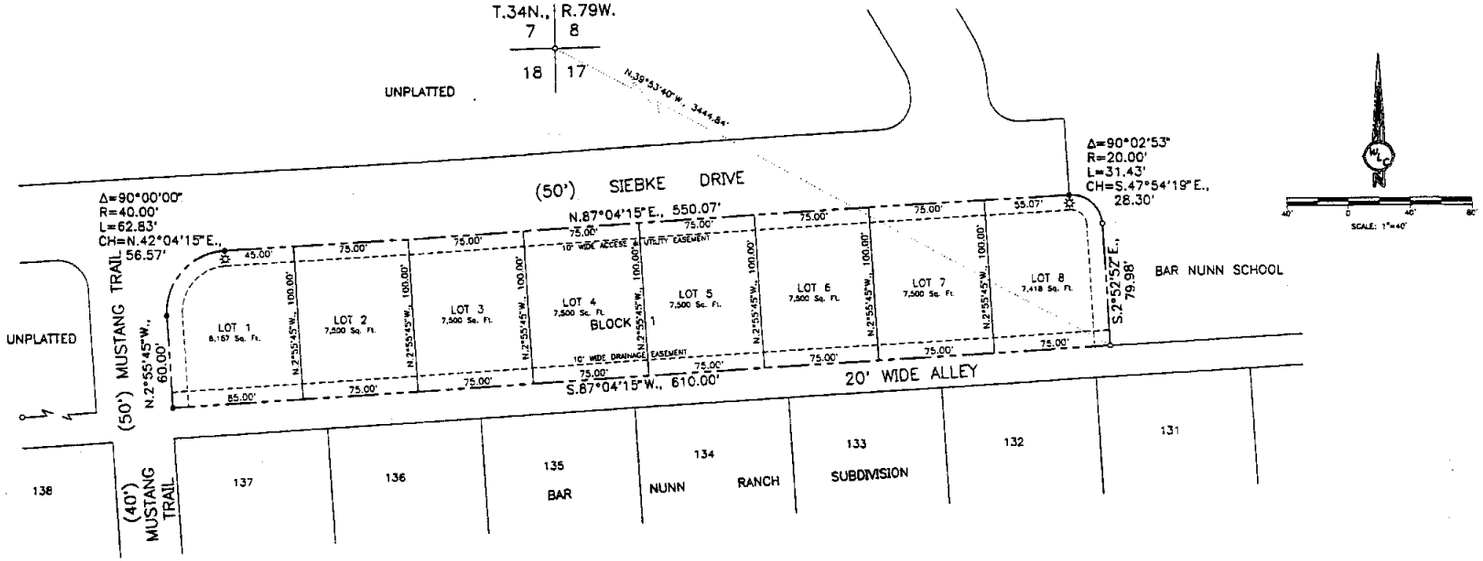
NATRONA COUNTY CLERK WYOMING
Recorded: 05
Jan 4 2007 03:01:26 PM
Pages 1 Fee: 556.00

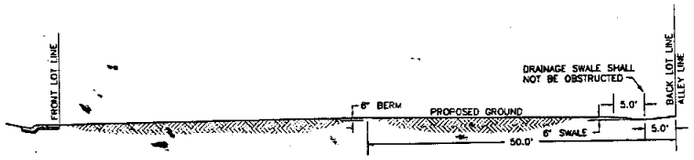
PLAT OF "PONDEROSA AT BAR NUNN" "FIRST FILING"

TO THE TOWN OF BAR NUNN, WYOMING

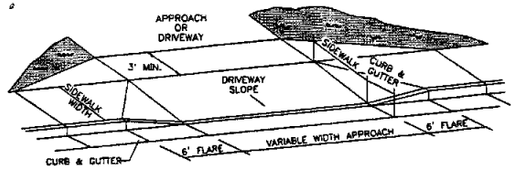
A SUBDIVISION OF PORTIONS OF THE NW1/4 AND NE1/4SW1/4, SECTION 17 TOWNSHIP 34 NORTH, RANGE 79 WEST SIXTH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING

SCALE: 1"=40'





TYPICAL LOT GRADING DETAIL
NOT TO SCALE



PEDESTRIAN SIDEWALK WITH EXTERNAL BYPASS DETAIL
NOT TO SCALE

CERTIFICATE OF DEDICATION

Randall S. Hall, Member and Lisa Burridge, Member of B & H Development, LLC, hereby certify that they are the owners and proprietors of the foregoing subdivision located in and being portions of the NW1/4 and the NE1/4SW1/4, Section 17, Township 34 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the southeasterly corner of the Parcel being described and a point in the northerly line of an existing 20 feet wide alley and from which point the northwesterly corner of Section 17 of said Township bears N.39°53'40"W., 3444.84 feet; thence along the southerly line of said Parcel and the northerly line of said Alley, S.87°04'15"W., 610.00 feet to the southwesterly corner of said Parcel and a point in the easterly line of Mustang Trail; thence along the westerly line of said Parcel and the easterly line of said Mustang Trail, N.2°55'45"W., 60.00 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 40.00 feet and through a central angle of 90°00'00", northeasterly, 62.83 feet and the chord of which bears N.42°04'15"E., 56.57 feet to a point of tangency in the southerly line Siebke Drive; thence along the northerly line of said Parcel and the southerly line of said Siebke Drive, N.87°04'15"E., 550.07 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 20.00 feet and through a central angle of 90°02'53", southeasterly, 31.43 feet and the chord of which bears S.47°54'19"E., 28.30 feet to a point of tangency; thence along the easterly line of said Parcel and the westerly line of the Bar Nunn School Tract, S.2°52'52"E., 79.98 feet to the Point of Beginning and containing 1.391 acres, more or less.

The subdivision 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. The name of said subdivision shall be known as "PONDEROSA AT BAR NUNN, FIRST FILING" to the Town of Bar Nunn, Wyoming. All streets and roads shown hereon have previously been dedicated to the use of the public, and all easements as shown hereon are hereby reserved for purposes of construction, operation and maintenance of drainage conduits and ditches as required for the proper development of said subdivision.

B & H DEVELOPMENT, LLC
1727 E. 2nd Street
Casper, Wyoming 82601

RANDALL S. HALL, MEMBER

LISA BURRIDGE, MEMBER

ACKNOWLEDGMENTS

State of Wyoming) ss
County of Natrona)

The foregoing instrument was acknowledged before me by Randall S. Hall and Lisa Burridge this 3RD day of JANUARY 2007.

Witness my hand and official seal.

My commission expires: NOTARY PUBLIC KENNETH S. MOORE COUNTY OF NATRONA My Commission Expires Jan 31, 2011

Notary Public

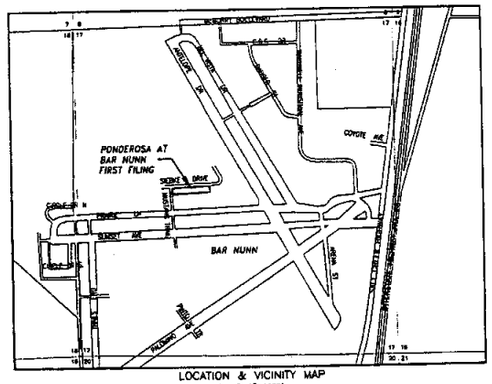
NOTE:
ALL LOTS ARE ZONED R3.

LEGEND

- ○ RECOVERED BRASS CAP
- ● SET BRASS CAP
- ☼ PROPOSED WOODEN LIGHT POLE
- BOUNDARY
- EASEMENTS
- S.89°12'41"W., 665.65' MEASURED DISTANCE

Plat closure ratio: 1:72,776

BASIS OF BEARING: GEODETIC BASED ON GPS.



LOCATION & VICINITY MAP
SCALE: 1"=1000'

APPROVALS

APPROVED: Town of Bar Nunn Planning Commission this 19TH day of OCTOBER, 2006 and forwarded to the Town Council of Bar Nunn, Wyoming with recommendation that said plat be approved.

Secretary

Commission Chairman

APPROVED: Town Council of the Town of Bar Nunn, Wyoming duly passed, adopted and approved on this 21 day of NOVEMBER, 2006.

Attest: Town Clerk

Mayor

APPROVED on the 21 day of November, 2006.

Town Engineer

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 4th day of January, 2007.

Notary Public County Clerk

My term of office expires January 6, 2011

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
COUNTY OF NATRONA }

I, Steve M. Castle of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the month of July, 2006 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map and all lot corners shall be monumented upon completion of construction and at the request of the owners. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.

Wyoming Registration No. 6010 L.S.

Professional Land Surveyor STEVE M. CASTLE 6010 WYOMING

Subscribed in my presence and sworn to before me by Steve M. Castle this 3RD day of JANUARY, 2007.

My commission expires: NOTARY PUBLIC KENNETH S. MOORE COUNTY OF NATRONA My Commission Expires Jan 31, 2011

Notary Public

Plat Prepared By:
WORTHINGTON, LENHART and CARPENTER, INC.
200 Pronghorn Casper, Wyoming 82601 (307) 266-2524
W.O. No.: 12267 Date: 10-12-06 Acad/Dwg.: CASTNOTPL