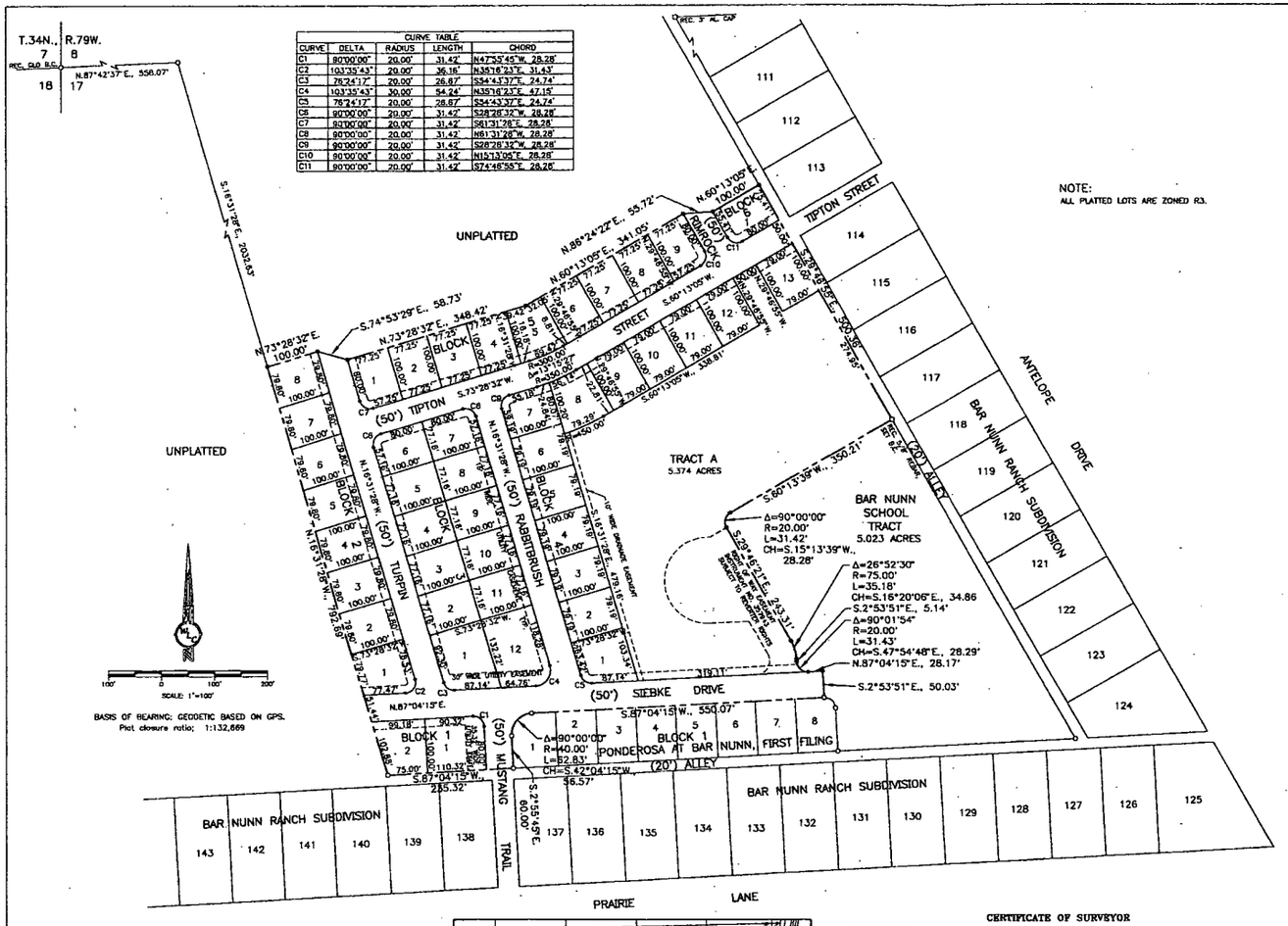
PLAT OF
"THE PONDEROSA AT BAR NUNN"
"SECOND FILING"
TO THE TOWN OF BAR NUNN, WYOMING
A SUBDIVISION OF PORTIONS OF
, S1/2NW1/4 & N1/2SW1/4, SECTION 17
TOWNSHIP 34 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=100'

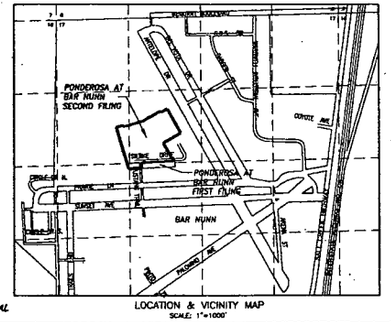


CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	20.00'	31.42'	N47°53'45"W, 28.28'
C2	103°35'43"	20.00'	36.16'	N35°16'23"E, 31.43'
C3	76°24'17"	20.00'	26.67'	S54°43'37"E, 24.74'
C4	103°35'43"	30.00'	54.24'	N35°16'23"E, 47.15'
C5	76°24'17"	20.00'	26.67'	S54°43'37"E, 24.74'
C6	90°00'00"	20.00'	31.42'	S28°26'32"W, 28.28'
C7	90°00'00"	20.00'	31.42'	S61°31'28"E, 28.28'
C8	90°00'00"	20.00'	31.42'	N61°31'28"W, 28.28'
C9	90°00'00"	20.00'	31.42'	S28°26'32"W, 28.28'
C10	90°00'00"	20.00'	31.42'	N15°13'05"E, 28.28'
C11	90°00'00"	20.00'	31.42'	S74°46'55"E, 28.28'

NOTE:
ALL PLATTED LOTS ARE ZONED R3.

LEGEND

- RECOVERED BRASS CAP
- SET BRASS CAP
- BOUNDARY
- EASEMENTS
- S.89°12'41"W., 665.65' MEASURED DISTANCE



Plat By:
WLC Engineering, Surveying & Planning
200 Pronghorn Casper, Wyoming 82601 (307) 266-2529
W.O. No.: 12367 Date: 5-01-07 Acad Dwg: PONDEROSAIIFINAL

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA) ss

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 months of July, 2006 through February, 2007 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 6010 STEVE M. CASTLE WYOMING

Subscribed in my presence and sworn to before me by Steve M. Castle this 7th day of May, 2007.

My commission expires: NOTARY PUBLIC KENNETH R. MOORE 28th STREET Casper, Wyoming My Commission Expires July 15, 2011

Notary Public

CERTIFICATE OF DEDICATION

Randall S. Hall, Member and Lisa A. 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 S1/2NW1/4 & N1/2SW1/4, 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:

Commencing at the northwesterly corner of said Section 17; thence along the northerly line of said Section 17, N.87°42'37"E., 556.07 feet to a point; thence into said Section 17, S.16°31'28"E., 2032.63 feet to the northwesterly corner of the Parcel being described and the true Point of Beginning;

Thence from said Point of Beginning and along the northerly line of said Parcel, N.73°28'32"E., 100.00 feet to a point; thence S.74°53'29"E., 58.73 feet to a point; thence N.73°28'32"E., 348.42 feet to a point; thence N.60°13'05"E., 341.05 feet to a point; thence N.86°24'22"E., 55.72 feet to a point; thence N.60°13'05"E., 100.00 feet to the northeasterly corner of said Parcel and a point in and intersection with the westerly line of an existing 20 feet wide alley; thence along the easterly line of said Parcel and the westerly line of said alley, S.29°46'55"E., 500.36 feet to a point and northeasterly corner of that certain tract identified as the Bar Nunn School Tract; thence along the southerly line of said Parcel and along the northerly line of said School Tract, S.60°13'39"W., 350.21 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 20.00 feet and through a central angle of 90°00'00", southwesterly, 31.42 feet and the chord of which bears S.15°13'39"W., 28.28 feet to a point of tangency; thence along the easterly line of said Parcel and the westerly line of said School Tract, S.29°46'21"E., 243.31 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 75.00 feet and through a central angle of 28°52'30", southeasterly, 35.18 feet and the chord of which bears S.16°20'06"E., 34.86 feet to a point of tangency; thence S.2°53'51"E., 5.14 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 20.00 feet and through a central angle of 90°01'54", southeasterly, 31.43 feet and the chord of which bears S.47°54'48"E., 28.29 feet to a point of tangency; thence N.87°04'15"E., 28.17 feet to a point; thence S.2°53'51"E., 50.03 feet to the southeasterly corner of said Parcel and a point in and intersection with the northerly line of Lot 8, Block 1, Ponderosa at Bar Nunn, First Filing and the southerly line of Siebke Drive; thence along the southerly line of said Parcel and Siebke Drive and the northerly line said Block 1, Ponderosa at Bar Nunn, First Filing, S.87°04'15"W., 550.07 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 40.00 feet and through a central angle of 90°00'00", southwesterly, 62.83 feet to a point of tangency in the easterly line of Mustang Trail; thence along the easterly line of said Parcel and Mustang Trail and the westerly line of said Block 1, Ponderosa at Bar Nunn, First Filing, S.2°55'45"E., 60.00 feet to the southwesterly corner of Lot 1, Block 8, Ponderosa at Bar Nunn, First Filing and a point in and intersection with the northerly line of an existing 20 feet wide alley; thence along the southerly line of said Parcel and the northerly line of said alley, S.87°04'15"W., 235.32 feet to the southwesterly corner of said Parcel; thence along the westerly line of said Parcel, N.16°31'28"W., 792.69 feet to the Point of Beginning and containing 17.477 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, SECOND FILING" to the Town of Bar Nunn, Wyoming. All streets and roads as shown hereon are hereby dedicated to the use of the public, and all easements as shown hereon are hereby reserved for purposes of construction, operation and maintenance of lines, conduits, 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 A. BURRIDGE, MEMBER

ACKNOWLEDGMENTS

State of Wyoming)
County of Natrona) ss

The foregoing instrument was acknowledged before me by Randall S. Hall and Lisa A. Burridge this 2nd day of May, 2007.

Witness my hand and official seal.

My commission expires: NOTARY PUBLIC KENNETH R. MOORE 28th STREET Casper, Wyoming My Commission Expires July 15, 2011

Notary Public

APPROVALS

APPROVED: Town of Bar Nunn Planning Commission this 15th day of February, 2007 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, by Resolution No. 2007-06 duly passed, adopted and approved on this 20th day of March, 2007.

Attest: Town Clerk

Mayor

APPROVED on the 3 day of July, 2007.

Town Engineer

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 9th day of July, 2007.

822812
NATRONA COUNTY CLERK, WYOMING
Recorded: KB
Jul 9, 2007 02:15:00 PM
Pages: 1 Fees: $56.00
TOWN OF BAR NUNN

Natrona County Clerk

My term of office expires January 6, 2011