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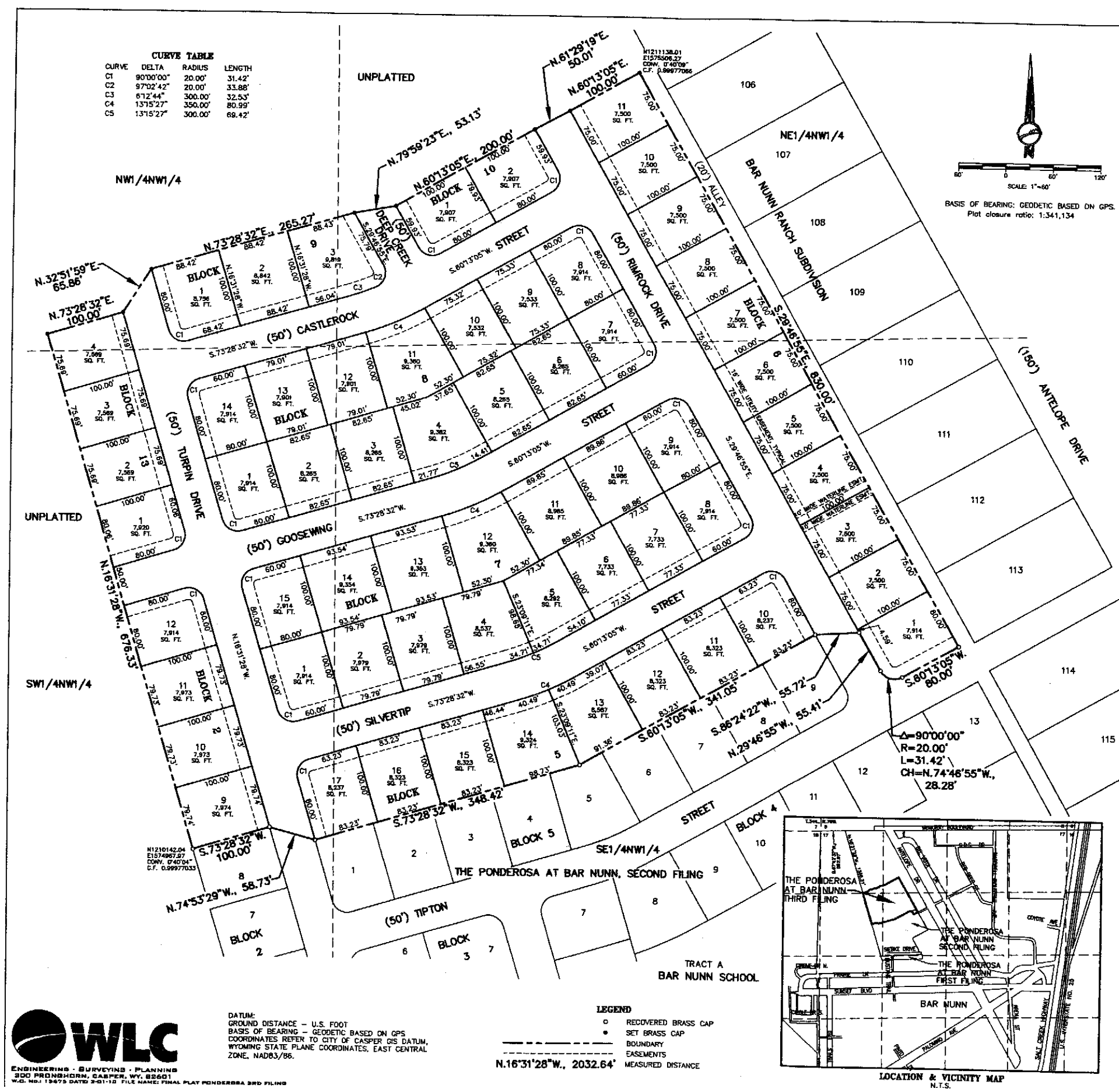
NATRONA COUNTY CLERK, WY
Renea Vitto
Recorded: JF
Apr 15, 2010 11:08:34 AM
Pages: 1
Fee: 958.00
TOWN OF BAR NUNN

PLAT OF "THE PONDEROSA AT BAR NUNN" "THIRD FILING"

TO THE TOWN OF BAR NUNN, WYOMING
A REPLAT OF LOT 1, BLOCK 6
THE PONDEROSA AT BAR NUNN, SECOND FILING
AND A SUBDIVISION OF PORTIONS OF
THE NW1/4, SECTION 17
TOWNSHIP 34 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=60'



BASIS OF BEARING: GEODETIC BASED ON GPS.
Plat closure ratio: 1:341,134

LOCATION & VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

Lisa A. Burridge, Member and Randall S. Hall, Member of B & H Development, LLC, hereby certify that they are the owners and proprietors of the foregoing replat of Lot 1, Block 6, The Ponderosa at Bar Nunn, Second Filing and a subdivision of portions of the NW1/4, 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 southwesterly corner of the Parcel being described and also the northwesterly corner of Lot 8, Block 2, The Ponderosa at Bar Nunn, Second Filing; thence from said Point of Beginning and along the westerly line of said Parcel, N.16°31'28"W., 676.33 feet to the northwesterly corner of said Parcel; thence along the northerly line of said Parcel, N.73°28'32"E., 100.00 feet to a point; thence N.32°51'59"E., 65.86 feet to a point; thence N.73°28'32"E., 265.27 feet to a point; thence N.79°59'23"E., 53.13 feet to a point; thence N.60°13'05"E., 200.00 feet to a point; thence N.61°29'19"E., 50.01 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., 830.00 feet to the southeasterly corner of said Parcel and a point in and intersection with the northerly line of 50 feet wide Tipton Street; thence along the southerly line of said Parcel and the northerly line of said Tipton Street, S.60°13'05"W., 80.00 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°00'00", northwesterly, 31.42 feet and the chord of which bears N.74°46'55"W., 28.28 feet to a point of tangency in the easterly line of 50 feet wide Rimrock; thence along the westerly line of said Parcel and the easterly line of said Rimrock, N.29°46'55"W., 55.41 feet to a point; thence along the southerly line of said Parcel and across said Rimrock, S.86°24'22"W., 55.72 feet to a point and northeasterly corner of Lot 9, Block 5, The Ponderosa at Bar Nunn, Second Filing; thence along the southerly line of said Parcel and the northerly line of said Lot 9 and Lots 8, 7, 6, and 5, Block 5, The Ponderosa at Bar Nunn, Second Filing, S.60°13'05"W., 341.05 feet to a point; thence along the southerly line of said Parcel and the northerly line of said Lot 5 and Lots 4, 3, 2 and 1, Block 5, The Ponderosa at Bar Nunn, Second Filing, S.73°28'32"W., 348.42 feet to the northwesterly corner of said Lot 1, Block 5 and a point in the easterly line of 50 feet wide Turpin; thence along the southerly line of said Parcel and across said Turpin, N.74°53'29"W., 58.73 feet to a point in and intersection with the westerly line of said Turpin and the northeasterly corner of said Lot 8, Block 2, The Ponderosa at Bar Nunn, Second Filing; thence along the southerly line of said Parcel and the northerly line of said Lot 8, Block 2, S.73°28'32"W., 100.00 feet to the Point of Beginning and containing 15.400 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 "THE PONDEROSA AT BAR NUNN, THIRD 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 public utilities 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
421 S. Center St., Ste. 101
Casper, Wyoming 82601

LISA A. BURRIDGE, MEMBER

RANDALL S. HALL, MEMBER

ACKNOWLEDGMENT

State of Wyoming)
County of Natrona) ss

The foregoing instrument was acknowledged before me by Lisa A. Burridge, Member and Randall S. Hall, Member of B & H Development, LLC on this 7th day of APRIL, 2010.

Witness my hand and official seal.

My commission expires: [illegible]

NOTARY PUBLIC
KENNETH R. MOORE
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Jan 29, 2013

Notary Public

APPROVALS

APPROVED: Town of Bar Nunn Planning Commission this 18 day of March, 2010 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. 2010-06 duly passed, adopted and approved on this 6th day of April, 2010.

Attest: Town Clerk

Mayor

APPROVED on the 09 day of April, 2010.

Town Engineer

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 14th day of April, 2010.

County Clerk

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 and March, 2010 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. 8010 L.S.

Term of office expires January 6, 2011

STEVE M. CASTLE
8010
LAND SURVEYOR
WYOMING

Subscribed in my presence and sworn to before me by Steve M. Castle this 7TH day of APRIL, 2010.

My commission expires: [illegible]

NOTARY PUBLIC
KENNETH R. MOORE
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Jan 29, 2013

Notary Public

WLC
ENGINEERING · SURVEYING · PLANNING
200 PRONGHORN, CASPER, WY. 82601
W.O. NO.: 13475 DATE: 3-31-10 FILE NAME: FINAL PLAT PONDEROSA 3RD FILING

DATUM:
GROUND DISTANCE – U.S. FOOT
BASIS OF BEARING – GEODETIC BASED ON GPS
COORDINATES REFER TO CITY OF CASPER GIS DATUM, WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83/86.

LEGEND
- ○ RECOVERED BRASS CAP
- • SET BRASS CAP
- BOUNDARY
- EASEMENTS
- N.16°31'28"W., 2032.64' MEASURED DISTANCE