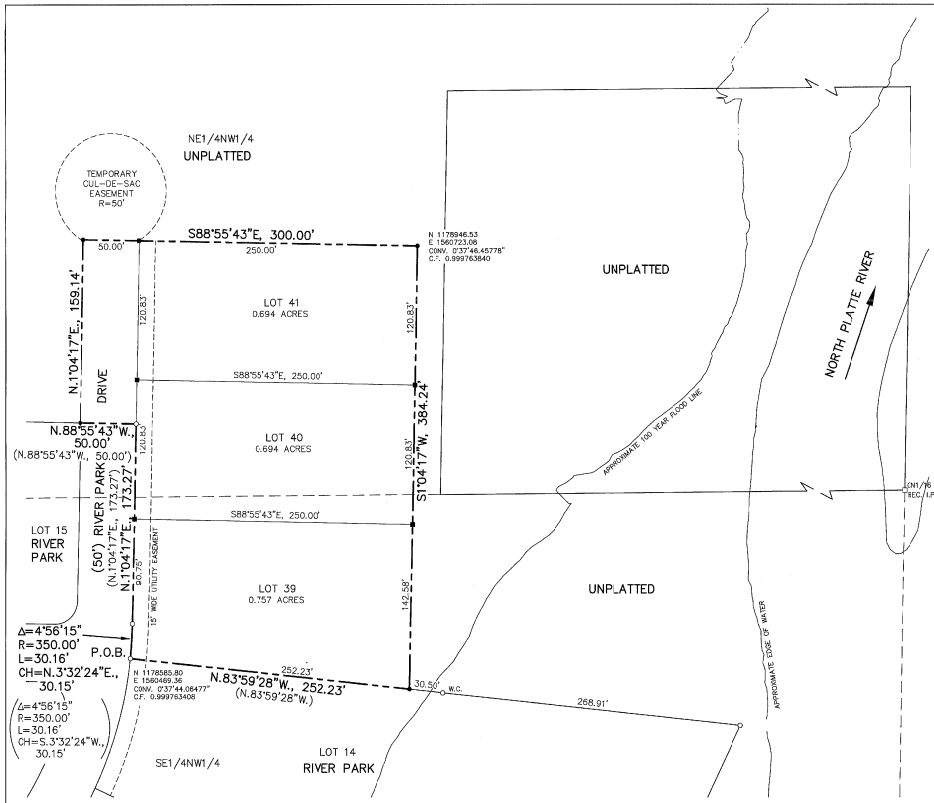
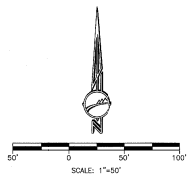
NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: JF
Oct 23, 2013 02:28:53 PM
960933
Pages: 1 Fee: $75.00
CITY OF CASPER

ANNEXATION PLAT OF "RIVER PARK II"

AN ADDITION TO THE CITY OF CASPER, WYOMING A VACATION AND REPLAT OF PORTIONS OF TRACTS 1, 6 & 7, RIVER RUN MAJOR LAND DIVISION AND A SUBDIVISION OF PORTIONS OF E1/2NW1/4, SECTION 14 TOWNSHIP 33 NORTH, RANGE 80 WEST SIXTH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING

SCALE: 1"=50'





PLAT CLOSURE RATIO; EXCEEDS 1:13,490,390

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 CORNER
- □ RECOVERED CORNER (AS NOTED)
- • SET BRASS CAP
- ■ SET 5/8" REBAR W/AL. CAP
- W.C. WITNESS CORNER
- SUBDIVISION BOUNDARY
- EASEMENT
- APPROXIMATE 100 YEAR FLOOD LINE (BASED ON ELEVATION)
- N.64°32'30"E., 469.86' MEASURED BEARING & DISTANCE
- (N.83°59'28"W., 551.64') RECORD BEARING & DISTANCE

CERTIFICATE OF DEDICATION

FIVE G, LLC, hereby certify that they are the owners and proprietors of the foregoing subdivision located in and being a vacation and replat of portions of Tracts 1, 6 and 7, River Run Major Land Division and a subdivision of portions of the E1/2NW1/4, Section 14, Township 33 North, Range 80 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 14 and a point in the curved easterly line of River Park Drive, River Park; thence from said Point of Beginning and along the westerly line of said Parcel and the easterly line of said River Park Drive and the arc of a true curve to the left, having a radius of 350.00 feet and through a central angle of 4°56'15", northeasterly, 30.16 feet and the chord of which bears N.3°32'24"E., 30.15 feet to a point of tangency; thence continuing along the westerly line of said Parcel and the easterly line of said River Park Drive, N.1°04'17"E., 173.27 feet to a point and northeasterly corner of said River Park; thence along the southerly line of said Parcel and the northerly line of said River Park, N.88°55'43"W., 50.00 feet to a point and northeasterly corner of Lot 15, River Park; thence continuing along the westerly line of said Parcel and the northerly extension of the westerly lire of River Park Drive, N.1°04'17"E., 159.14 feet to the northwesterly corner of said Parcel; thence along the northerly line of said Parcel, S.88°55'43"E., 300.00 feet to the northeasterly corner of said Parcel; thence along the easterly line of said Parcel, S.1°04'17"W., 384.24 feet to the southeasterly corner of said Parcel and a point in and intersection with the northerly line of said Lot 14 River Park; thence along the southerly line of said Parcel and the northerly line of said Lot 14, River Park, N.83°59'28"W. 252.23 feet to the Point of Beginning and containing 2.326 acres, more or less.

The subdivision of the foregoing described lands 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 "RIVER PARK II", an Addition to the City of Casper, Wyoming, and all streets as shown hereon are hereby dedicated to the public. Utility easements as shown hereon are hereby reserved for use of private and public utility companies for purposes of access, construction, operation and maintenance of utility lines, conduits, ditches and drainage.

FIVE G, LLC
421 S. Center Street, Suite 201
Casper, Wyoming 82601

ROMAN GAZDA, MANAGER OF FIVE G, LLC

ACKNOWLEDGMENT

State of Wyoming)
County of Natrona) ss

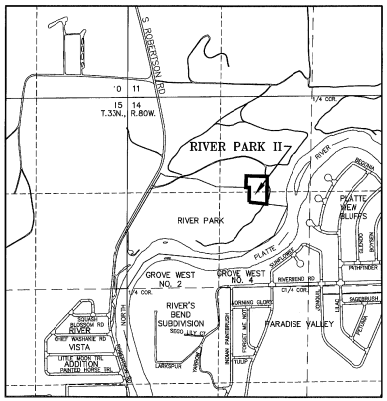
The foregoing instrument was acknowledged before me by Roman Gazda, Manager of Five G, LLC on this 6TH day of AUGUST, 2013.

Witness my hand and official seal.

My commission expires: JUNE 20, 2017

Kenneth R. Moore
Notary Public

NOTARY PUBLIC
KENNETH R. MOORE
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Jun 20, 2017



LOCATION & VICINITY MAP
SCALE: 1"=800'

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 28th day of May, 2013 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Liz Becher
Secretary

Fred Maguire
Commission Chairman

APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. 17-13 duly passed, adopted and approved on the 6TH day of August, 2013.

Attest: City Clerk

Mayor

INSPECTED AND APPROVED on the 10th day of October, 2013.

City Engineer

INSPECTED AND APPROVED on the 8th day of October, 2013.

City Surveyor

APPROVED: City Council of the Town of Mills, Wyoming by Resolution No. _____ duly passed, adopted and approved on the _____ day of _____, 2013.

Attest: Town Clerk

Mayor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 23rd day of October, 2013.

County Clerk

My term of office expires January 5, 2015

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 December, 2012 and January, 2013 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumentec by brass caps as of the date of this map. 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.

8-7-13

Subscribed in my presence and sworn to before me by Steve M. Castle this 7TH day of AUGUST, 2013.

My commission expires: JUNE 20, 2017

Kenneth R. Moore
Notary Public

NOTARY PUBLIC
KENNETH R. MOORE
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Jun 20, 2017

WLC
ENGINEERING · SURVEYING · PLANNING
202 PRONGHORN, CASPER, WY. 82601
W.O. NO.: 14911 DATE: 5-20-13 FILE NAME: RP II - 3 LOT ANNEX