Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

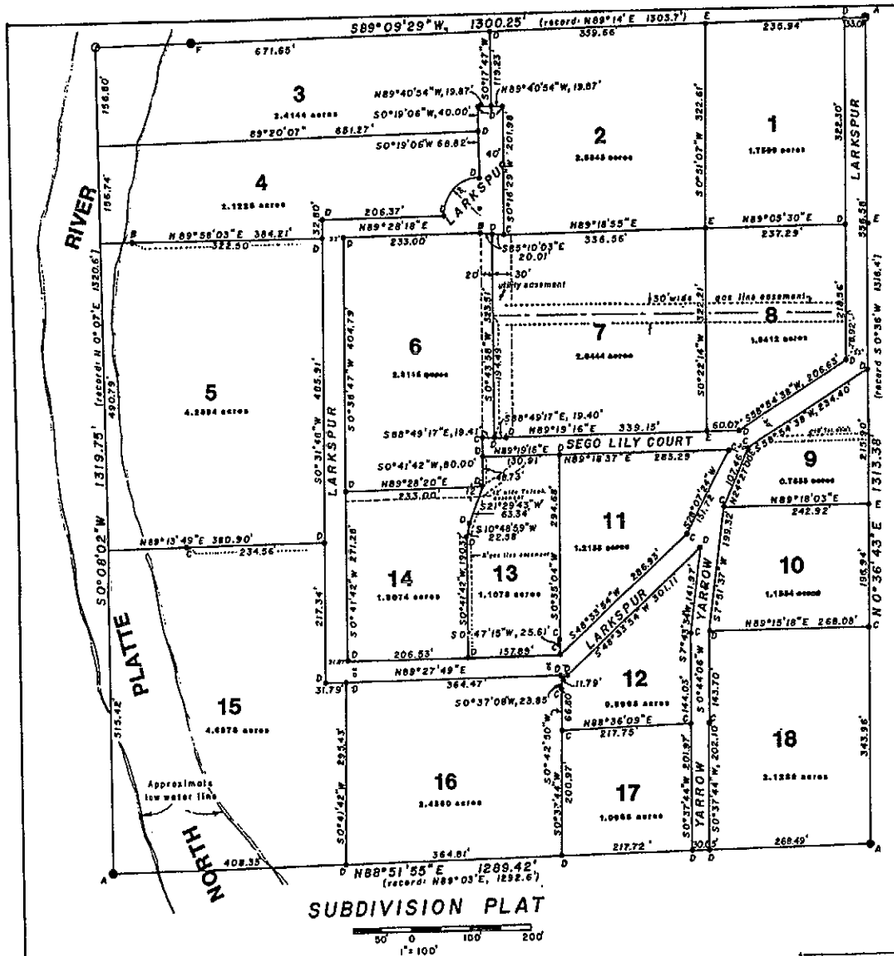
411360

RIVER'S-BEND ADDITION, REPLAT
August 15, 1986 1820-A
411360

REPLAT of the RIVER'S-BEND ADDITION

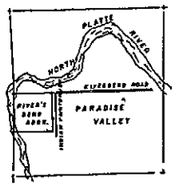
BEING THE NW 1/4 OF THE SW 1/4 OF SECTION 14, T33N, R80W, 6th P.M.
NATRONA COUNTY, WYOMING

RECORDED Aug 15 1986 AT 8:30 O'CLOCK AM
INSTRUMENT NO. 411360
JOHN J. TOBIN NATRONA COUNTY CLERK CASPER, WYOMING



NOTES

"X" denotes obliterated corner, replaced with a — 2" brass cap.
"R" denotes found 3/4" " " " (-1/2" al cap & 5/8"rebar
"C" denotes found 5/8" rebar, placed al. cap this survey.
"O" denotes 5/8"rebar w/al. cap. placed this survey.
"E" denotes found al. cap.
"F" found GLO 2" Brass meander corner.



VICINITY MAP
1" = 2000'

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
NO DOMESTIC WATER SOURCE.
NO PUBLIC SEWAGE DISPOSAL SYSTEM.
NO PUBLIC SOLID WASTE COLLECTION
A PORTION OF THE SUBDIVISION IS SUBJECT TO FLOODING AND
ELEVATION CERTIFICATES ARE REQUIRED PRIOR TO CONSTRUCTION.

CERTIFICATE OF DEDICATION

STATE of WYOMING } ss
COUNTY of NATRONA }

We the undersigned, do hereby certify that we are the owners and proprietors of the lots shown on this plat, which is a replat of that subdivision known as the "RIVER S - BEND ADDITION" to the City Casper, dedicated by Frank A. Murphy and Nora C. Murphy, husband and wife, on April 6th, 1921, and that we do hereby abandon and vacate the lots and streets shown on that plat. This property is more particularly described as follows: Beginning at the West 1/4 corner of said Section 14; thence N89°58'29"E, 1300.25 feet along the centerline of Section 14, to the northeast corner thereof; thence S0°38'43"W, 1318.59 feet along the east line of said NW1/4SW1/4 to the southeast corner thereof; thence S88°51'55"W, 1289.42 feet along the south line of said NW1/4SW1/4 to the southwest corner thereof and apatat on the line common to Sections 14 and 15; thence N0°08'02"E 1319.75 feet along the west line of said Section 14, to the point of beginning, and containing 39.1241 acres, more or less: that we do hereby grant to the public and private utilities, the right to locate, construct, and maintain, or authorize the location, construction, use, and maintenance of all conduits, wires, lines, pipes, any or all of them, under or along the easements and streets shown hereon and legally recorded, that the streets are hereby dedicated to the public and that this replat is made with the free consent and desires of the undersigned owners and proprietors.

Lot 1 J.W. Smith Jr. & Virginia Fay Smith — Lot 2 Jane D. Atkinson & Nancy L. Atkinson — Lots 4,12,18 Kenneth Wayne Bretzy — Lot 6 Clarence J. Jacobsen & Lucy J. Jacobsen
Lot 8 Sandra F. Plummer & Douglas J. Plummer — Lot 9 Jean D. Bailey & Joan M. Switzkil — Lot 10 Carole Summers
Lot 11 Michael J. Plummer — Lots 13,14,15 David A. Bretzy & Mary D. Bretzy — Lot 17 Daniel Frank Sheppard — Lot 17 Robert L. Sheppard — Lot 18 Eugene O. Summers & Carole Summers

The foregoing instrument was acknowledged before me by J.W. Smith, Virginia Fay Smith, Jane D. Atkinson, Nancy L. Atkinson, Joan D. Bailey, Joan M. Switzkil, Kenneth Wayne Bretzy, William E. Bryer, Clarence J.Jacobsen, Lucy J. Jacobsen, Douglas J. Plummer, Sandra F. Plummer, Ronald R. Bergeron, Charlene C. Bergeron, Douglas Wayne Bergeron, Susan Ellen Bergeron, Carole Summers, Eugene O. Summers, Michael J. Plummer, David A. Bretzy, Mary D. Bretzy, Daniel Frank Sheppard, and Robert L. Sheppard on this 22 day of April, 1986.
Witness my official hand and seal — My Commission expires on 10/6/89 — Notary Public

APPROVALS

Approved by the Natrona County Planning Commission this 22 day of April, 1986.
Attest: Secretary — Chairman

Inspected and approved this 30th day of May, 1986. — County Surveyor

Inspected and approved this 21st day of May, 1986, by the Casper/Natrona County Health Department. — Health Officer

Approved by the Board of County Commissioners of Natrona County this 28th day of May, 1986. — Chairman
My Term of Office Expires January 5, 1987
Attest: County Clerk

Approved by the City Council of Casper, Wyoming, by resolution no. 86-115 this 15th day of July, 1986. — Mayor
Attest: City Clerk

RECORDED

Filed for record in the Office of the County Clerk of Natrona County, Wyoming, this 15th day of August, 1986. Page ____ Book ____

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
COUNTY OF NATRONA }

I, Charles K. Wolz of Casper, Wyoming, do hereby certify that this plat was made from notes taken during a dependent resurvey of the River's Bend Addition. Original corners found, and written descriptions were used in determining the lot dimensions shown hereon. I further certify the error of closure is greater than 1:10,000, that it is correct to the best of my knowledge, and that the corners have been monumented in accordance with Natrona County Subdivision Rules. Exceptions are as noted.

Charles K. Wolz
P.E.&L.S. 532

The foregoing instrument was acknowledged before me by Charles K. Wolz, this 18 day of April 1986.
Witness my official hand and seal
My commission expires March 29, 1989
Margaret E. Morris
Notary Public

CONDITIONS OF CITY COUNCIL APPROVAL ADDED TO THIS PLAT ON AUGUST 5, 1986

1. At such time as lots located within 300 feet of a 201 sewer are developed, they are required to connect to the sewer, and any existing on-site system within 300 feet, must connect at such time as their County permit expires, or a new permit is required.
2. At such time as the owners of the area request and receive water service from the Board of Public Utilities, the owners will provide the City with a 50 foot right of way of the platted streets.

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).