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NATRONA COUNTY CLERK, WY
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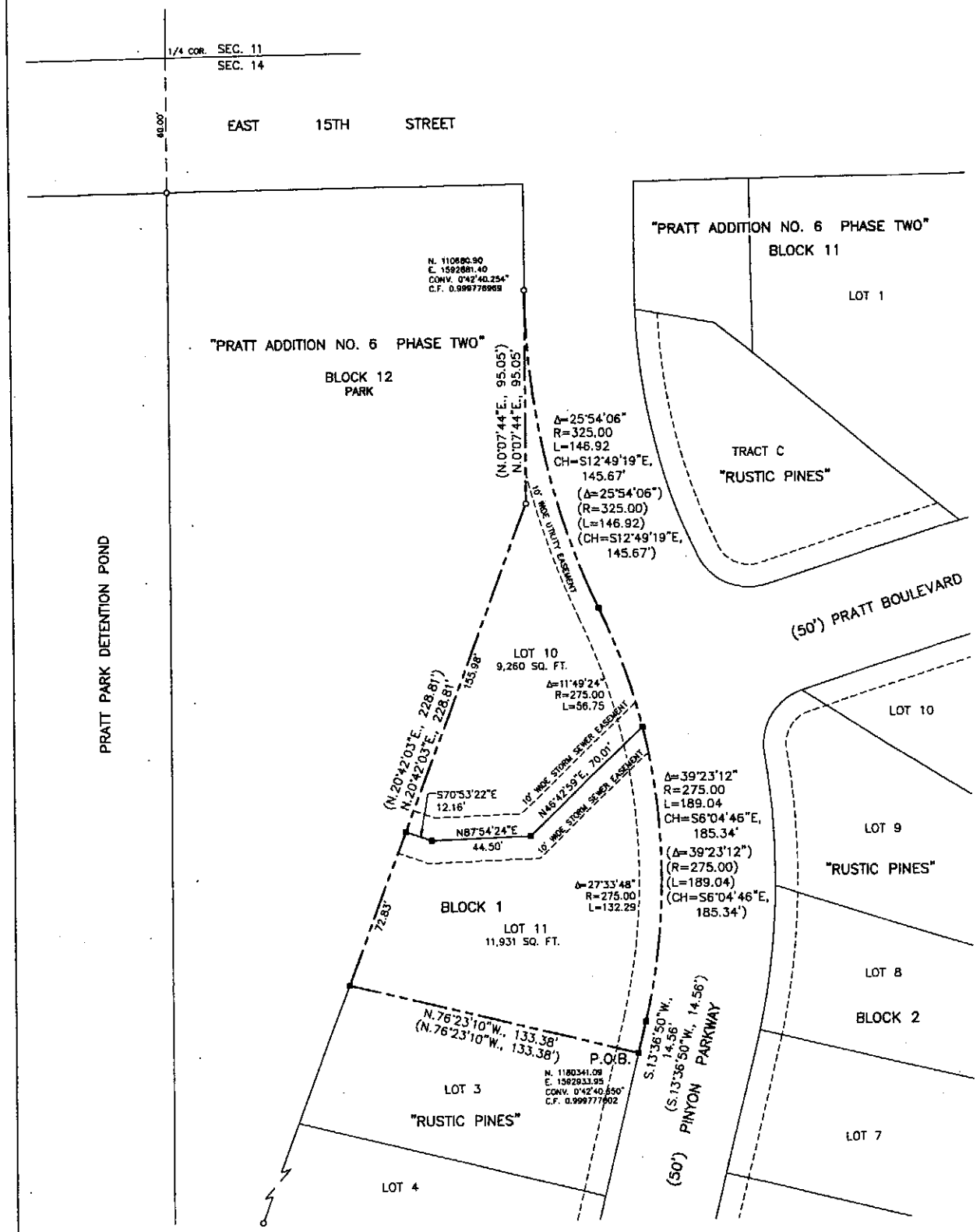
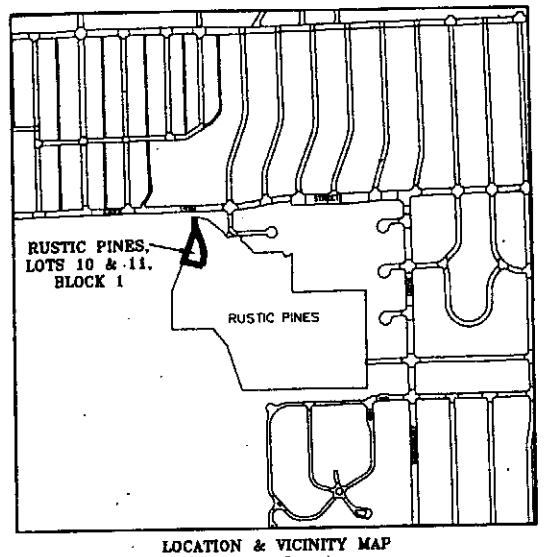
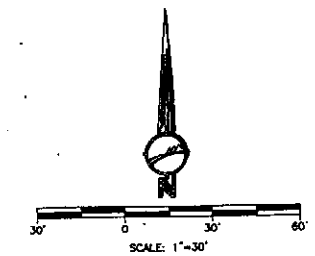
CITY OF CASPER



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 AND ELEVATIONS REFER TO NGVD29.



LOCATION & VICINITY MAP
SCALE: 1"=600'



SCALE: 1"=30'

PLAT CLOSURE RATIO; 1:89,201

LEGEND

- o RECOVERED BRASS CAP CORNER
- ■ SET 5/8" REBAR W/ALUMINUM CAP
- SUBDIVISION BOUNDARY
- EASEMENT
- N.64°32'30"E., 469.86' MEASURED BEARING & DISTANCE
- (N.64°32'30"E., 469.86') RECORD BEARING & DISTANCE

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 month of April, 2013 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented as noted hereon 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.

Professional Land Surveyor STEVE M. CASTLE 6010 WYOMING

Subscribed in my presence and sworn to before me by Steve M. Castle this 17th day of June, 2013.

My commission expires: June 20, 2017

Notary Public

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

MINOR BOUNDARY ADJUSTMENT PLAT OF
"RUSTIC PINES, LOTS 10 AND 11, BLOCK 1"
AN ADDITION TO THE CITY OF CASPER, WYOMING
A VACATION AND REPLAT OF
LOTS 1 AND 2, BLOCK 1, RUSTIC PINES
AN ADDITION TO THE CITY OF CASPER
A SUBDIVISION OF A PORTION OF THE NW1/4NE1/4, SECTION 14
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=30'

CERTIFICATE OF DEDICATION

Thirteen Company Inc., hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Lots 1 and 2, Block 1, Rustic Pines, an Addition to the City of Casper, Wyoming, a subdivision of a portion of the NW1/4NE1/4, Section 14, Township 33 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 also the northeasterly corner of Lot 3, Block 1, Rustic Pines, an Addition to the City of Casper, Wyoming and a point in the westerly line of Pinyon Parkway; thence from said Point of Beginning and along the southerly line of said Parcel and the northerly line of said Lot 3, Block 1, Rustic Pines, N.76°23'10"W., 133.38 feet to the southwesterly corner of said Parcel and the northwesterly corner of said Lot 3, Block 1, Rustic Pines and a point in and intersection with the easterly line of a Park in Block 12, Pratt Addition No. 6 Phase Two, an Addition to the City of Casper, Wyoming; thence along the westerly line of said Parcel and the easterly line of said Park, N.20°42'03"E., 228.81 feet to a point; thence continuing along the westerly line of said Parcel and the easterly line of said Park, N.0°07'44"E., 95.05 feet to a point in and intersection with the westerly line of said Pinyon Parkway and most northerly corner of said Parcel; thence along the easterly line of said Parcel and the westerly line of said Pinyon Parkway and along the arc of a true curve to the left, having a radius of 325.00 feet and through a central angle of 25°54'06", southeasterly, 146.92 feet and the chord of which bears S.12°49'19"E., 145.67 feet to a point of reverse curve; thence continuing along the easterly line of said Parcel and the westerly line of said Pinyon Parkway and along the arc of a true curve to the right, having a radius of 275.00 feet and through a central angle of 39°23'12", southeasterly, 189.04 feet and the chord of which bears S.6°04'46"E., 185.34 feet to a point of tangency; thence continuing along the easterly line of said Parcel and the westerly line of said Pinyon Parkway, S.13°36'50"W., 14.56 feet to the Point of Beginning and containing 0.487 acres, more or less.

The vacation and replat 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 vacation and replat shall be known as "RUSTIC PINES, LOTS 10 AND 11, BLOCK 1" an Addition to the City of Casper, Wyoming and all streets as shown hereon are hereby or were previously dedicated to the use of the public and easements as shown hereon are hereby reserved for the purposes of construction, operation and maintenance of utility lines, conduits and ditches and drainage.

THIRTEEN COMPANY INC.
145 S. Durbin Street
Casper, Wyoming 82601

Ronna Bark, President of Thirteen Company Inc.

ACKNOWLEDGMENT

State of Wyoming)
County of Natrona) ss

The foregoing instrument was acknowledged before me by Ronna Bark, President of Thirteen Company Inc. on this 19th day of June, 2013.

Witness my hand and official seal.

My commission expires: June 20, 2017

Notary Public

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

APPROVALS

INSPECTED AND APPROVED on the 5th day of July, 2013.
Community Development Director

INSPECTED AND APPROVED on the 21st day of June, 2013.
City Engineer

INSPECTED AND APPROVED on this 20th day of June, 2013.
City Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 10th day of July, 2013.
County Clerk

My term of office expires January 5, 2015