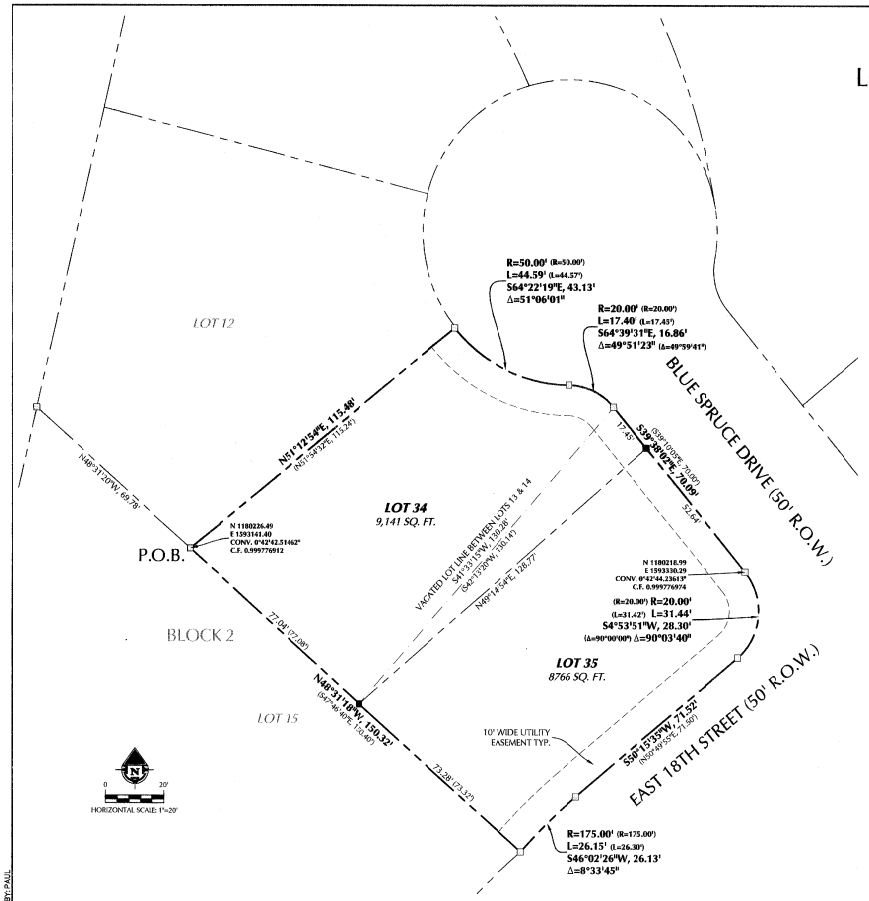


MINOR BOUNDARY ADJUSTMENT PLAT OF

LOTS 34 AND 35, BLOCK 2, "RUSTIC PINES"

AN ADDITION TO THE CITY OF CASPER, WYOMING

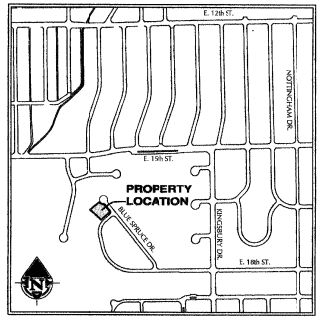
A VACATION AND REPLAT OF

LOTS 13 AND 14, BLOCK 2, "RUSTIC PINES"

AN ADDITION TO THE CITY OF CASPER, WYOMING
LOCATED IN THE NW1/4NE1/4, SECTION 14
TOWNSHIP 33 NORTH, RANGE 79 WEST
OF THE 6TH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

SCALE: 1"=20'

970445
NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: JF
Apr 30, 2014 10:34:00 AM
Pages: 1 Fee: $75.00
CITY OF CASPER



VICINITY MAP
1" = 600'

CERTIFICATE OF DEDICATION

Billy James England and Mary Josephine England Revocable Trust, dated July 30, 2001, hereby certifies that they are the owner and proprietor of the forgoing vacation and replat of Lot 13 and Lot 14, Block 2, Rustic Pines, an addition to the City of Casper as, recorded as Instrument #780029 in the Office of the Clerk of Natrona County, Wyoming, being more particularly described by meets and bounds as follows:

Beginning at an aluminum cap marking the west corner of said Lot 13; thence from said Point of Beginning and along the line between Lot 12 and Lot 13 of said Block 2 N51°12'54"E, 115.48 feet to an aluminum cap in the southwesterly right-of-way line of Blue Spruce Drive; thence along the southwesterly line of said Blue Spruce Drive and along a curve to the left an arc length of 44.59 feet to an aluminum cap, said curve having a radius of 50.00 feet, a central angle of 51°06'01", a chord bearing of S64°22'19"E, and a chord length of 43.13 feet; thence along the southwesterly line of said Blue Spruce Drive and along a curve to the right an arc length of 17.40 feet to an aluminum cap, said curve having a radius of 20.00 feet, a central angle of 49°51'23", a chord bearing of S64°39'31"E, and a chord length of 16.86 feet; thence along the southwesterly line of said Blue Spruce Drive S39°38'02"E, 70.09 feet to an aluminum cap; thence along a curve to the right at the intersection of the southwesterly line of said Blue Spruce Drive and the northwesterly right-of-way line of East 18th Street an arc length of 31.44 feet to an aluminum cap, said curve having a radius of 20.00 feet, a central angle of 90°03'40", a chord bearing of S4°53'51"W, and a chord length of 28.30 feet; thence along the northwesterly line of said East 18th Street S50°15'35"W, 71.52 feet to an aluminum cap; thence along the northwesterly line of said East 18th Street and along a curve to the left an arc length of 26.15 feet to an aluminum cap, said curve having a radius of 175.00 feet, a central angle of 8°33'45", a chord bearing of S46°02'26"W, and a chord length of 26.13 feet; thence along the line between Lot 15 and Lots 13 and 14 of said Block 2 N48°31'18"W, 150.32 feet to the Point of Beginning.

The above described Parcel contains 0.41 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

The subdivision of the forgoing described land as it 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 LOTS 34 AND 35, BLOCK 2, 'RUSTIC PINES', an addition to the City of Casper, Wyoming. The above named owner and proprietor does hereby grant to the public and private utility companies an easement and license to locate, construct, use and maintain conduits, lines, wires and pipes, any or all of them, under, along or across the strips of land marked as utility easements as shown on this plat.

OWNER
Billy James England
3411 S. Coffman
Casper, Wyoming 82604

Billy James England

BILLY JAMES ENGLAND - TRUSTEE OF THE
BILLY JAMES ENGLAND AND MARY
JOSEPHINE ENGLAND REVOCABLE TRUST

STATE OF WYOMING)
NATRONA COUNTY) SS

The foregoing instrument was acknowledged before me this 14th day of April, 2014, by:
BILL ENGLAND

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: 1-29-18

Paul A. Heintz
NOTARY PUBLIC

OWNER
Mary Josephine England
3411 S. Coffman
Casper, Wyoming 82604

Mary Josephine England

MARY JOSEPHINE ENGLAND - TRUSTEE OF
THE BILLY JAMES ENGLAND AND MARY
JOSEPHINE ENGLAND REVOCABLE TRUST

STATE OF WYOMING)
NATRONA COUNTY) SS

The foregoing instrument was acknowledged before me this 14th day of April, 2014, by:
MARY ENGLAND

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: 11-20-2018

Dee Hardy
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

I, Paul A. Heintz do hereby certify that I am a professional land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of LOTS 34 AND 35, BLOCK 2, 'RUSTIC PINES' being a vacation and replat of 'Lots 13 and 14, Block 2, 'Rustic Pines', as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Casper regulations governing the subdivision of land.

Professional Land Surveyor PAUL A. HEINTZ 13346 WYOMING
Date 4-17-14

STATE OF WYOMING)
NATRONA COUNTY) SS

The foregoing instrument was acknowledged before me this 1st day of April, 2014, by:
PAUL A. HEINTZ, P.L.S.

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: Feb 6, 2018

Mark W. Knoll
NOTARY PUBLIC

NOTARY PUBLIC STATE OF WYOMING MARK W. KNOLL COUNTY OF NATRONA My Commission Expires February 06, 2018

APPROVALS

INSPECTED AND APPROVED THIS 16th DAY OF April, 2014.

Lisa Beckner
COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 15th DAY OF April, 2014.

CITY ENGINEER

NOTES

1. ERROR OF CLOSURE = 1:40,538
2. BASIS OF BEARING AND COORDINATES LISTED: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86
3. DISTANCES U.S. SURVEY FOOT

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 30th DAY OF April, 2014.

INSTRUMENT NO. 970445

Renea Vitto
COUNTY CLERK

My term of office expires January 5, 2015

LEGEND

- RECOVERED ALUMINUM CAP
- SET 5/8" REBAR WITH ALUMINUM CAP
- PLAT BOUNDARY
- LOT LINES
- EASEMENT LINES
- N52°14'56" W, 308.40' MEASURED
- (N52°14'56" W, 308.40') RECORD

ENGINEERING • SURVEYING • CONSTRUCTION
OIL AND GAS COMPLIANCE • GIS MAPPING
111 W. 2nd St., Ste 420 • Casper, Wyoming 82601
Ph: 307-265-4601 • Fax: 307-265-4672
J·K·C ENGINEERING

MINOR BOUNDARY ADJUSTMENT PLAT OF
LOTS 34 AND 35, BLOCK 2, "RUSTIC PINES"
A VACATION AND REPLAT OF
LOTS 13 AND 14, BLOCK 2, "RUSTIC PINES"

DATE: 3/19/2014
PROJECT #: 14-17
DRAWN BY: PAH
SHEET TITLE: MINOR BOUNDARY ADJUSTMENT
SHEET NUMBER
1 OF 1

S:\JOBS\2014\14-17\DWG\PLAT\14-17_PLAT.dwg SAVED: 4/14/14 PRINTED: 4/14/14 BY: PAUL