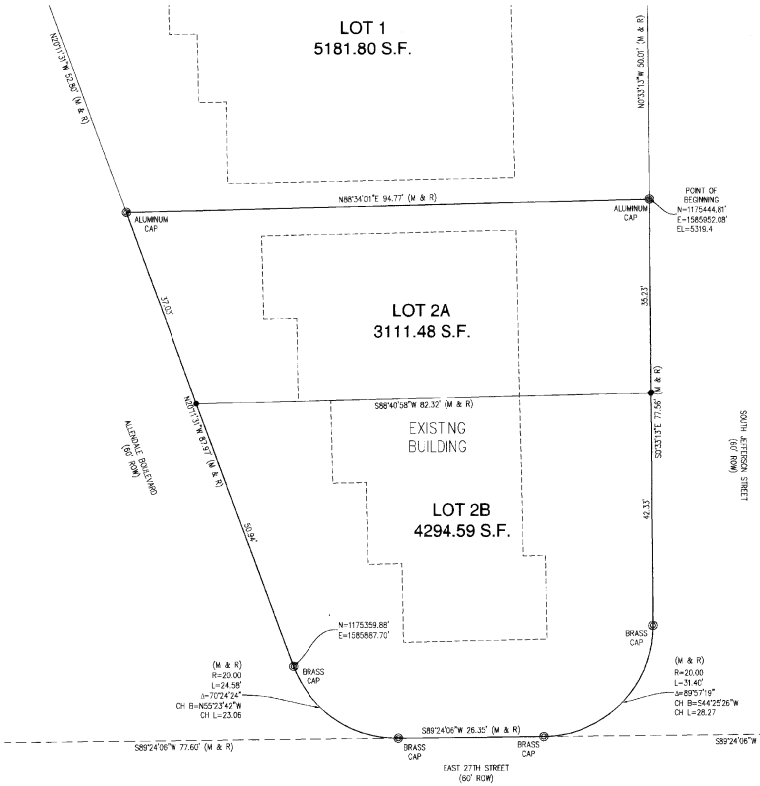
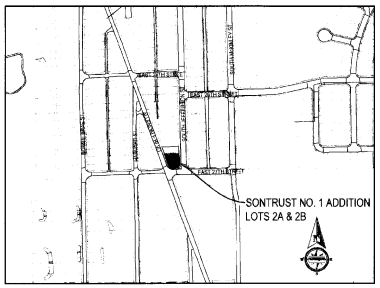
6/30/2021 8:15:15 AM NATRONA COUNTY CLERK
Pages: 1 Tracy Good
Recorded: KB
1106800 Fee: $75.00
CITY OF CASPER





VICINITY MAP
NO SCALE

APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 30th DAY OF June 2021.

Liz Becher
COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 30th DAY OF June 2021.

CITY ENGINEER

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:40,000.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°41'35.785", AND THE COMBINED FACTOR IS 0.99976883.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }SS
COUNTY OF NATRONA }

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN MAY, 2021, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER GIS SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Professional Land Surveyor
William R. Fehringer
5528
WYOMING
Date 6/24/2021

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER
THIS 24TH DAY OF JUNE, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-29-24

NOTARY PUBLIC

SARA HEIRET
NOTARY PUBLIC - WYOMING
Natrona County
My Commission Expires Mar. 29, 2024

CERTIFICATE OF DEDICATION

STATE OF WYOMING }SS
COUNTY OF NATRONA }

THE UNDERSIGNED, SONTRUST DEVELOPMENTS, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOREGOING MINOR BOUNDARY ADJUSTMENT PLAT CREATING TWO NEWLY CONFIGURED LOTS WITHIN THE SONTRUST NO. 1 ADDITION. A MINOR BOUNDARY ADJUSTMENT OF LOT 2, LOCATED WITHIN THE SONTRUST NO. 1 ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING (INSTRUMENT #1089457), TO BE KNOWN AS SONTRUST NO. 1 ADDITION, DESIGNATED AS LOTS 2A AND 2B, LOCATED WITHIN A PORTION OF THE SW¼SW¼ OF SECTION 15, T.33N., R.79W., 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL ALSO BEING THE SOUTHEAST CORNER OF LOT 1, SONTRUST NO. 1 ADDITION AND BEING THE POINT OF BEGINNING, MONUMENTED BY AN ALUMINUM CAP;

THENCE S00°33'13"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF SOUTH JEFFERSON STREET, A DISTANCE OF 77.56 FEET, TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89°57'19", A DISTANCE OF 31.40 FEET, WITH A CHORD BEARING OF S44°25'26"W, A DISTANCE OF 28.27 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S89°24'06"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF EAST 27TH STREET, A DISTANCE OF 26.35 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 70°24'24", A DISTANCE OF 24.58 FEET, WITH A CHORD BEARING OF N55°23'42"W, A DISTANCE OF 23.06 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N00°13'W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF ALLENDALE BOULEVARD, A DISTANCE OF 87.97 FEET TO THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, SONTRUST NO. 1 ADDITION, MONUMENTED BY AN ALUMINUM CAP;

THENCE N88°34'01"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 94.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.17 ACRES, (7406.07 S.F.) MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "SONTRUST NO. 1 ADDITION" DESIGNATED AS LOTS 2A AND 2B. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

SONTRUST DEVELOPMENT, LLC
1927 RUSTIC DR.
CASPER, WYOMING 82609

TIMOTHY KOSLOWSKY – MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TIMOTHY KOSLOWSKY, MANAGING MEMBER OF SONTRUST DEVELOPMENT, LLC, THIS 24TH DAY OF JUNE, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-29-24

NOTARY PUBLIC

SARA HEIRET
NOTARY PUBLIC - WYOMING
Natrona County
My Commission Expires Mar. 29, 2024

N

0 10' 20'
SCALE: 1" = 10'

LEGEND

- SET BRASS CAP
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- FOUND MONUMENT AS NOTED

cepi
Civil Engineering Professionals, Inc.
6080 Enterprise Drive. Casper, Wy 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

MINOR BOUNDARY ADJUSTMENT OF LOT 2
SONTRUST NO. 1 ADDITION
AS

SONTRUST NO. 1 ADDITION

THE NEWLY CREATED LOTS TO BE
DESIGNATED AS
LOTS 2A & 2B
OF THE
SONTRUST NO. 1 ADDITION
TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE
SW¼SW¼ OF SECTION 8
T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING
MAY, 2021

W.O. 21-156

M:\Land 2021\Surveying\21-156 Trinity Construction MBA\Survey Plats\SONTRUST NO1 MBA.dwg, 6/24/2021, Bill