

NATRONA CO. CLERK, WY  
MARY ANN COLLINS  
RECORDED TM

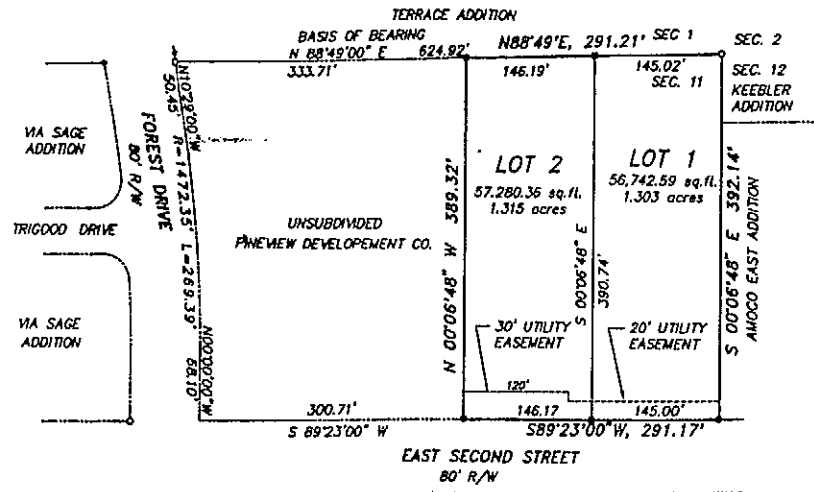
'95 JUN 6 AM 9 13

SHANTON SUBDIVISION #1  
Instrument 561867  
June 6, 1995

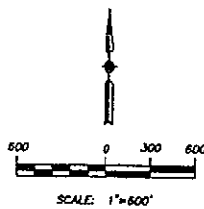
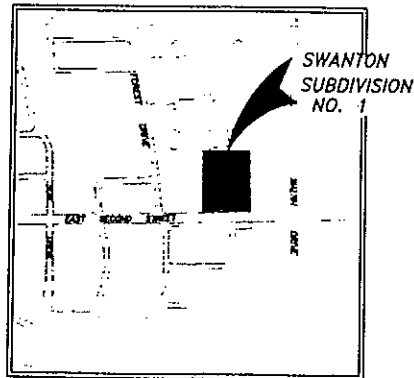
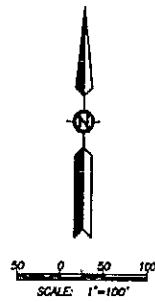
PLAT OF  
**SWANTON SUBDIVISION NO. 1**

A SUBDIVISION IN THE NE1/4 OF THE NE1/4, SECTION 11  
T.33N., R.79W., 6th P.M.

CITY OF CASPER  
NATRONA COUNTY WYOMING



PLAT



VICINITY MAP

APPROVALS

APPROVED BY THE COMMUNITY PLANNING COMMISSION OF CASPER, WYOMING  
THIS 16<sup>th</sup> DAY OF May, 1995.

ATTES: Mary Ann Collins  
SECRETARY

William F. Swanton  
CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. \_\_\_\_\_ DULY PASSED, ADOPTED  
AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.

ATTES: Colleen Day  
CITY CLERK

Tommy  
MAYOR

INSPECTED AND APPROVED THIS 2<sup>nd</sup> DAY OF June, 1995

Harold Hutchins  
CITY ENGINEER

INSPECTED AND APPROVED THIS 2<sup>nd</sup> DAY OF JUNE, 1995

Cliff  
COUNTY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 6<sup>th</sup>  
DAY OF June, 1995.

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

Mary Ann Collins  
COUNTY CLERK

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:10,000.
2. SUBDIVISION IS ZONED LIGHT C-2
3. BASIS OF BEARING IS N88°49'E ON THE NORTH LINE OF THE SUBDIVISION AS SHOWN ON THE PLAT OF TERRACE ADDITION, INSTRUMENT NO. 173030 IN THE NATRONA COUNTY CLERK'S OFFICE, FILED JULY 10, 1975.

LEGEND

- o FOUND BRASS CAP
- SET BRASS CAP MARKED "CEPI, L.S. 5529"
- SET 5/8" REBAR AND ALUMINUM CAP MARKED "CEPI, L.S. 5529"

CERTIFICATE OF DEDICATION AND SUBDIVISION

STATE OF WYOMING }  
COUNTY OF NATRONA } SS

THE UNDERSIGNED, PINEVIEW DEVELOPMENT CO., DOES HEREBY CERTIFY THAT IT IS THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 11, T.33 N., R.79 W., 6th P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SECTION 11, T.33N, R.79W, 6th P.M., NATRONA COUNTY, WYOMING AS MONUMENTED BY A BRASS CAP, AND BEING THE "POINT OF BEGINNING" OF THIS LEGAL DESCRIPTION.

THENCE S00°06'48"E, ALONG THE EAST LINE OF SAID SECTION 11 A DISTANCE OF 392.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST SECOND STREET AS MONUMENTED BY A BRASS CAP MARKED "CEPI 5529";

THENCE S89°23'00"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST SECOND STREET, A DISTANCE OF 291.17 FEET TO A BRASS CAP MARKED "CEPI, L.S. 5529";

THENCE N00°06'48"W, A DISTANCE OF 389.32 FEET TO A BRASS CAP MARKED "CEPI, L.S. 5529";

THENCE N88°49'E, A DISTANCE OF 291.21 FEET, ALONG THE NORTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.62 ACRES, 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 OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE THE SWANTON SUBDIVISION NO.1 AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINE, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT.

William F. Swanton  
WILLIAM F. SWANTON, PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM F. SWANTON THIS 16  
DAY OF May, 1995.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES Oct 12, 1998



Blaine Long  
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

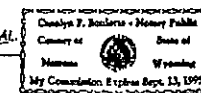
STATE OF WYOMING }  
COUNTY OF NATRONA } SS

I, JAMES F. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5529, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME IN FEBRUARY, 1995 AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES F. JONES THIS 16<sup>th</sup>  
DAY OF May, 1995.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES 5/16/95



Caspary P. Bonicatti  
NOTARY PUBLIC

PLAT PREPARED BY  
CIVIL ENGINEERING PROFESSIONALS, INC.  
355 NORTH LINCOLN STREET  
CASPER, WYOMING 82601  
MAY, 1995