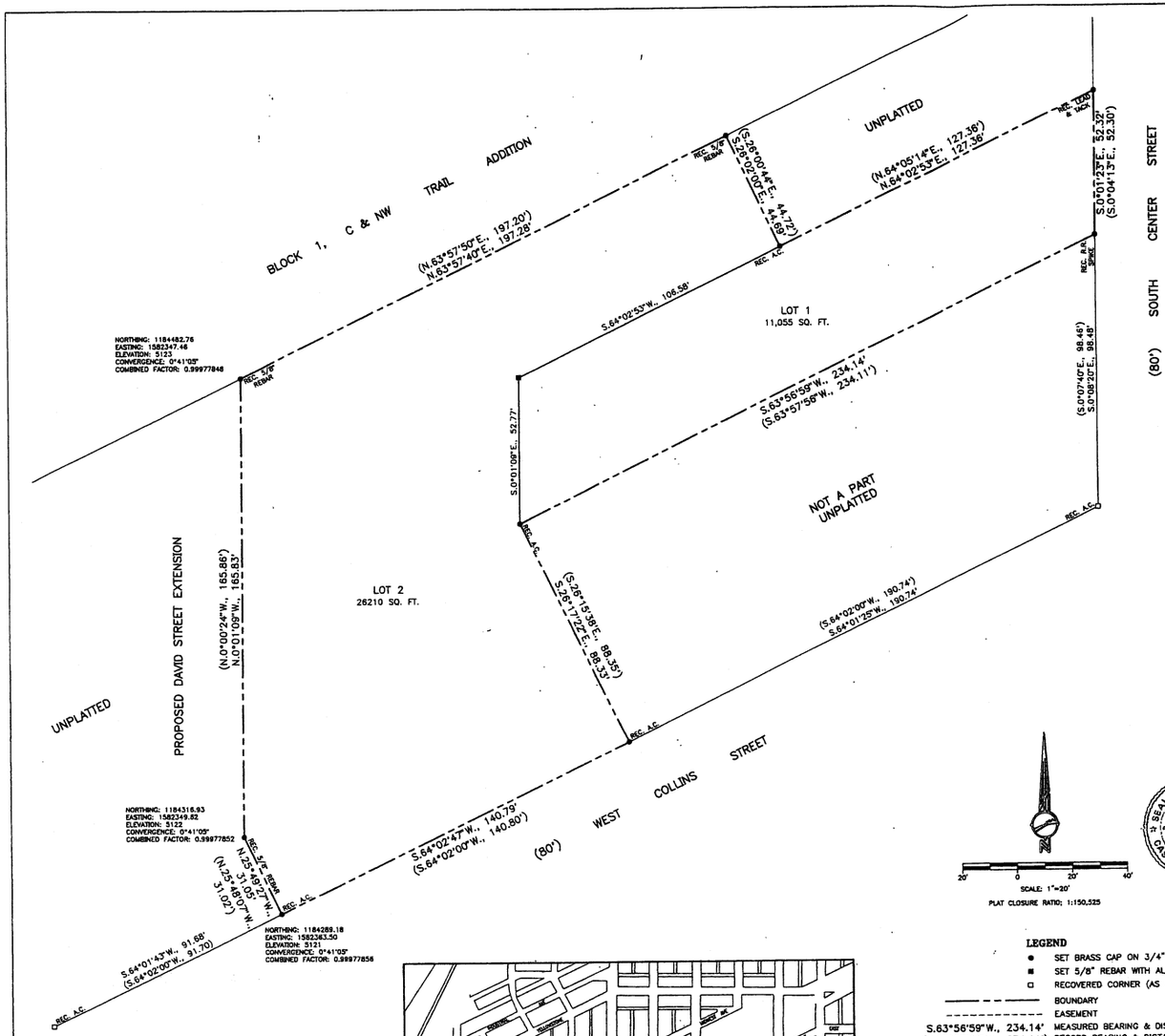
NATRONA COUNTY CLERK, WYOMING
Renee Vitto
Aug 4, 2008 04:14:11 PM
Pages: 1
CITY OF CASPER
Recorded: 585
Fee: $50.00
849154

PLAT OF "TRIFECTION ADDITION" TO THE CITY OF CASPER, WYOMING

A SUBDIVISION OF PORTIONS OF THE SW1/4NE1/4, SECTION 9 TOWNSHIP 33 NORTH, RANGE 79 WEST SIXTH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING

SCALE: 1"=20'



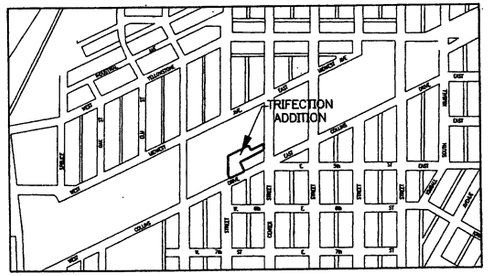
SCALE: 1"=20'

PLAT CLOSURE RATIO: 1:150,525

LEGEND

- ● SET BRASS CAP ON 3/4" X 30" REBAR
- ■ SET 5/8" REBAR WITH ALUM. CAP
- □ RECOVERED CORNER (AS NOTED)
- ——— BOUNDARY
- - - - - - - - - - EASEMENT
- S.63°56'59"W., 234.14' MEASURED BEARING & DISTANCE
- (S.63°57'56"W., 234.11') RECORD BEARING & DISTANCE

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, AND ARE NOT TO BE REFERRED TO FOR BENCH MARKS.



LOCATION & VICINITY MAP
NOT TO SCALE

WLC
ENGINEERING SURVEYING PLANNING
200 PRONGHORN, CASPER, WY. 82601
W.O. No. 13052 DATE: 3-13-08 FILE NAME: TRIFECTION

CERTIFICATE OF DEDICATION

TRIFECTION LLC, hereby certify that they are the owners and proprietors of the foregoing described lands located in and being a portion of the SW1/4NE1/4, Section 9, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described as follows:

Beginning at the southeasterly corner of the Parcel being described and also a point in the northerly line of West Collins Street, City of Casper, Wyoming and from which point the intersection of the northerly line of said West Collins Street with the westerly line of South Center Street, City of Casper, Wyoming bears N.64°01'25"E., 190.74 feet; thence from said Point of Beginning and along the southerly line of said Parcel and the northerly line of said West Collins Street, S.64°02'47"W., 140.79 feet to the southwesterly corner of said Parcel and a point in and intersection with the easterly line of Proposed David Street Extension; thence along the westerly line of said Parcel and the easterly line of said David Street Extension, N.25°49'27"W., 31.05 feet to a point; thence N.0°01'09"W., 165.83 feet to the northwesterly corner of said Parcel and a point in and intersection with the southerly line of Block 1, C & NW Trail Addition to the City of Casper, Wyoming; thence along the northerly line of said Parcel and the southerly line of said Block 1, C & NW Trail Addition, N.63°57'40"E., 197.28 feet to a point; thence S.26°02'00"E., 44.69 feet to a point; thence N.64°02'53"E., 127.36 feet to the northeasterly corner of said Parcel and a point in and intersection with the westerly line of said South Center Street; thence along the easterly line of said Parcel and the westerly line of said South Center Street, S.0°01'23"E., 52.32 feet to a point; thence along the southerly line of said Parcel, S.63°56'59"W., 234.14 feet to a point; thence along the easterly line of said Parcel, S.26°17'22"E., 88.33 feet to the Point of Beginning and containing 0.856 acres, more or less.

The subdivision of the above described lands as 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 "TRIFECTION ADDITION" to the City of Casper, Wyoming and all roadways as shown hereon have been previously dedicated to the use of the Public and all easements as shown hereon are hereby reserved as utility easements for purposes of construction, operation and maintenance of conduits, lines and ditches as required for the proper development of said subdivision.

TRIFECTION LLC
421 S. CENTER STREET
CASPER, WY 82601

M. TODD TALBERT, PRESIDENT

ACKNOWLEDGMENT

State of Wyoming)
County of Natrona) ss

The foregoing instrument was acknowledged before me by M. Todd Talbert, President of Trifection LLC on this 11th day of July, 2008.

Witness my hand and official seal.

My commission expires: NOTARY PUBLIC COUNTY OF NATRONA STATE OF WYOMING My Commission Expires Jan 25, 2011

Notary Public

APPROVALS

APPROVED: City of Casper Planning and Zoning Commission this 22nd day of April, 2008 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary — Commission Chairman

APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. 23-08 duly passed, adopted and approved on the 17th day of June, 2008.

Attest: City Clerk — Mayor

INSPECTED AND APPROVED on the 25th day of July, 2008. — City Engineer

INSPECTED AND APPROVED on the 25th day of July, 2008. — City Surveyor

INSPECTED AND APPROVED on the 29th day of July, 2008. — County Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 4th day of August, 2008.

County Clerk

My term of office expires January 6, 2011

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 March, 2008 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps 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.

Professional Land Surveyor STEVE M. CASTLE 6010 WYOMING

Wyoming Registration No. 6010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this 19th day of July, 2008.

My commission expires: NOTARY PUBLIC COUNTY OF NATRONA STATE OF WYOMING My Commission Expires Jan 25, 2011

Notary Public