



VICINITY MAP
 NO SCALE

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
 COUNTY OF NATRONA } SS

THE UNDERSIGNED, JOE & VICKIE UJVARY, TRUSTEES OF THE JOE AND VICKIE UJVARY LIVING TRUST, DATED JULY 28, 2006 AND JASON AND ASHLEY UJVARY, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE SW1/4SW1/4 SECTION 13, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO BEING A VACATION AND REPLAT OF A PORTION OF TRACTS 1A AND 1B, UJVARY SIMPLE SUBDIVISION, NATRONA COUNTY, WYOMING AS RECORDED AUGUST 9, 2006 AS INSTRUMENT NO. 798362, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 1A, LOCATED ON THE EAST LINE OF PARADISE DRIVE, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N89°19'50"E, ALONG THE NORTH LINE OF SAID TRACT 1A, A DISTANCE OF 290.02 FEET, TO THE NORTHEAST CORNER OF THE PARCEL MONUMENTED BY A BRASS CAP;

THENCE S00°00'00"E, A DISTANCE OF 100.77 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S44°26'01"W, A DISTANCE OF 36.70 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE IN A SOUTHEAST DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 57°17'45", AN ARC LENGTH OF 50.00 FEET, HAVING A CHORD BEARING OF N27°03'28"W, A DISTANCE OF 47.84 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N90°00'00"E, A DISTANCE OF 40.00 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S45°00'00"E, A DISTANCE OF 14.28 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID TRACT 1B, MONUMENTED BY A BRASS CAP;

THENCE N89°18'01"E, ALONG THE NORTH LINE OF SAID TRACT 1B, A DISTANCE OF 71.71 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S00°00'00"E, A DISTANCE OF 150.16 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, LOCATED ON THE SOUTH LINE OF SAID TRACT 1B, MONUMENTED BY A BRASS CAP;

THENCE S89°20'41"W, ALONG THE SOUTH LINE OF SAID TRACT 1B, A DISTANCE OF 115.39 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT 1B, MONUMENTED BY A BRASS CAP;

THENCE S89°27'45"W, ALONG THE SOUTH LINE OF SAID TRACT 1A, A DISTANCE OF 298.55 FEET TO THE SOUTHWEST CORNER OF THIS PARCEL AND SAID TRACT 1A, LOCATED ON THE EAST LINE OF PARADISE DRIVE, MONUMENTED BY A BRASS CAP;

THENCE N01°13'04"E, ALONG THE WEST LINE OF SAID TRACT 1A AND THE EAST LINE OF PARADISE DRIVE, A DISTANCE OF 329.87 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.629 ACRES, (114,512.97 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 "UJVARY ADDITION" AND THE OWNERS 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 AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. LUPINE LANE AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE USE OF THE PUBLIC.

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	21.03'	48°11'23"	N65°54'19"E	20.41
C2	50.00'	14.55'	18°40'43"	N50°08'59"E	14.50
C3	50.00'	57.43'	65°46'18"	S88°36'30"E	54.32
C4	50.00'	50.00'	57°17'45"	N27°03'28"W	47.84
C5	50.00'	41.15'	47°09'23"	N25°10'06"E	40.00
C6	50.00'	63.50'	72°45'53"	S85°07'44"W	59.32
C7	50.00'	14.55'	18°40'43"	N50°08'59"E	14.50
C8	25.00'	21.03'	48°11'23"	N65°54'19"E	20.41
C9	25.00'	39.80'	91°13'04"	N44°23'28"W	35.73
C10	25.00'	38.74'	88°46'56"	S45°36'32"W	34.98

NOTES

- ERROR OF CLOSURE EXCEEDS 1:881,443
- BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
- THE CONVERGENCE ANGLE AT THE NW CORNER OF THE PARCEL IS 00°38'15.241", AND THE COMBINED FACTOR IS 0.9997640.
- DISTANCES: U.S. SURVEY FEET/GROUND.

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 25th DAY OF February, 2014.

ATTEST: Liz Becher SECRETARY

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 6-14, DULY PASSED, ADOPTED AND APPROVED THIS 20th DAY OF May, 2014.

ATTEST: W.M. Dault CITY CLERK

INSPECTED AND APPROVED THIS 27th DAY OF MAY, 2014.

INSPECTED AND APPROVED THIS 27th DAY OF MAY, 2014.

JASON & ASHLEY UJVARY
 2549 PARADISE DRIVE
 CASPER, WYOMING 82604

JASON UJVARY - OWNER
 ASHLEY UJVARY - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JASON AND ASHLEY UJVARY, OWNERS, THIS DAY OF May, 2014.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 2/26/15

Sami Fauber
 NOTARY PUBLIC

JOE & VICKIE UJVARY LIVING TRUST, dated July 28, 2006
 2500 PARADISE DRIVE
 CASPER, WYOMING 82604

JOE UJVARY - TRUSTEE
 VICKIE UJVARY - TRUSTEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOE & VICKIE UJVARY, TRUSTEES OF THE JOE AND VICKIE UJVARY LIVING TRUST, DATED JULY 28, 2006, THIS DAY OF May, 2014.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 2/26/15

Sami Fauber
 NOTARY PUBLIC

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 FEBRUARY, 2014, 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 GS SYSTEM ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 20TH DAY OF MAY, 2014.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 2/26/15

William R. Fehring
 NOTARY PUBLIC
 Natrona County, Wyoming
 My Commission Expires 2/26/15

VACATION AND ANNEXATION PLAT
OF A PORTION OF TRACTS 1A & 1B
OF THE UJVARY SIMPLE SUBDIVISION

AS
UJVARY ADDITION

TO THE CITY OF CASPER, WYOMING
 BEING A PORTION OF THE SW1/4SW1/4
 SECTION 13 T.33N., R.80W.,
 6TH P.M. NATRONA COUNTY WYOMING
 JANUARY, 2014

W:\New 2013 Survey Draw\13-294 UJVARY\UJVARY ADDITION.dwg 1/21/2014 8:08 AM
 Civil Engineering Professionals, Inc.
 6080 Enterprise Drive, Casper, WY 82609
 Phone 307.266.4346 Fax 307.266.0103
 www.cepi-casper.com

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

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 11th DAY OF JUNE, 2014.

INSTRUMENT NO. 972824

Renea Vitto
 COUNTY CLERK

My term of office expires
 January 6, 2015