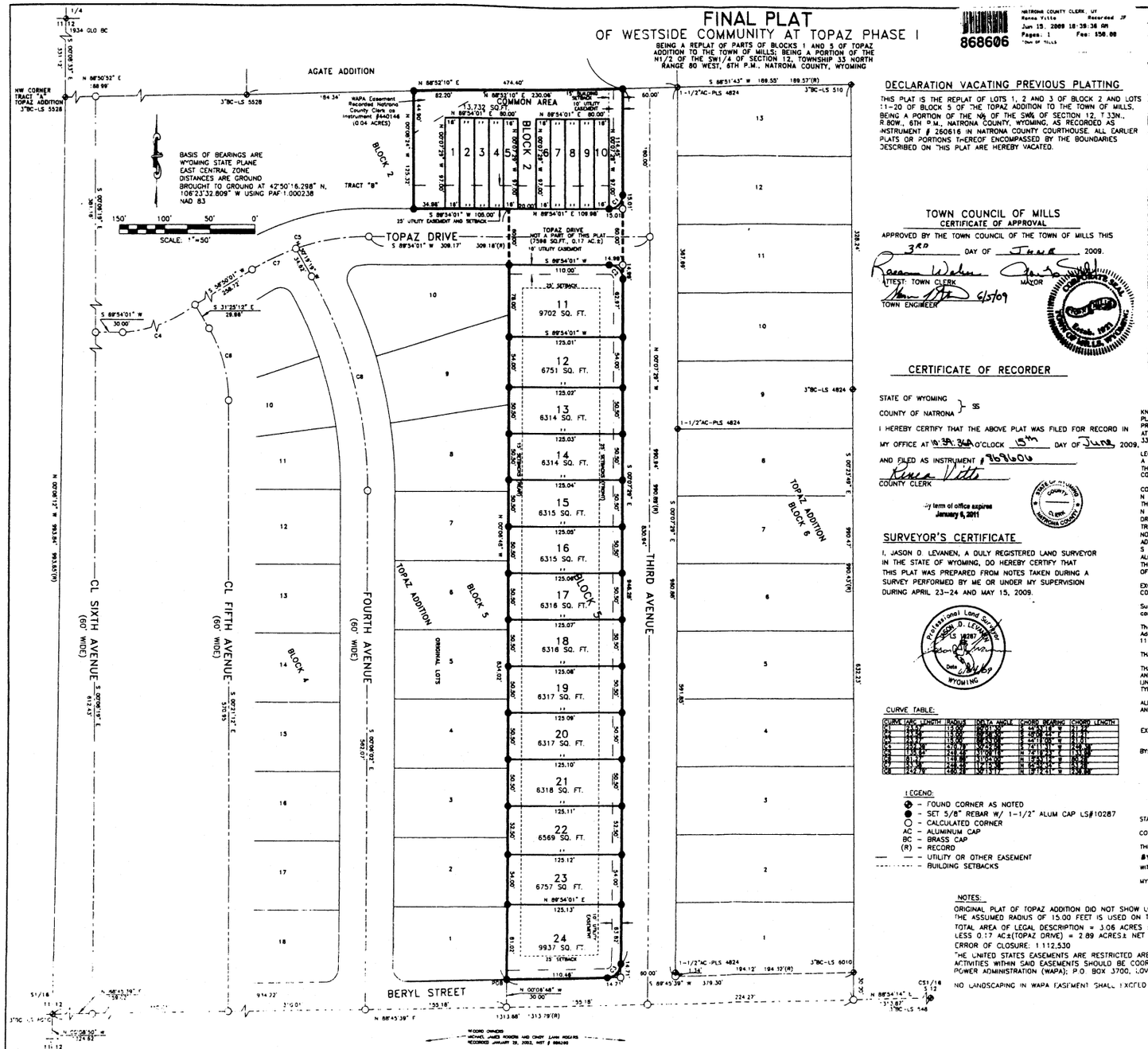
FINAL PLAT
OF WESTSIDE COMMUNITY AT TOPAZ PHASE I

BEING A REPLAT OF PARTS OF BLOCKS 1 AND 5 OF TOPAZ ADDITION TO THE TOWN OF MILLS; BEING A PORTION OF THE N1/2 OF THE SW1/4 OF SECTION 12, TOWNSHIP 33 NORTH RANGE 80 WEST, 6TH P.M., NATRONA COUNTY, WYOMING



868606

NATRONA COUNTY CLERK, WY
Renea Vitto — Recorded JF
Jun 15, 2009 10:39:38 AM
Pages: 1 — Fee: $50.00
Dep. Of Mills

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE REPLAT OF LOTS 1, 2 AND 3 OF BLOCK 2 AND LOTS 11-20 OF BLOCK 5 OF THE TOPAZ ADDITION TO THE TOWN OF MILLS, BEING A PORTION OF THE N½ OF THE SW¼ OF SECTION 12, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, AS RECORDED AS INSTRUMENT # 260616 IN NATRONA COUNTY COURTHOUSE. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES DESCRIBED ON THIS PLAT ARE HEREBY VACATED.

TOWN COUNCIL OF MILLS
CERTIFICATE OF APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MILLS THIS 3RD DAY OF JUNE 2009.

ATTEST: TOWN CLERK — MAYOR

TOWN ENGINEER 6/3/09

CERTIFICATE OF RECORDER

STATE OF WYOMING } SS
COUNTY OF NATRONA }

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 10:39:38 O'CLOCK 15TH DAY OF JUNE 2009, AND FILED AS INSTRUMENT # 868606

COUNTY CLERK

My term of office expires January 6, 2011

SURVEYOR'S CERTIFICATE

I, JASON D. LEVANEN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM NOTES TAKEN DURING A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION DURING APRIL 23-24 AND MAY 15, 2009.

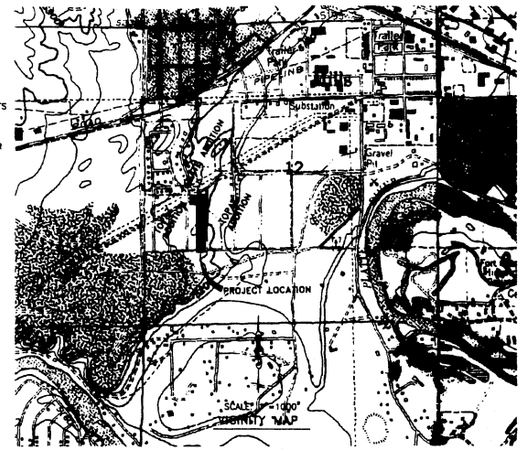
Professional Land Surveyor — JASON D. LEVANEN — LS 16787 — Date 6/4/09 — WYOMING

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.32'	15.00'	89°01'30"	S 44°26'16" W	21.04'
C2	23.56'	15.00'	90°00'00"	S 89°54'01" W	21.21'
C3	23.32'	15.00'	89°01'30"	S 44°27'46" W	21.04'
C4	23.56'	15.00'	90°00'00"	S 45°05'59" E	21.21'
C5	276.19'	975.00'	16°13'49"	N 74°01'11" E	275.28'
C6	114.54'	225.00'	29°09'58"	N 74°19'01" E	113.30'
C7	161.65'	225.00'	41°09'48"	N 34°08'06" E	158.19'
C8	148.89'	225.00'	37°54'56"	N 37°12'47" W	146.20'
C9	23.56'	15.00'	90°00'00"	N 45°05'59" W	21.21'
C10	23.56'	15.00'	90°00'00"	N 44°54'01" E	21.21'
C11	124.79'	480.28'	14°53'31"	N 37°27'45" W	124.46'

LEGEND:
- ⊕ – FOUND CORNER AS NOTED
- ● – SET 5/8" REBAR W/ 1-1/2" ALUM CAP LS#10287
- ○ – CALCULATED CORNER
- AC – ALUMINUM CAP
- BC – BRASS CAP
- (R) – RECORD
- — — UTILITY OR OTHER EASEMENT
- ····· BUILDING SETBACKS

NOTES:
ORIGINAL PLAT OF TOPAZ ADDITION DID NOT SHOW LOT CORNER RADIUS DIMENSIONS THE ASSUMED RADIUS OF 15.00 FEET IS USED ON THIS PLAT
TOTAL AREA OF LEGAL DESCRIPTION = 3.06 ACRES ±
LESS 0.17 AC.±(TOPAZ DRIVE) = 2.89 ACRES.± NET SUBDIVISION AREA
ERROR OF CLOSURE: 1:112,530
THE UNITED STATES EASEMENTS ARE RESTRICTED AREAS AND ALL CONSTRUCTION ACTIVITIES WITHIN SAID EASEMENTS SHOULD BE COORDINATED WITH WESTERN AREA POWER ADMINISTRATION (WAPA); P.O. BOX 3700, LOVELAND, COLORADO 80539-3003.
NO LANDSCAPING IN WAPA EASEMENT SHALL EXCEED 10 FEET IN MATURE HEIGHT



CERTIFICATE OF DEDICATION: PLAT OF WESTSIDE COMMUNITY AT TOPAZ PHASE I

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, HEREIN DESIGNATED AS WESTSIDE COMMUNITY AT TOPAZ PHASE I, LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER (N½ OF SW¼) OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 80 WEST, 6TH P.M., NATRONA COUNTY, WYOMING.

LEGAL DESCRIPTION:
A TRACT OF LAND LOCATED WITHIN LOTS 1, 2 AND 3 OF BLOCK 2 AND LOTS 11-20 OF BLOCK 5, TOPAZ ADDITION TO THE TOWN OF MILLS; BEING A PORTION OF THE N½ OF THE SW¼ OF SECTION 12, T.33N., R.80W., 6TH P.M. NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" BRASS CAP (LS#4010) MONUMENTING THE SOUTHWEST CORNER OF SAID N½ OF THE SW¼; THENCE N 88°45'39" E, 934.22 FEET ALONG THE SOUTH LINE OF SAID TOPAZ ADDITION; THENCE N 00°08'48"W, 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 5 AND THE POINT OF BEGINNING OF SAID TRACT; THENCE N 00°08'48" W, 834.02 FEET ALONG THE EASTERLY LINE OF LOTS 1-10 OF SAID BLOCK 5 TO THE NORTH EDGE OF TOPAZ DRIVE, THENCE S 88°54'01" W, 103.98 FEET ALONG THE NORTH EDGE OF TOPAZ DRIVE TO THE SOUTHEAST CORNER OF TRACT "B" OF SAID BLOCK 2; THENCE N 00°08'24" W, 125.32 FEET ALONG THE EAST LINE OF SAID TRACT "B" TO THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE N 88°52'10" E, 230.08 FEET ALONG THE NORTH LINE OF SAID TOPAZ ADDITION TO THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK 2 AND THE WEST EDGE OF THIRD AVENUE; THENCE S 00°07'29" E, 948.28 FEET ALONG THE WEST EDGE OF THIRD AVENUE TO A POINT; THENCE SOUTHWESTERLY 23.27 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, WHICH CHORD BEARS S 44°19'05" W 21.01 FEET TO THE SOUTH EDGE OF LOT 20 OF SAID BLOCK 5; THENCE S 88°45'39"W, 110.48 FEET ALONG THE SOUTH LINE OF LOT 20 OF SAID BLOCK 5 TO THE POINT OF BEGINNING OF SAID TRACT. AND CONTAINING 3.08 ACRES MORE OR LESS.

EXCEPTING TOPAZ DRIVE FROM THE ABOVE DESCRIBED TRACT, AS RECORDED IN INSTRUMENT NO. 260616 NATRONA COUNTY RECORDS, CONTAINING 0.17 ACRES MORE OR LESS.

Subject to all right-of-ways, easements, exceptions, reservations, restrictions or conditions contained in prior conveyances of record.

The above described land being a replat of Lots 1, 2 and 3 of Block 2 and Lots 11-20 of Block 5 of Topaz Addition to the Town of Mills herein requested to be vacated and shall be replatted as Lots 1-10 of Block 2 and Lots 11-24 of Block 5 per this plat.

THAT COMMON AREA IS FOR THE USE OF OWNERS OF LOTS 1-10 OF BLOCK 2, AND

THAT UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC USE TO THE TOWN OF MILLS AND ITS LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING, AND MAINTAINING, SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 5TH DAY OF JUNE 2009.

BY: RICHARD L. FRANKOVIC, REGISTERED AGENT & SOLE MEMBER FRESCA LLC.

STATE OF WYOMING } SS
COUNTY OF NATRONA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF JUNE 2009, BY: RICHARD L. FRANKOVIC, REGISTERED AGENT & SOLE MEMBER FRESCA LLC.,

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES JUNE 9, 2009

NOTARY PUBLIC for CAMPBELL COUNTY, WYOMING — CRAIG M. I. BIGGS — MY COMMISSION EXPIRES JUNE 09, 2009

Prepared for:
Fresca, LLC

Prepared With:
ECS Engineers
PO Box 847
Buffalo, WY 82834

WESTERN LAND SERVICES
Sheridan, WY 82801 (307)673-1817

File: L DRAWINGS/SEC-TWN-RNG/12-33-80/CCS- Mills Master
Date: 6-02-09 — PAGE 1 OF 1