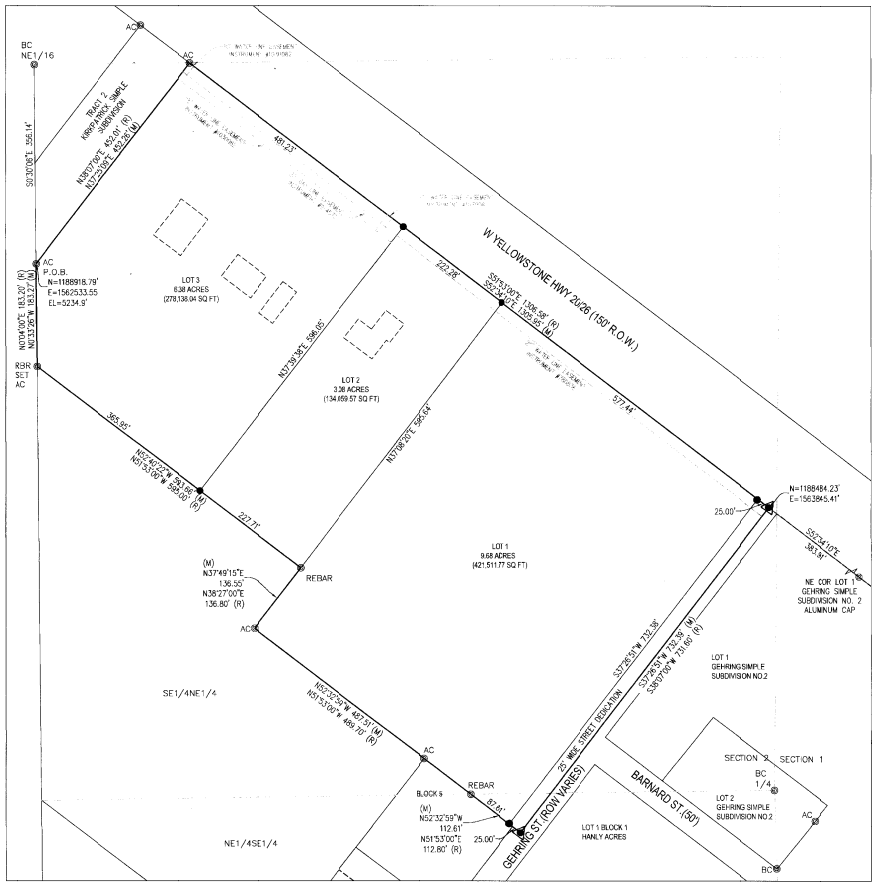
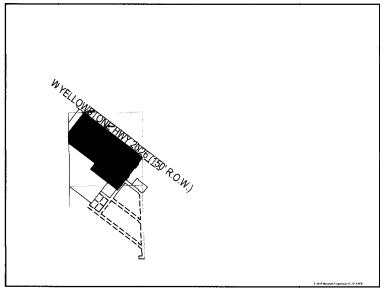
9/26/2019 2:35:22 PM NATRONA COUNTY CLERK
Pages: 1 Tracy Good
Recorded: SA
Fee: $75.00
NC PLANNING
1070771





VICINITY MAP
NO SCALE

NOTES

1. ERROR OF CLOSURE IS 1:490,894.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°38'05.15865", AND THE COMBINED FACTOR IS 0.9997607.
4. DISTANCES U.S. SURVEY FEET/GROUND.
5. ELEVATIONS ARE NAD 88. ELEVATIONS ARE FOR REFERENCE ONLY AND NOT MEANT TO BE USED AS BENCHMARKS.
6. NATRONA COUNTY ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION OR MAINTENANCE OF GEHRING STREET BY VIRTUE OF THIS PLAT.

APPROVALS

APPROVED BY THE NATRONA COUNTY BOARD OF COUNTY COMMISSIONERS THIS 24th DAY OF September 2019.

ATTEST: Tracy Good COUNTY CLERK by Shara Arruijo Deputy Clerk

Robert K. Hawley BOARD CHAIRMAN

INSPECTED AND APPROVED THIS 24 DAY OF September 2019.

Glenn Stelzner COUNTY PLANNING DIRECTOR

INSPECTED AND APPROVED THIS 23rd DAY OF September 2019.

COUNTY SURVEYOR

INSPECTED AND APPROVED THIS 13th DAY OF September 2019.

Linda M Kinder COUNTY HEALTH DEPT.

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }

THE UNDERSIGNED, W/S HOLDING #1, LLC DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND, SITUATE IN THE SE1/4NE1/4 AND THE NE1/4SE1/4, OF SECTION 2, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST 1/16 CORNER OF SAID SECTION 2, MONUMENTED BY A BRASS CAP;

THENCE S00°30'08"E, ALONG THE WEST LINE OF SAID SE1/4NE1/4 OF SECTION 2, A DISTANCE OF 356.14 FEET TO THE TRUE POINT OF BEGINNING, MONUMENTED BY AN ALUMINUM CAP;

THENCE N37°25'09"E, A DISTANCE OF 452.26 FEET TO NORTHWEST CORNER OF THE PARCEL, LOCATED ON THE SOUTHERLY LINE OF U.S. HIGHWAY 20/26, MONUMENTED BY AN ALUMINUM CAP;

THENCE S55°34'10"E, ALONG THE SOUTHERLY LINE OF U.S. HIGHWAY 20/26, A DISTANCE OF 1305.95 FEET TO THE NORTHEAST CORNER OF THE PARCEL, LOCATED WITHIN THE GEHRING STREET RIGHT-OF-WAY AND MONUMENTED BY AN ALUMINUM CAP;

THENCE S37°26'51"W, A DISTANCE OF 732.39 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, LOCATED WITHIN THE GEHRING STREET RIGHT-OF-WAY AND MONUMENTED BY AN ALUMINUM CAP;

THENCE N52°32'59"W, A DISTANCE OF 112.61 FEET TO A POINT, LOCATED ON THE SOUTH LINE OF THE SE1/4NE1/4 OF SAID SECTION 2, MONUMENTED BY A REBAR;

THENCE CONTINUING N52°32'59"W, A DISTANCE OF 487.51 FEET TO A POINT, MONUMENTED BY AN ALUMINUM CAP;

THENCE N37°49'15"E, A DISTANCE OF 136.55 FEET TO A POINT, MONUMENTED BY A REBAR;

THENCE N52°40'22"W, A DISTANCE OF 593.66 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, LOCATED ON THE WEST LINE OF SAID SE1/4NE1/4 OF SECTION 2, MONUMENTED BY AN ALUMINUM CAP;

THENCE N00°33'26"W, ALONG THE WEST LINE OF SAID SE1/4NE1/4 OF SECTION 2, A DISTANCE OF 183.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.56 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 OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "WHEELER SUBDIVISION" 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. A TWENTY-FIVE FOOT WIDE CORRIDOR ALONG GEHRING STREET IS HEREBY DEDICATED TO THE USE OF THE PUBLIC FOR A PUBLIC STREET RIGHT-OF-WAY.

W/S HOLDING #1 LLC
P.O. BOX 2335
CASPER, WYOMING 82602

Richard E Wheeler
RICHARD E. WHEELER – MANAGING MEMBER
W/S HOLDING #1, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD E. WHEELER, MANAGING MEMBER OF W/S HOLDING #1, LLC, THIS 12 DAY OF September 2019.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-29-20

Sam Hecht
NOTARY PUBLIC

SAM HECHT - NOTARY PUBLIC
COUNTY OF NATRONA STATE OF WYOMING
MY COMMISSION EXPIRES 3/29/2020

0 100' 200'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF NATRONA }

I, BRADLEY D. NEUMILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 13836, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE IN JANUARY, 2019, UNDER MY DIRECT SUPERVISION 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.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRADLEY D. NEUMILLER THIS 9th DAY OF SEPTEMEER, 2019.

William R Fehringer
NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-28-20

WILLIAM R. FEHRINGER - NOTARY PUBLIC
COUNTY OF NATRONA STATE OF WYOMING
MY COMMISSION EXPIRES 3/28/2020

cepi
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

PLAT OF A PORTION OF THE SE¼NE¼ & NE¼SE¼ SECTION 2, T.33N., R.80W., 6TH P.M. NATRONA COUNTY, WYOMING AS

WHEELER SUBDIVISION

AN ADDITION WITHIN NATRONA COUNTY, WYOMING
BEING A PORTION OF THE SE1/4NE1/4, NE1/4SE1/4 OF SECTION 2 T.33N., R.80W., 6TH P.M.
NATRONA COUNTY, WYOMING

W.O. #19-114

W:\Land 2019\Surveying\19-106 WHEELER\19-106 WHEELER.dwg, 9/8/2019, Bill