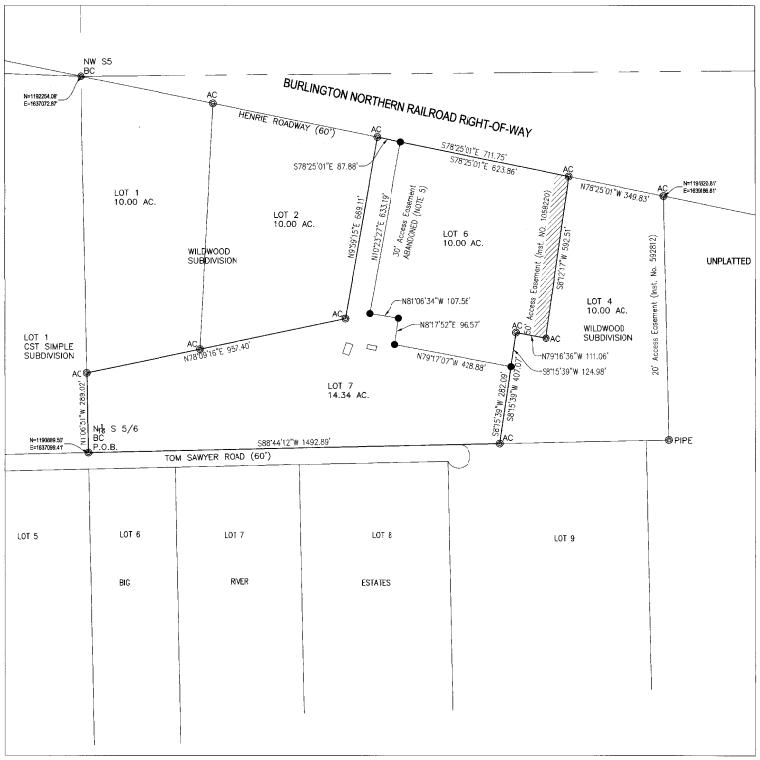
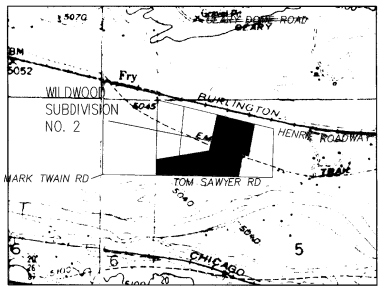
3/13/2020 3:10:57 PM NATRONA COUNTY CLERK
Pages: 1 Tracy Good
Recorded: GC
Fee: $73.00
1078589 NC DEVELOPMENT





VICINITY MAP
NO SCALE

LEGEND

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

0 200' 400'

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 UNDER MY DIRECT SUPERVISION IN JANUARY, 2020, 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. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Professional Land Surveyor
Bradley D. Neumiller
13836
WYOMING
3/26/2020

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRADLEY D. NEUMILLER
THIS DAY OF 26th February 2020.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-29-20

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

NOTARY PUBLIC

cepi
Civil Engineering Professionals, Inc.
6080 Enterprise Drive Casper, Wy 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

APPROVALS

INSPECTED AND APPROVED THIS 12 DAY OF March 2020.
COUNTY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 11th DAY OF March 2020.
COUNTY HEALTH DEPARTMENT

INSPECTED AND APPROVED THIS 3rd DAY OF March 2020.
COUNTY SURVEYOR

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:890,000.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86. THE CONVERGENCE ANGLE IS 0°49'26.574", AND THE COMBINED SCALE FACTOR IS 0.999816198.
3. THE ENTIRE SUBDIVISION FALLS WITHIN FEMA ZONE X.
4. NO PUBLIC WATER AND SEWER.
5. THE 30' ACCESS EASEMENT IN THE WEST HALF OF LOT 3 IS TO BE ABANDONED UPON THE DEDICATION OF THIS PLAT.

CERTIFICATE OF VACATION AND DEDICATION

STATE OF WYOMING }SS
COUNTY OF NATRONA }

THE UNDERSIGNED, TAPUAT, LLC., A LIMITED LIABILITY COMPANY DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND: A PARCEL OF LAND SITUATE IN LOTS 3 AND 4 (N1/2NW1/4), OF SECTION 5, T.33N., R.77W., 6TH P.M., NATRONA COUNTY, WYOMING, SAID PARCEL BEING CURRENTLY DESCRIBED AS "WILDWOOD SUBDIVISION" ALSO KNOWN AS "WILDWOOD MAJOR SUBDIVISION, LOT 3 AND LOT 5", RECORDED OCTOBER 6, 2015 AS INSTRUMENT NO. 1000787 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE N¼ OF SECTION 5 AND SECTION 6, T.33N., R.77W., 6TH P.M., BEING THE SOUTHWEST CORNER OF THE PARCEL OF LAND BEING DESCRIBED HEREIN, THE SOUTHWEST OF THE WILDWOOD MAJOR SUBDIVISION, AND THE POINT OF BEGINNING;

THENCE N01°06'5"W, COINCIDENT WITH THE WEST LINE OF SAID SECTION 5, 269.02 FEET TO THE SOUTHWEST CORNER OF LOT 1, WILDWOOD MAJOR SUBDIVISION

THENCE N78°09'14"E, COINCIDENT WITH THE SOUTHERLY LINE OF LOTS 1 AND 2 OF THE WILDWOOD MAJOR SUBDIVISION, 957.40 FEET TO THE SOUTH-EAST CORNER OF SAID LOT 2;

THENCE N09°59'15"E, COINCIDENT WITH THE EAST LINE OF SAID LOT 2, 669.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE S78°25'01"E, COINCIDENT WITH THE NORTH LINE OF LOT 3 WILDWOOD MAJOR SUBDIVISION, 711.75 FEET TO THE NORTHWEST CORNER OF LOT 4, WILDWOOD MAJOR SUBDIVISION;

THENCE S08°17'17"W, COINCIDENT WITH THE WESTERLY LINE OF SAID LOT 4, 592.51 FEET TO AN ANGLE POINT;

THENCE N79°16'36"W, COINCIDENT WITH THE WESTERLY LINE OF SAID LOT 4, 111.06 FEET TO AN ANGLE POINT;

THENCE S08°15'39"W, COINCIDENT WITH THE WESTERLY LINE OF SAID LOT 4, 407.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE S88°44'12"W, COINCIDENT WITH THE SOUTH LINE OF THE WILDWOOD MAJOR SUBDIVISION, 1492.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 24.34 ACRES, AND IS SUBJECT TO ANY RIGHT-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 "WILDWOOD SUBDIVISION NO. 2" AND THE OWNERS HEREBY VACATE LOT 3 AND LOT 5 WILDWOOD SUBDIVISION ALSO KNOWN AS WILDWOOD MAJOR SUBDIVISION ALONG WITH THE DEDICATION OF THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

TAPUAT, LLC
111 S. JEFFERSON ST.
CASPER, WYOMING 82601

LYDIA R. CHRISTIANSEN – MANAGING MEMBER
TAPUAT, LLC.

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LYDIA CHRISTIANSEN, AS MANAGING MEMBER OF TAUPAT, LLC.,
THIS 27 DAY OF February 2020.

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

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

NOTARY PUBLIC

FINAL PLAT
VACATION AND REPLAT OF
WILDWOOD SUBDIVISION ALSO KNOWN AS
WILDWOOD MAJOR SUBDIVISION, LOTS 3 & 5,
AS PER THE PLAT RECORDED OCTOBER 6,
2015 AS INSTUMENT NO. 1000787

AS

WILDWOOD SUBDIVISION NO. 2

LOT 6 & LOT 7
BEING A PORTION OF LOTS 3 AND 4 (N1/2NW1/4), OF
SECTION 5 T.33N., R.77W., 6TH P.M.
NATRONA COUNTY WYOMING
JANUARY, 2020
W.O. #19-263

M:\Land 2019\Surveying\19-263 Wildwood Replat\REPLAT.dwg, 2/26/2020, Survey