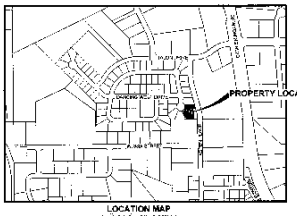
MINOR BOUNDARY ADJUSTMENT OF
WOLF CREEK EIGHT ADDITION, LOTS 16 & 17

A MINOR BOUNDARY ADJUSTMENT OF LOTS 16 AND 17, WOLF CREEK EIGHT ADDITION TO THE CITY OF CASPER, WYOMING, ADJUSTING THE SHARED BOUNDARY LINE BETWEEN SAID LOTS 16 AND 17 TO CREATE TWO NEWLY CONFIGURED LOTS THAT SHALL BE KNOWN AS LOTS 16A AND 17A, WOLF CREEK EIGHT ADDITION TO THE CITY OF CASPER, WYOMING

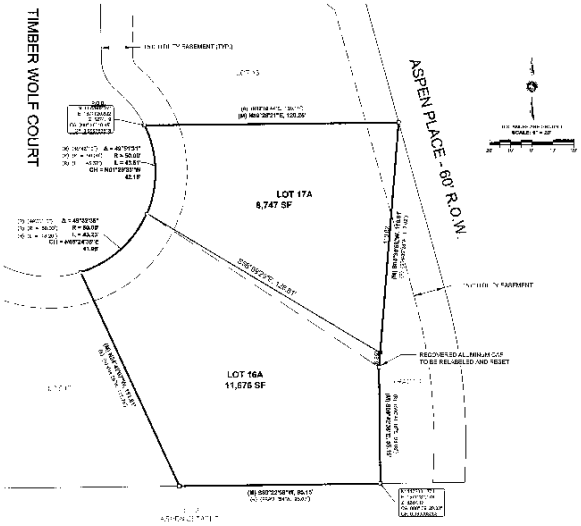
LOCATED IN THE SE1/4NW¼ OF SECTION 19, T.33N., R.79W. OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING



LOCATION MAP
CASPER, WYOMING

LEGEND

- 5/8" REBAR WITH ALUMINUM CAP "ECS RLS"
- SET 5/8" REBAR WITH ALUMINUM CAP "ECS RLS"
- PROPERTY LINE (BOUNDARY AND EXISTING)
- EXISTING EASEMENT LINE



CERTIFICATE OF DEDICATION

THE UNDERSIGNED SHERIDAN DEVELOPMENT, INC. (RANDALL E. HALL, PRESIDENT), R. JOHN TROST AND MAGGIE TROST (JERSEY) CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF A PARCEL OF LAND SITUATED IN LOTS 16 AND 17, WOLF CREEK EIGHT ADDITION TO THE CITY OF CASPER, WYOMING, AS RECORDED IN THE OFFICE OF NATRONA COUNTY CLERK AS INSTRUMENT NO. 1021645, AND ALSO BEING LOCATED IN THE SE¼NW¼ OF SECTION 19, T.33N., R.79W. OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING AND TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, BEING IDENTICAL AND ALL BEARINGS BASED ON LOTS 16 OF THE WOLF CREEK EIGHT ADDITION, SAID POINT BEING MONUMENTED WITH AN ALUMINUM CAP; THENCE S89°30'07"E, 130.57 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID LOT 16 TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE S 0°42'53" E, 125.61 FEET ALONG THE EAST LINE OF SAID TRACT TO A POINT MONUMENTED WITH AN ALUMINUM CAP, BEING THE SOUTHEAST CORNER OF LOT 17 OF THE WOLF CREEK EIGHT ADDITION, TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE S 0°42'53" E, 125.61 FEET ALONG THE EAST LINE OF SAID PARCEL AND THE EAST LINE OF LOT 16 OF THE WOLF CREEK EIGHT ADDITION TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE S 89°30'07" W, 35.15 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE CAL. LINE OF LOT 16 OF THE WOLF CREEK EIGHT ADDITION TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE S 0°42'53" E, 0.50 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE CAL. LINE OF SAID LOT 16 TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE S 89°30'07" W, 95.42 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE CAL. LINE OF SAID LOT 16 TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE S 89°30'07" W, 130.57 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE CAL. LINE OF LOT 16 OF THE WOLF CREEK EIGHT ADDITION TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE N 0°42'53" W, 125.61 FEET ALONG THE WESTERLY LINE OF SAID PARCEL AND THE CAL. LINE OF LOT 16 OF THE WOLF CREEK EIGHT ADDITION TO A POINT MONUMENTED WITH AN ALUMINUM CAP; THENCE N 0°42'53" W, 125.61 FEET ALONG THE WESTERLY LINE OF SAID PARCEL AND THE CAL. LINE OF LOT 17 OF THE WOLF CREEK EIGHT ADDITION TO A POINT MONUMENTED WITH AN ALUMINUM CAP AND BEING THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 46°32'29", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 66°46'39" E, 47.05 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL AND THE FACTUAL RIGHT-OF-WAY LINE OF TIMBER WOLF COURT TO A POINT MONUMENTED WITH AN ALUMINUM CAP AND THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS N 45°30'53" E, 70.71 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL AND THE EASTERLY RIGHT-OF-WAY LINE OF TIMBER WOLF COURT TO THE **POINT OF BEGINNING**. SAID TRACT CONTAINING 0.47 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND ENCUMBRANCES THAT HAVE BEEN LEGALLY ACQUIRED.

THE MINOR BOUNDARY ADJUSTMENT OF THE FOREGOING DESCRIBED PARCEL AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS / PROPRIETORS OR PARTIES OF INTEREST. THE NAME OF THE NEWLY CONFIGURED LOTS SHALL BE KNOWN AS LOTS 16A AND 17A, WOLF CREEK EIGHT ADDITION TO THE CITY OF CASPER, WYOMING.

R. JOHN TROST
3305 TIMBER WOLF COURT
CASPER, WY 82601

EXECUTED THIS 14 DAY OF July, 2021.

BY: _____
R. JOHN TROST, OWNER

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY R. JOHN TROST, OWNER.

WITNESS MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

MAGGIE TROST
3305 TIMBER WOLF COURT
CASPER, WY 82601

EXECUTED THIS _____ DAY OF _____, 2021.

BY: _____
MAGGIE TROST, OWNER

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY MAGGIE TROST, OWNER.

WITNESS MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

SHERIDAN DEVELOPMENT, INC.
555 N. POPLAR ST.
CASPER, WY 82601

EXECUTED THIS 15th DAY OF July, 2021.

BY: _____
RANDALL E. HALL, PRESIDENT, SHERIDAN DEVELOPMENT, INC.

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July, 2021, BY RANDALL E. HALL, PRESIDENT, SHERIDAN DEVELOPMENT, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

Renee E. Miller 6-16-2024
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR

THIS 21st DAY OF July, 2021.

Liz Becher
COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED ON THIS 21st DAY OF July, 2021.

CITY ENGINEER

NOTES

1. FLOOD INSURANCE RATE MAP (FIRM) NO. 56025C0719G
2. BEARINGS ARE GROUND VALUES BASED ON NAD83(2011) WYOMING EAST CENTRAL ZONE AND U.S. SURVEY FEET.
3. COMBINED FACTOR (GROUND TO GRID) IS 0.99980093. SEA LEVEL FACTOR IS 1.00019907.
4. ELEVATIONS ARE BASED ON NAVD88 AND ARE IN U.S. SURVEY FEET AS SHOWN.

CERTIFICATE OF SURVEYOR

I, JAMES F. JONES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED AND REGISTERED BY THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE BOUNDARY ADJUSTMENT OF LOTS 16 AND 17 WOLF CREEK EIGHT ADDITION TO THE CITY OF CASPER, WYOMING, AS SURVEYED, AND RECORDED IN THE OFFICE OF THE NATRONA COUNTY CLERK AS INSTRUMENT NO. 1021645, WOLF CREEK EIGHT ADDITION TO THE CITY OF CASPER, AS LAID OUT, PLATTED, DEDICATED AND KNOWN, UPON, AND BY ALL PERSONS FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL IN SPRING 2021. THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION ARE THE SAME AS STAKED UPON THE GROUND DURING SAID SURVEY AND CONFORMING THE SUBDIVISION OF SAID.

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July, 2021, BY JAMES F. JONES.

WITNESS MY HAND AND OFFICIAL SEAL.

_____ 3/31/2024
NOTARY PUBLIC MY COMMISSION EXPIRES

ECS ENGINEERS
Environmental and Civil Solutions, LLC
111 West Yellowstone, Suite 600
Casper, WY 82601
Phone: 307.201.2800
www.ecswy.net

PROJECT NO. 190015

FOR: SHERIDAN DEVELOPMENT, INC.
555 NORTH POPLAR STREET
CASPER, WY 82601

SURVEYOR: FIELD: TYLER YOUNG
REVIEW: JAMES F. JONES, P.L.S.

DATE DRAWN: 8/31/2021

DRAWN BY: MFM

8/4/2021 10:30:49 AM
NATRONA COUNTY CLERK
Pages: 1
Fee: $15.00
1109038