

966899

CERTIFICATE OF DEDICATION:

ZEPHYR ESTATES, LLC. Herby certify that they are the owners of the foregoing subdivision located in said being Portions of the W 1/2, SW 1/4 SW 1/4 NE 1/4 and the W 1/2 W 1/2 SE 1/4 SECTION 25, T. 33 N., R. 80 W., 6th P.M., Natrona County, Wyoming and being more particularly described as follows:

Basis of Bearing: Geodetic Bearings based on GPS.

Commencing at the North 1/2 Corner of Section 25; Thence N. 89°43'10" W., 47.70 feet to the TRUE POINT OF BEGINNING;
Thence N. 89°43'10" W., 2562.73 feet to the NW corner of said Section 25;
Thence S. 00°19'20" W., 2658.21 feet to the West 1/2 corner of said Section 25;
Thence S. 00°09'03" W., 2652.22 feet to the SW corner of said Section 25; FROM WHICH the S 1/2 corner of said Section 25 bears S. 89°44'34" E., 2638.09 feet;
Thence continuing from the SW corner of said Section 25, S. 89°44'34" E., 1529.79 feet;
Thence N. 11°15'00" E., 242.66 feet;
Thence N. 00°00'00" E., 170.87 feet;
Thence N. 12°22'00" E., 116.24 feet;
Thence N. 00°05'45" E., 816.03 feet;
Thence S. 89°37'17" E., 960.28 feet;
Thence S. 89°42'30" W., 41.76 feet;
Thence S. 24°54'00" W., 373.84 feet;
Thence S. 02°45'00" W., 244.84 feet;
Thence S. 17°40'30" W., 85.29 feet;
Thence S. 72°36'00" W., 225.67 feet;
Thence S. 05°51'00" E., 156.48 feet;
Thence S. 89°45'00" E., 61.28 feet;
Thence S. 31°05'00" E., 147.80 feet;
Thence S. 11°40'30" W., 85.29 feet;
Thence S. 31°15'22" W., 242.68 feet;
Thence S. 89°44'34" E., 120.77 feet;
Thence N. 24°11'24" E., 233.11 feet;
Thence N. 00°00'00" W., 12.00 feet;
Thence N. 12°43'00" E., 239.49 feet;
Thence N. 00°00'00" W., 12.00 feet;
Thence N. 12°00'30" W., 218.07 feet;
Thence N. 07°54'45" W., 61.24 feet;
Thence N. 01°34'50" W., 38.23 feet;
Thence N. 04°14'23" E., 47.78 feet;
Thence N. 11°55'27" E., 71.73 feet;
Thence N. 23°34'00" E., 167.32 feet;
Thence S. 70°58'45" E., 91.12 feet;
Thence N. 23°01'00" W., 31.28 feet;
Thence N. 07°18'00" E., 44.60 feet;
Thence N. 00°59'00" E., 87.00 feet;
Thence N. 57°17'40" E., 259.94 feet;
Thence N. 09°07'10" E., 127.76 feet;
Thence N. 00°57'00" W., 343.20 feet;
Thence N. 12°38'00" E., 99.76 feet;
Thence N. 01°04'00" E., 352.24 feet;
Thence S. 88°52'00" E., 499.68 feet;
Thence N. 01°03'00" E., 60.00 feet;
Thence N. 00°52'00" W., 14.79 feet;
Thence N. 01°18'40" E., 179.62 feet to the SE corner of Lot 5, Tavares Homes Subdivision;
Thence S. 00°04'41" E., 97.97 feet;
Thence S. 89°52'12" W., 24.05 feet to the Center 1/2 corner of said Section 25;
Thence N. 00°54'52" W., 26.12 feet;
Thence N. 00°00'37" E., 147.12 feet to the SE corner of Lot 4, Tavares Homes Subdivision;
Thence S. 89°54'00" W., 453.73 feet to the SE corner of the Replat of Lot 3, Tavares Homes Subdivision;
Thence N. 00°04'16" W., 586.07 feet to the NW corner of the Replat of Lot 3, Tavares Homes Subdivision;
Thence N. 89°57'00" E., 203.00 feet;
Thence N. 00°03'00" W., 330.00 feet;
Thence S. 89°58'58" E., 229.60 feet;
Thence S. 89°57'00" W., 200.00 feet;
Thence N. 87°28'00" W., 63.42 feet;
Thence N. 02°38'00" E., 120.00 feet;
Thence N. 27°21'19" W., 159.14 feet;
Thence N. 01°17'00" W., 122.04 feet;
Thence N. 89°57'00" E., 138.00 feet;
Thence N. 00°10'00" W., 199.50 feet;
Thence N. 89°54'30" E., 206.91 feet;
Thence N. 07°50'00" E., 142.44 feet;
Thence N. 00°08'49" W., 151.69 feet;
Thence N. 89°30'44" W., 47.62 feet;
Thence N. 00°09'00" W., 355.00 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 273.822 Acres more or less.

The Subdivision of the foregoing described lands is with free consent and in accordance with the desires of the above named owners and proprietors; the name of the Subdivision shall be known as "ZEPHYR ESTATES - PHASE 1".

FINAL PLAT OF ZEPHYR ESTATES - PHASE 1
LOTS 1, 2, 3 AND 4

PORTIONS OF THE W1/2, SW1/4 SW1/4 NE1/4
AND THE W1/2 W1/2 SE1/4 OF SECTION 25
T.33N., R.80W., 6TH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

LOT 1:

A part of the E 1/2 SW 1/4 and the W 1/2 SE 1/4 Section 25, T. 33 N., R. 80 W., 6th P.M., Natrona County, Wyoming and being more particularly described as follows:

Commencing at the Center 1/2 corner Section 25; thence N. 89°38'00" E., 183.89 feet to a point on the West line of a private road easement, a.k.a. Squaw Creek Road, Instrument Nos. 424500 and 504800; thence S. 01°03'00" W., 1093.56 feet along the West line said road easement, thence S. 12°58'00" W., 99.76 feet along the West line said road easement to the NE corner of said Lot 1; and the point of beginning; thence S. 25°42'30" W., 106.64 feet to an angle point; thence S. 34°19'29" W., 241.30 feet to an angle point; thence S. 36°38'11" W., 334.04 feet to the SE corner of said Lot 1 and the NE corner of the un-platted Tract of Daniel F. and Carol T. Sailer, Instrument No. 762444; thence N. 89°57'17" W., 350.24 feet along the North line of said Sublot Tract to the SW corner of said Lot 1; thence N. 00°00'00" E., 206.61 feet to the NW corner of said Lot 1; thence S. 80°57'00" E., 128.33 feet to the SW corner of the un-platted Edwin Hildebrand Tract, Instrument No. 297190, thence continuing S. 08°37'00" E., 300.00 feet along the South line of said Hildebrand Tract to the SE corner of said Hildebrand Tract and the point of beginning.

Said Lot 1 contains 3.305 Acres, more or less.

LOT 2:

A part of the E 1/2 W 1/2 and the W 1/2 SE 1/4 Section 25, T. 33 N., R. 80 W., 6th P.M., Natrona County, Wyoming and being more particularly described as follows:

Beginning at the SW corner of the Replat of Lot 3, Tavares Homes Subdivision and the NW corner of said Lot 2; thence N. 89°54'00" E., 453.73 feet to the SE corner of Lot 4, Tavares Homes Subdivision; thence S. 89°08'37" W., 147.32 feet along the West line of Squaw Creek Road to the SW corner thereof; thence S. 89°54'52" E., 26.12 feet to the Center 1/2 corner of Section 25; thence N. 89°52'12" E., 24.05 feet to the SE corner of Squaw Creek Road; thence N. 00°08'41" W., 97.37 feet along the East line of Squaw Creek Road to the SW corner of Lot 5, Tavares Homes Subdivision; thence N. 89°55'30" E., 150.28 feet to the SE corner of said Lot 5 and the NE corner of said Lot 2; thence S. 01°18'40" W., 39.97 feet along the West line of a private road easement a.k.a. Squaw Creek Road, Instrument Nos. 424500 and 504800 to a point thereon; thence continuing S. 01°18'40" W., 139.85 feet to the SE corner of said Lot 2; thence N. 88°52'00" W., 449.49 feet to the SW corner of said Lot 2; thence N. 00°09'00" W., 215.69 feet to the point of beginning.

Said Lot 2 contains 2.991 Acres, more or less.

LOT 3:

A part of the E 1/2 W 1/2 Section 25, T. 33 N., R. 80 W., 6th P.M., Natrona County, Wyoming and being more particularly described as follows:

Beginning at the NW corner of the Replat of Lot 3, Tavares Homes Subdivision and the SW corner of said Lot 3; thence N. 00°03'00" W., 602.58 feet to the NW corner of said Lot 3; thence N. 89°57'00" E., 453.56 feet to the NE corner of said Lot 3; thence S. 00°03'00" E., 14.01 feet along the West line of Natrona County Road 502 a.k.a. Squaw Creek Road to a point FROM WHICH the C1 1/16 corner of Section 25 bears N. 89°57'00" E., 26.00 feet; thence leaving the West line of Natrona County Road 502 and continuing S. 00°04'41" E., 238.87 feet along the West line of Squaw Creek Road to the SE corner of said Lot 3 and the NE corner of the un-platted E. Thier Tract, Instrument No. 646721; thence N. 89°58'58" W., 256.68 feet along the North line of said Thier Tract to the NE corner and a corner of said Lot 3; thence S. 00°03'00" E., 350.00 feet along the West line of said Thier Tract to the SW corner of said Lot 3 located on the North line of the Replat of said Lot 3, Tavares Homes Subdivision; thence S. 89°57'00" W., 203.00 feet along the North line of the Replat of Lot 3, Tavares Homes Subdivision to the point of beginning.

Said Lot 3 contains 4.262 Acres, more or less.

LOT 4:

A part of the E 1/2 NE 1/4 NW 1/4 Section 25, T. 33 N., R. 80 W., 6th P.M., Natrona County, Wyoming and being more particularly described as follows:

Commencing at the North 1/2 corner of Section 25; thence N. 89°43'10" W., 47.70 feet to the NE corner of said Lot 4 and the point of beginning; thence continuing along the North line of Section 25 N. 89°43'10" W., 315.56 feet to the NW corner of said Lot 4; thence S. 00°00'00" W., 849.99 feet to the SW corner of said Lot 4; and the NW corner of the un-platted Rickle R. and Rhonda R. Phillips Tract, Instrument No. 9325129; thence N. 89°57'00" E., 138.00 feet along the North line of said Phillips Tract to a corner of said Lot 4 and the SW corner of the un-platted Robert Children Tract, Instrument No. 413097; thence N. 00°10'00" W., 150.88 feet to the NW corner of said Robert Children Tract and a corner of said Lot 4; thence N. 89°54'58" E., 206.91 feet to NE corner of said Robert Children Tract and a corner of said Lot 4; thence N. 07°59'00" E., 142.24 feet along the West line of Natrona County Road 502 a.k.a. Squaw Creek Road to a point on the longitudinal centerline of Section 25, a corner of said Lot 4 and a corner of the un-platted Le Roy Dvornik Tract, Instrument No. 845906; thence N. 00°04'41" W., 151.69 feet along the West line of said Dvornik Tract, to a corner thereof and a corner of said Lot 4; thence N. 80°20'44" W., 47.62 feet to a corner of said Dvornik Tract and a corner of said Lot 4; thence N. 00°03'00" W., 352.00 feet along the West line of said Dvornik Tract to the NW corner thereof and the point of beginning.

Said Lot 4 contains 5.628 Acres, more or less.



STATEMENT OF SURVEYOR:

I, William G. Ladd do hereby certify that I am a registered professional engineer and land surveyor licensed under the laws of the State of Wyoming, and that this plat is a true, correct, and complete plat of ZEPHYR ESTATES, PHASE 1, including subdivisions, improvements and easements thereon, that each parcel meets the minimum survey of one acre and that the boundaries and dimensions shown thereon are true and correct and that the bearings and distances of the lots and dimensions are expressed in feet and decimals thereof and are otherwise as shown and recorded unless otherwise stated. All dimensions are expressed in feet and decimals thereof and are otherwise as shown and recorded unless otherwise stated. All bearings true and correct to the best of my knowledge and belief.

WILLIAM G. LADD
PROFESSIONAL ENGINEER & LAND SURVEYOR
WYOMING REGISTRATION NUMBER 519

STATE OF WYOMING

NATRONA COUNTY

The foregoing instrument was acknowledged before me this 11 day of December, A.D. 2013, by:

WILLIAM G. LADD AS OWNER OF LADD ENGINEERING CO.
as a free and voluntary act and deed. Witness my hand and official seal.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/6/15

APPROVALS:

APPROVED: BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING BY RESOLUTION PASSED THIS 20 DAY OF February, A.D. 2014

Renae Vitti
COUNTY CLERK

Bill McDermott
BOARD CHAIRMAN

APPROVED: CITY COUNCIL OF THE CITY OF CASPER OF NATRONA COUNTY, WYOMING BY RESOLUTION NO. 14-28 DULY PASSED, ADOPTED AND APPROVED ON THIS 18 DAY OF February, A.D. 2014

W.M. Donald
CITY CLERK

Janet Wilson
MAYOR

INSPECTED AND APPROVED ON THIS 12 DAY OF December, A.D. 2013

Janet Wilson
COUNTY PLANNER

INSPECTED AND APPROVED ON THIS 10 DAY OF December, A.D. 2013

William G. Ladd
COUNTY SURVEYOR

INSPECTED AND APPROVED ON THIS 18 DAY OF Dec, A.D. 2013

Ann E. Daniel MD
COUNTY HEALTH DEPARTMENT

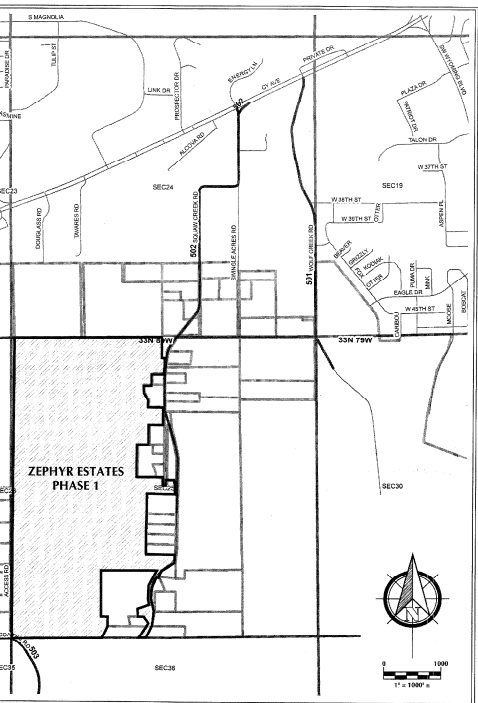
FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING

This plat was filed for record in the Office of the Clerk and Recorder of Natrona County, Wyoming, on this 20th day of Feb., A.D. 2014, and is duly recorded in Book _____ Page No. _____

Renae Vitti
COUNTY CLERK

DEVELOPER
ZEPHYR ESTATES, L.L.C.
I.C. BRADLEY
MANAGING SHAREHOLDER
330 SOUTH CENTER, SUITE 419
CASPER, WYOMING 82601

ENGINEER AND SURVEYOR
LADD ENGINEERING CO.
WILLIAM G. LADD, PE & LS 519
1811 BRIGATON STREET
CASPER, WYOMING 82609



FINAL PLAT OF ZEPHYR ESTATES - PHASE 1

LOTS 1, 2, 3 AND 4

PORTIONS OF THE W1/2, SW1/4 SW1/4 NE1/4
AND THE W1/2 W1/2 SE1/4 OF SECTION 25
T.33N., R.80W., 6TH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

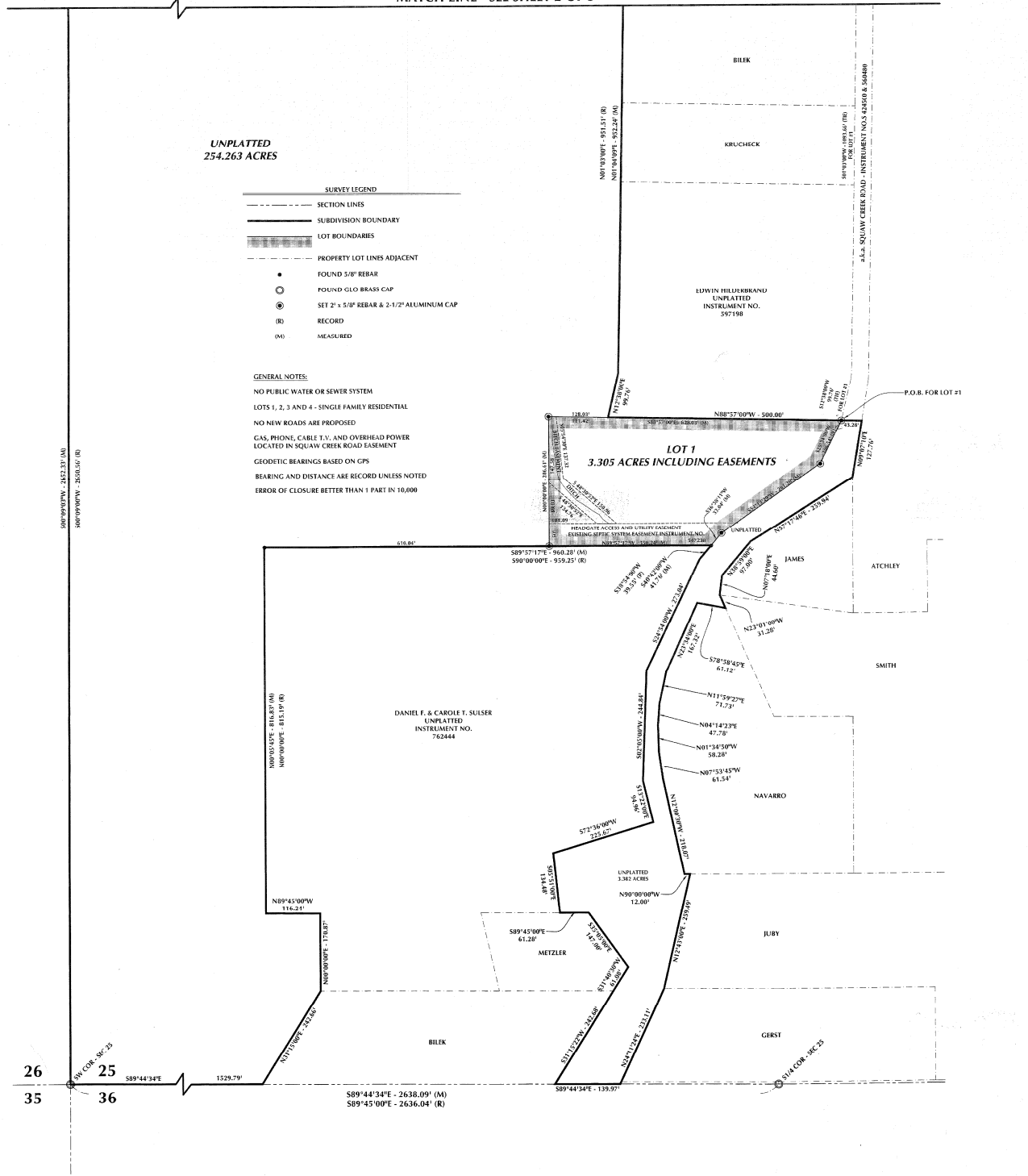
MATCH LINE - SEE SHEET 2 OF 3

UNPLATTED
254.263 ACRES

SURVEY LEGEND	
	SECTION LINES
	SUBDIVISION BOUNDARY
	LOT BOUNDARIES
	PROPERTY LOT LINES ADJACENT
	FOUND 3/8" REBAR
	FOUND GLO BRASS CAP
	SET 2" x 5/8" REBAR & 2-1/2" ALUMINUM CAP
	RECORD
	MEASURED

GENERAL NOTES:

- NO PUBLIC WATER OR SEWER SYSTEM
- LOTS 1, 2, 3 AND 4 - SINGLE FAMILY RESIDENTIAL
- NO NEW ROADS ARE PROPOSED
- GAS, PHONE, CABLE T.V. AND OVERHEAD POWER LOCATED IN SQUAW CREEK ROAD EASEMENT
- GEODETIC BEARINGS BASED ON GPS
- BEARING AND DISTANCE ARE RECORD UNLESS NOTED
- ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000



26
35

