

REC'D COUNTY CLERK, WY
MARY ANN COLLINS
RECORDED SL

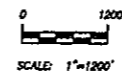
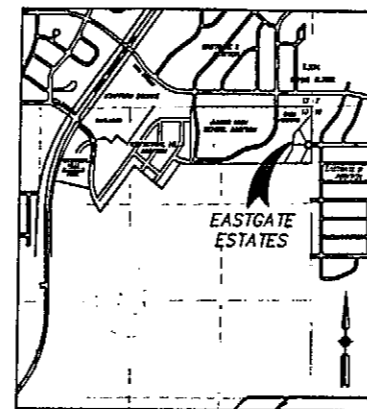
PLAT OF

Instrument 4591752
Recorded 2-20-97

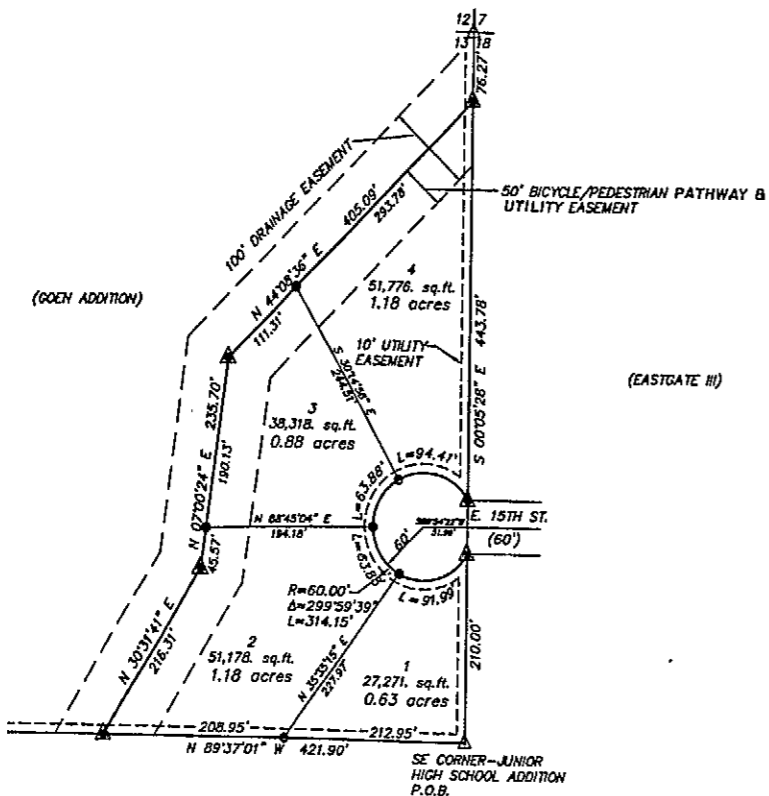
EASTGATE ESTATES

A REPLAT OF A PORTION OF JUNIOR HIGH SCHOOL ADDITION

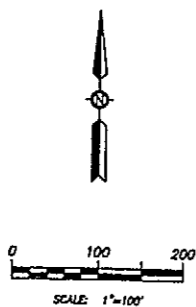
A SUBDIVISION IN THE NE1/4 OF THE NE1/4, SECTION 13
T.33N., R.78W., 6th P.M.
CITY OF CASPER
NATRONA COUNTY WYOMING



VICINITY MAP



(UNPLATTED)



LEGEND

- ▲ FOUND BRASS CAP
- ▲ SET BRASS CAP; PLS 5529
- SET 5/8" REBAR AND ALUM. CAP; PLS 5529

APPROVALS

APPROVED BY THE COMMUNITY PLANNING COMMISSION OF CASPER, WYOMING
THIS 22ND DAY OF October, 1996.

ATTEST: *Carol R. Haugh*
SECRETARY

William R. Eades
CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 22-96 DULY PASSED, ADOPTED
AND APPROVED THIS 17TH DAY OF December, 1996.

ATTEST: *Calvin J. Clewley*
CITY CLERK

William R. Eades
MAYOR

INSPECTED AND APPROVED THIS 24TH DAY OF January, 1997

Hal H. Hutchinson
CITY ENGINEER

INSPECTED AND APPROVED THIS 18TH DAY OF February, 1997

Cliff J. Jones
COUNTY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 20TH
DAY OF February, 1997.

BOOK _____ PAGE _____



Mary Ann Collins
COUNTY CLERK

NOTES

1. ERROR OF CLOSURE IS 1:224,691.
2. SUBDIVISION IS TO BE ZONED R-2.
3. BASIS OF BEARINGS IS 000°52'28" W ON THE EAST LINE OF THE "JUNIOR HIGH SCHOOL ADDITION", RECORDED JANUARY 13, 1984 AS INSTRUMENT NO. 364414.

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA } SS

THE UNDERSIGNED, EADES INC, DOES HEREBY CERTIFY THAT HE IS THE OWNER AND PROPRIETOR
OF THE FOLLOWING DESCRIBED PARCEL OF LAND LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION
13, T.33N., R.78W., 6th P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE SOUTHEAST CORNER OF THE "JUNIOR
HIGH SCHOOL ADDITION", BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION:

THENCE N89°37'01"W ALONG THE SOUTH LINE OF SAID "JUNIOR HIGH SCHOOL ADDITION", 421.90
FEET TO A BRASS CAP SET THIS SURVEY ON THE CENTERLINE OF A 100 FOOT WIDE
DRAINAGE EASEMENT;

THENCE N32°31'41"E ALONG THE CENTERLINE OF SAID DRAINAGE EASEMENT, 216.31 FEET TO A
BRASS CAP SET THIS SURVEY AT AN ANGLE POINT;

THENCE N07°02'24"E CONTINUING ALONG SAID CENTERLINE, 235.70 FEET TO A BRASS CAP SET
THIS SURVEY AT AN ANGLE POINT;

THENCE N44°00'36"E CONTINUING ALONG SAID CENTERLINE, 405.00 FEET TO A BRASS CAP SET
THIS SURVEY ON THE EASTERLY LINE OF THE "JUNIOR HIGH SCHOOL ADDITION";

THENCE S00°05'28"E ALONG THE EAST LINE OF SAID "JUNIOR HIGH SCHOOL ADDITION", 443.78 FEET
TO A BRASS CAP SET THIS SURVEY ON THE NORTH RIGHT-OF-WAY LINE OF EAST 15TH STREET;

THENCE WESTERLY, ALONG THE 15TH STREET RIGHT-OF-WAY LINE AND THE ARC OF A TRIG. CURVE
TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND THROUGH A CENTRAL ANGLE OF 299°58'39", 314.15
FEET TO A BRASS CAP SET THIS SURVEY ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 15TH STREET;

THENCE S00°05'28"E ALONG THE EAST LINE OF SAID "JUNIOR HIGH SCHOOL ADDITION", 210.00 FEET
THE POINT OF BEGINNING.

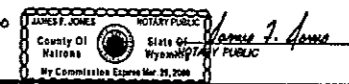
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 3.87 ACRES, AND IS SUBJECT TO ANY
RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE
BEEN LEGALLY ACQUIRED.

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 OWNER AND PROPRIETOR. THE NAME OF THE
SUBDIVISION SHALL BE "EASTGATE ESTATES" AND THE OWNER HEREBY GRANTS 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.

William R. Eades
EADES INC, WILLIAM "ROCKY" EADES, PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM "ROCKY" EADES THIS 13TH
DAY OF January, 1997.

WITNESS MY HAND AND OFFICIAL SEAL,
MY COMMISSION EXPIRES 3-22-2000



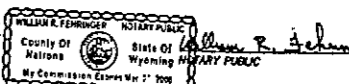
CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA } SS

I, JAMES F. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5529, DO HEREBY
CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME
IN SEPTEMBER, 1996 AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY
AND ACCURATELY REPRESENTS SAID SURVEY.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES F. JONES THIS 13TH
DAY OF January, 1997.

WITNESS MY HAND AND OFFICIAL SEAL,
MY COMMISSION EXPIRES 3-22-2000



EASTGATE ESTATES

PLAT PREPARED BY,
CIVIL ENGINEERING PROFESSIONALS, INC.
355 NORTH LINCOLN STREET
CASPER, WYOMING 82601
JANUARY, 1997