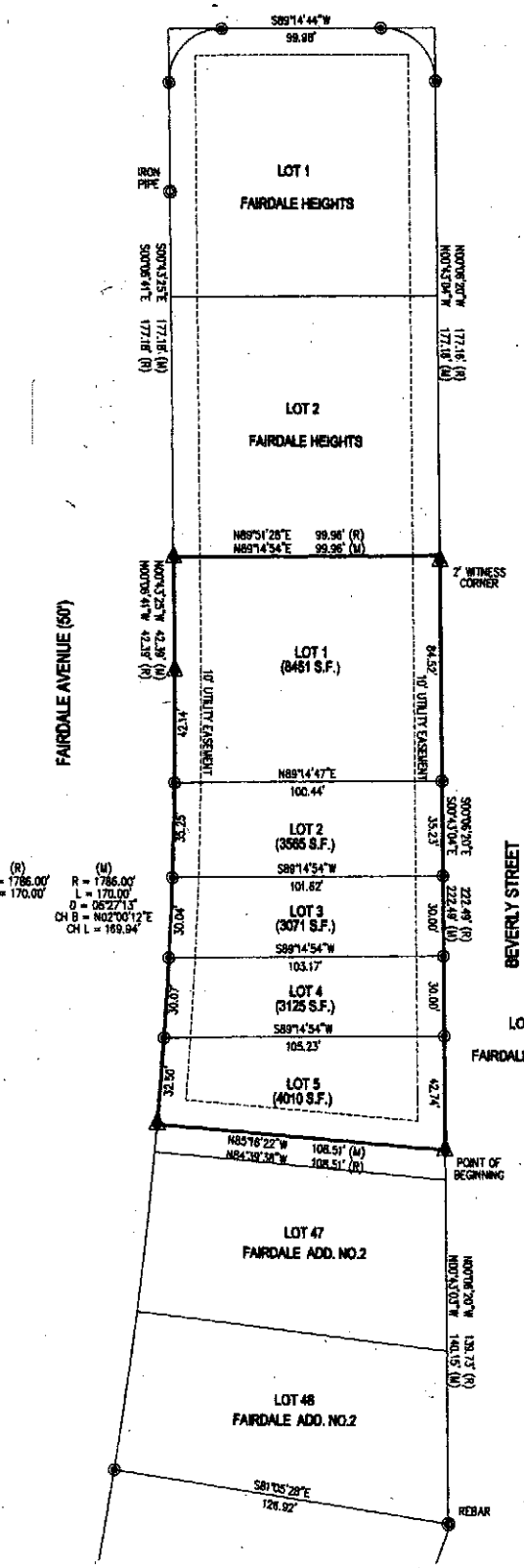
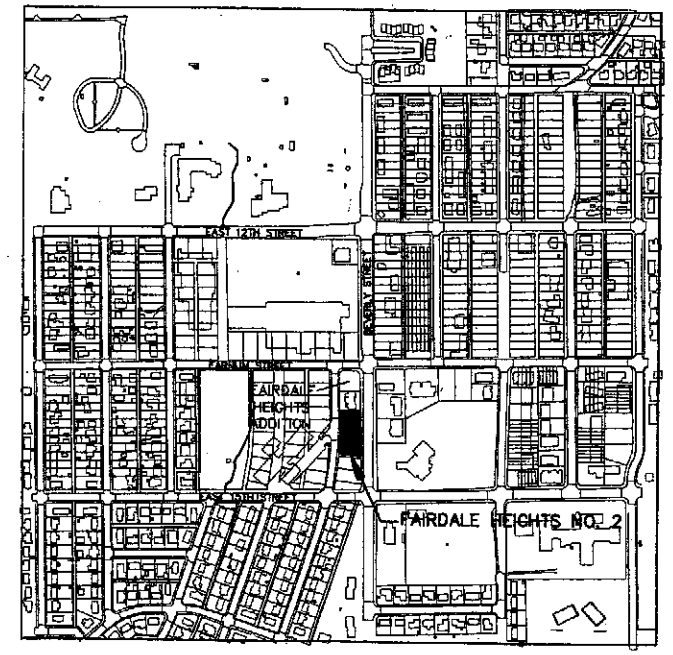
NATRONA COUNTY CLERK, WY
Renea Vitto - Recorded: JP
Jan/28, 2011 02:14:46 PM
Pages: 1 Fee: $50.00
CITY OF CASPER
903114





LOCATION & VICINITY MAP
NO SCALE

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS 5th DAY OF January, 2009/10
ATTEST: April Pritchard — Erik Froblad
SECRETARY — CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 5-10, DULY PASSED, ADOPTED AND APPROVED THIS 16th, DAY OF March, 2010.
ATTEST: Mary McDonald — Bob Brown
CITY CLERK — MAYOR

INSPECTED AND APPROVED THIS 22nd DAY OF June, 2010.
CITY ENGINEER

INSPECTED AND APPROVED THIS 22nd DAY OF June, 2010.
CITY SURVEYOR

INSPECTED AND APPROVED THIS ____ DAY OF ____, 2010.
COUNTY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 28th DAY OF January, 2011.
INSTRUMENT NO. 903114
Renea Vitto
COUNTY CLERK

My term of office expires January 5, 2015

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:173,287.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT THE SOUTHEAST CORNER OF LOT 48 IS 00°42'14.285", AND THE COMBINATION SCALE FACTOR IS 0.999773.

0 30' 60'
SCALE: 1" = 30'

LEGEND
- ▲ SET BRASS CAP
- ○ FOUND MONUMENT AS NOTED
- ● SET ALUMINUM CAP

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }

THE UNDERSIGNED, DENNIS R. LANGDON, STEVEN L. DACUS AND PARKER OUTDOOR SERVICE ENTERPRISES, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOREGOING LANDS AND SUBDIVISION LOCATED IN AND BEING ALL OF LOTS 3 AND 4, OF FAIRDALE HEIGHTS ADDITION TO THE CITY OF CASPER, WYOMING, BEING A SUBDIVISION OF PORTIONS OF THE SE¼SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 48, FAIRDALE ADDITION NO. 2, MONUMENTED BY A REBAR;

THENCE N00°43'03"W, ALONG THE EAST LINE OF LOTS 48, 47 AND 46 OF FAIRDALE ADDITION NO. 2, A DISTANCE OF 140.15 FEET TO THE SOUTHEAST CORNER OF FAIRDALE HEIGHTS, BEING THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL BEING DESCRIBED, MONUMENTED BY A BRASS CAP;

THENCE N85°16'22"W, ALONG THE SOUTH LINE OF SAID FAIRDALE HEIGHTS, A DISTANCE OF 108.51 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND FAIRDALE HEIGHTS, LOCATED ON THE EAST LINE OF FAIRDALE AVENUE, MONUMENTED BY A BRASS CAP;

THENCE IN A NORTHEAST DIRECTION ALONG THE WEST LINE OF FAIRDALE HEIGHTS AND THE EAST LINE OF FAIRDALE AVENUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1786.00 FEET, THROUGH A CENTRAL ANGLE OF 05°27'13", A DISTANCE OF 170.00 FEET, HAVING A CHORD BEARING OF N02°00'12"E, A DISTANCE OF 169.94 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N00°43'25"W, ALONG THE WEST LINE OF FAIRDALE HEIGHTS AND THE EAST LINE OF FAIRDALE AVENUE, A DISTANCE OF 42.39 FEET TO THE NORTHWEST CORNER OF LOT 3, FAIRDALE HEIGHTS, ALSO BEING THE NORTHWEST CORNER OF THE PARCEL BEING DESCRIBED, MONUMENTED BY A BRASS CAP;

THENCE N89°14'54"E, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 99.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE PARCEL BEING DESCRIBED LOCATED ON THE WEST LINE OF BEVERLY STREET, MONUMENTED BY A BRASS CAP;

THENCE S00°43'04"E, ALONG THE EAST LINE OF FAIRDALE HEIGHTS AND THE WEST LINE OF BEVERLY STREET, A DISTANCE OF 224.49 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.510 ACRES, (22,216.55 s.f.) MORE OR LESS, 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 "FAIRDALE HEIGHTS NO. 2 ADDITION" 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. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

Dennis Langdon
DENNIS R. LANGDON - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DENNIS R. LANGDON, OWNER, THIS 21 DAY OF June, 2010.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES Sep 21, 2010
Rhonda L. Mundorf
NOTARY PUBLIC

Steven L. Dacus
STEVEN L. DACUS - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVEN L. DACUS, OWNER, THIS 21 DAY OF June, 2010.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES Sep 21, 2010
Rhonda L. Mundorf
NOTARY PUBLIC

Bruce B. Parker
BRUCE B. PARKER - PARTNER

Elizabeth D. Parker
ELIZABETH D. PARKER - PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRUCE B. PARKER, PARTNER & ELIZABETH D. PARKER, MANAGER, THIS 21 DAY OF June, 2010.
of Parker Outdoor Service Enterprise LLC
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES Sep 21, 2010
Rhonda L. Mundorf
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF NATRONA }

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN NOVEMBER, 2009, 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 AND COURSES REFERRED TO THE TRUE MERIDIAN. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 9th DAY OF APRIL, 2010.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 4-9-10
Dee Hardy
NOTARY PUBLIC

Professional Land Surveyor William R. Fehringer 5528 Wyoming
Date 4-9-10

VACATION AND REPLAT OF LOTS 3 AND 4 FAIRDALE HEIGHTS TO THE CITY OF CASPER, WYOMING AS FAIRDALE HEIGHTS NO. 2 ADDITION

AN ADDITION TO THE CITY OF CASPER, WYOMING
A SUBDIVISION OF A PORTION OF
THE SE¼SE¼, SECTION 10
T.33N., R.79W., 6TH P.M.
NATRONA COUNTY WYOMING

W.O. 09-235

C·E·P·I
Civil Engineering Professionals, Inc.
6080 Enterprise Drive • Casper, Wyoming 82609
(307) 266-0266 • (307) 266-0100 fax