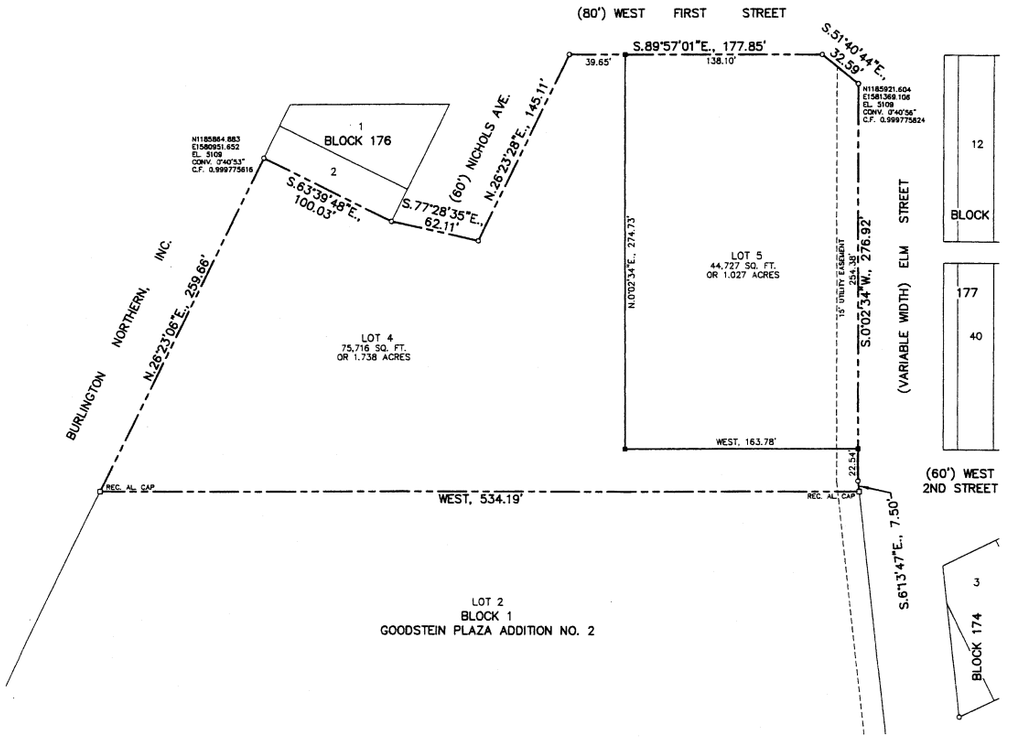
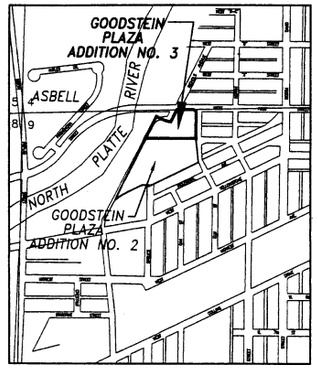
888395
NATRONA COUNTY CLERK, WY
Renea Vitto
Recorded: 58
May 11, 2010 11:14:38 AM
Pages: 1
Fee: $58.00
CITY OF CASPER

A MINOR BOUNDARY ADJUSTMENT PLAT OF "GOODSTEIN PLAZA ADDITION NO. 3" TO THE CITY OF CASPER, WYOMING

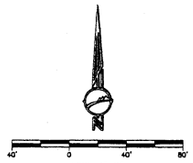
A VACATION & REPLAT OF LOT 1, BLOCK 1, GOODSTEIN PLAZA ADDITION NO. 2 TO THE CITY OF CASPER, WYOMING
A SUBDIVISION OF PORTIONS OF THE NW1/4NW1/4 & NE1/4NW1/4, SECTION 9 TOWNSHIP 33 NORTH, RANGE 79 WEST SIXTH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING

SCALE: 1"=40'





LOCATION & VICINITY MAP
SCALE: 1"=600'



SCALE: 1"=40'

PLAT CLOSURE RATIO: 1:98,516

DATUM:
GROUND DISTANCE – U.S. FOOT
BASIS OF BEARING – GEODETIC BASED ON GPS COORDINATES REFER TO CITY OF CASPER GIS DATUM, WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83/86 AND ELEVATIONS REFER TO NGVD29. ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED AS BENCHMARKS.

LEGEND

- ○ RECOVERED BRASS CAP CORNER
- □ RECOVERED CORNER (AS NOTED)
- ■ SET 5/8" REBAR W/ALUMINUM CAP
- ——— SUBDIVISION BOUNDARY
- - - - - - EASEMENT
- N.64°32'30"E., 469.86' MEASURED BEARING & DISTANCE

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA) ss

I, Steve M. Castle, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the months of September, 2009 and March, 2010 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented as of the date of this map. 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.

Professional Land Surveyor STEVE M. CASTLE 6010 WYOMING

Wyoming Registration No. 6010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this 23RD day of APRIL, 2010.

My commission expires: 1/6/2011

NOTARY PUBLIC KENNETH R. MOORE COUNTY OF NATRONA STATE OF WYOMING

Kenneth R. Moore
Notary Public

CERTIFICATE OF DEDICATION

Casper Redevelopment Company LLC. hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Lot 1, Block 1, Goodstein Plaza Addition No. 2 to the City of Casper, Wyoming, a subdivision of portions of the NW1/4NW1/4 and NE1/4NW1/4, Section 9, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the southeasterly corner of the Parcel being described and also the northeasterly corner of Lot 2, Block 1, Goodstein Plaza Addition No. 2 to the City of Casper, Wyoming and a point in the westerly line of Elm Street; thence from said Point of Beginning and along the southerly line of said Parcel and the northerly line of said Lot 2, Block 1, Goodstein Plaza Addition No. 2, due West, 534.19 feet to the southwesterly corner of said Parcel and the northwesterly corner of said Lot 2, Block 1, Goodstein Plaza Addition No. 2 and a point in the easterly line of Burlington Northern Inc.; thence along the westerly line of said Parcel and the easterly line of said Burlington Northern Inc., N.26°23'06"E., 259.66 feet to the northwesterly corner of said Parcel and the southwesterly corner of Lot 2, Block 176, City of Casper; thence along the northerly line of said Parcel and the southerly line of said Lot 2, Block 176, City of Casper, S.63°39'48"E., 100.03 feet to a point and southeasterly corner of said Lot 2, Block 176, City of Casper; Thence along the northerly line of said Parcel and the southerly line of Nichols Avenue, S.77°28'35"E., 62.11 feet to a point and southeasterly corner of said Nichols Avenue; thence along the westerly line of said Parcel and the easterly line of said Nichols Avenue, N.26°23'28"E., 145.11 feet to a point in and intersection with the southerly line of West First Street; thence along the northerly line of said Parcel and the southerly line of said West First Street, S.89°57'01"E., 177.85 feet to the northeasterly corner of said Parcel; thence along the northeasterly line of said Parcel, S.51°40'44"E., 32.59 feet to a point in the westerly line of said Elm Street; thence along the easterly line of said Parcel and the westerly line of said Elm Street, S.0°02'34"W., 276.92 feet to a point; thence S.6°13'47"E., 7.50 feet to the Point of Beginning and containing 2.765 acres, more or less.

The subdivision of the foregoing described lands is with the free consent and in accordance with the desires of the above named owners and proprietors. All streets as shown hereon are hereby or were previously dedicated to the use of the public and easements as shown hereon are hereby reserved for the purposes of construction, operation and maintenance of access, utility lines, conduits and ditches and drainage as required for the proper development of said subdivision.

Casper Redevelopment Company, LLC
P.O. Box 2671
Casper, WY 82602

KEITH P. TYLER, MANAGING MEMBER

ACKNOWLEDGMENT

State of Wyoming)
County of Natrona) ss

The foregoing instrument was acknowledged before me by Keith P. Tyler, Managing Member of Casper Redevelopment Company, LLC on this 27th day of April, 2010.

Witness my hand and official seal.

My commission expires: 10/28/2011

Vickee L Kincaid
Notary Public

NOTARY PUBLIC VICKEE L. KINCAID COUNTY OF NATRONA STATE OF WYOMING

APPROVALS

INSPECTED AND APPROVED on the 11th day of May, 2010.

Community Development Director

INSPECTED AND APPROVED on the 11th day of May, 2010.

City Engineer

INSPECTED AND APPROVED on the 11th day of MAY, 2010.

City Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 11th day of May, 2010.

Renea Vitto
Notary-Public County Clerk

My term of office expires January 6, 2011

STATE OF WYOMING COUNTY OF NATRONA

WLC
ENGINEERING · SURVEYING · PLANNING
200 RONGHORN, CASPER, WY. 82601
W.O. NO.: 12481 DATE: 3-10-10 FILE NAME: LOT 1 MBA PLAT