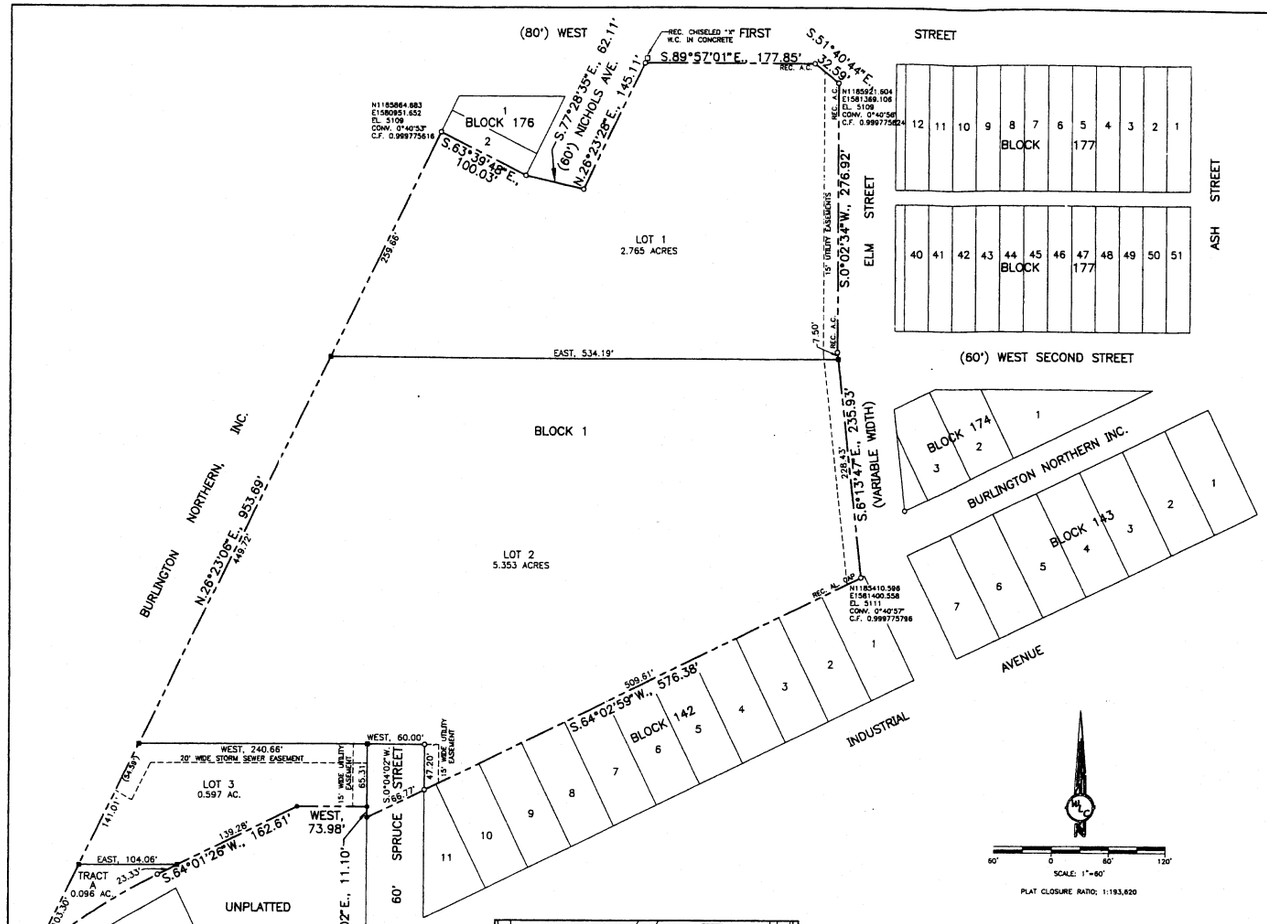
NATRONA COUNTY CLERK, WY
Renea Vitto
Recorded
Oct 21, 2009 09:51:49 AM
Pages: 1 Fee: 950.00
CITY OF CASPER

877461

PLAT OF
"GOODSTEIN PLAZA ADDITION NO. 2"
TO THE CITY OF CASPER, WYOMING
A REPLAT AND SUBDIVISION OF
GOODSTEIN PLAZA ADDITION
TO THE CITY OF CASPER, WYOMING
AND 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"=60'



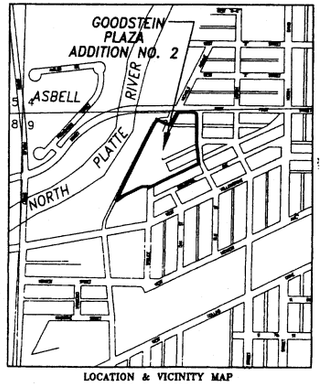
PLAT CLOSURE RATIO: 1:193,820

LEGEND

- o RECOVERED BRASS CAP
- • SET BRASS CAP
- ■ SET 5/8" REBAR W/ALUMINUM CAP
- BOUNDARY
- N.64°32'30"E., 469.86' MEASURED

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. ELEVATIONS REFER TO NGVD 29 AND ELEVATIONS
ARE NOT INTENDED FOR THE USE AS BENCHMARKS.

WLC
ENGINEERING · SURVEYING · PLANNING
200 FRONGHORN, CASPER, WY. 82601
W.O. NO.: 2481 DATE: 9-28-09 FILE NAME: GOODSTEIN PLAZA REPLAT



LOCATION & VICINITY MAP
SCALE: 1"=600'

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 25th day of August 2009 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

April D. Waterbury
Secretary

Erik Tadell
Commission Chairman

APPROVED: City Council of the City of Casper, Wyoming by Resolution No. 09-319 duly passed, adopted and approved on the 15th day of September 2009.

Attest: Fleur M. Donnell
City Clerk

Kenyne Dalgarn
Mayor

INSPECTED AND APPROVED on the 8th day of OCTOBER 2009.

Duane D. Dewey
City Engineer

INSPECTED AND APPROVED on the 8th day of OCTOBER 2009.

Steve M. Strange
City Surveyor

INSPECTED AND APPROVED on the 19th day of October 2009.

William F. Lamp
County Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 21st day of OCTOBER 2009.

Renea Vitto
County Clerk

My term of office expires January 6, 2011

CERTIFICATE OF DEDICATION

Casper Redevelopment Company, LLC and JBC Investments, LLC hereby certify that they are the owners and proprietors of the foregoing replat of Goodstein Plaza Addition to the City of Casper, Wyoming, and 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 northwesterly corner of the Parcel being described and also the southwesterly corner of Lot 2, Block 176, City of Casper, Wyoming; thence from said Point of Beginning and 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 and a point in the westerly line of Nichols Avenue; thence continuing along the northerly line of said Parcel and the southerly line o' said Nichols Avenue, S.77°28'35"E., 62.11 feet to a point in and intersection with the easterly line 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 a point; thence S.51°40'44"E., 32.59 feet to a point in and intersection with the westerly line of 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., 235.93 feet to the southeasterly corner of said Parcel and a point in and intersection with the northerly line of Lot 1, Block 142, City of Casper; thence along the southerly line of said Parcel and the northerly line of said Block 142, City of Casper, S.64°02'59"W., 576.38 feet to a point in and intersection with the westerly line of Spruce Street, City of Casper; thence along the westerly line of said Parcel and the northerly extension of the westerly line of said Spruce Street, N.0°04'02"E., 11.10 feet to a point; thence along the southerly line of said Parcel, due West, 73.98 feet to a point; thence continuing along the southerly line of said Parcel, S.64°01'26"W., 162.61 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 673.00 feet and through a central angle of 13°03'20", southwesterly, 153.35 feet and the chord of which bears S.57°27'12"W., 153.02 feet to the southwesterly corner of said Parcel and a point in and intersection with the easterly line of the Burlington Northern Inc. Tract; thence along the westerly line of said Parcel and the easterly line of said Burlington Northern Inc. Tract, N.26°23'06"E., 953.69 feet to the Point of Beginning and containing 8.896 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. The name of said subdivision and replat shall be known as "GOODSTEIN PLAZA ADDITION NO. 2", to the City of Casper, Wyoming. All streets as shown hereon are hereby or were previously dedicated to the use of the public.

Casper Redevelopment Company, LLC
P.O. Box 2871
Casper, WY 82601

Keith P. Tyler, Managing Member

JBC INVESTMENTS, LLC
328 W. Yellowstone
Casper, WY 82601

Ronald Jon Campbell, Member

Barbara Campbell, Member

ACKNOWLEDGMENTS

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 7th day of OCTOBER 2009.

Witness my hand and official seal.

My commission expires:

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

Vickie L. Kincaid
Notary Public

State of Wyoming)
County of Natrona) ss

The foregoing instrument was acknowledged before me by Ronald Jon Campbell and Barbara Campbell, Members of JBC Investments, LLC on this 14th day of OCTOBER 2009.

Witness my hand and official seal.

My commission expires: [illegible]

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

Vickie L. Kincaid
Notary Public

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 period of September, 2006 through September, 2009 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps 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.

Wyoming Registration No 6010 L.S.

International Land Surveyor
STEVE M. CASTLE
6010
WYOMING

Subscribed in my presence and sworn to before me by Steve M. Castle this 25th day of SEPTEMBER 2009.

My commission expires: JUNE 22, 2013

NOTARY PUBLIC
KENNETH R. MOORE
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Jun 22, 2013

Kenneth R. Moore
Notary Public