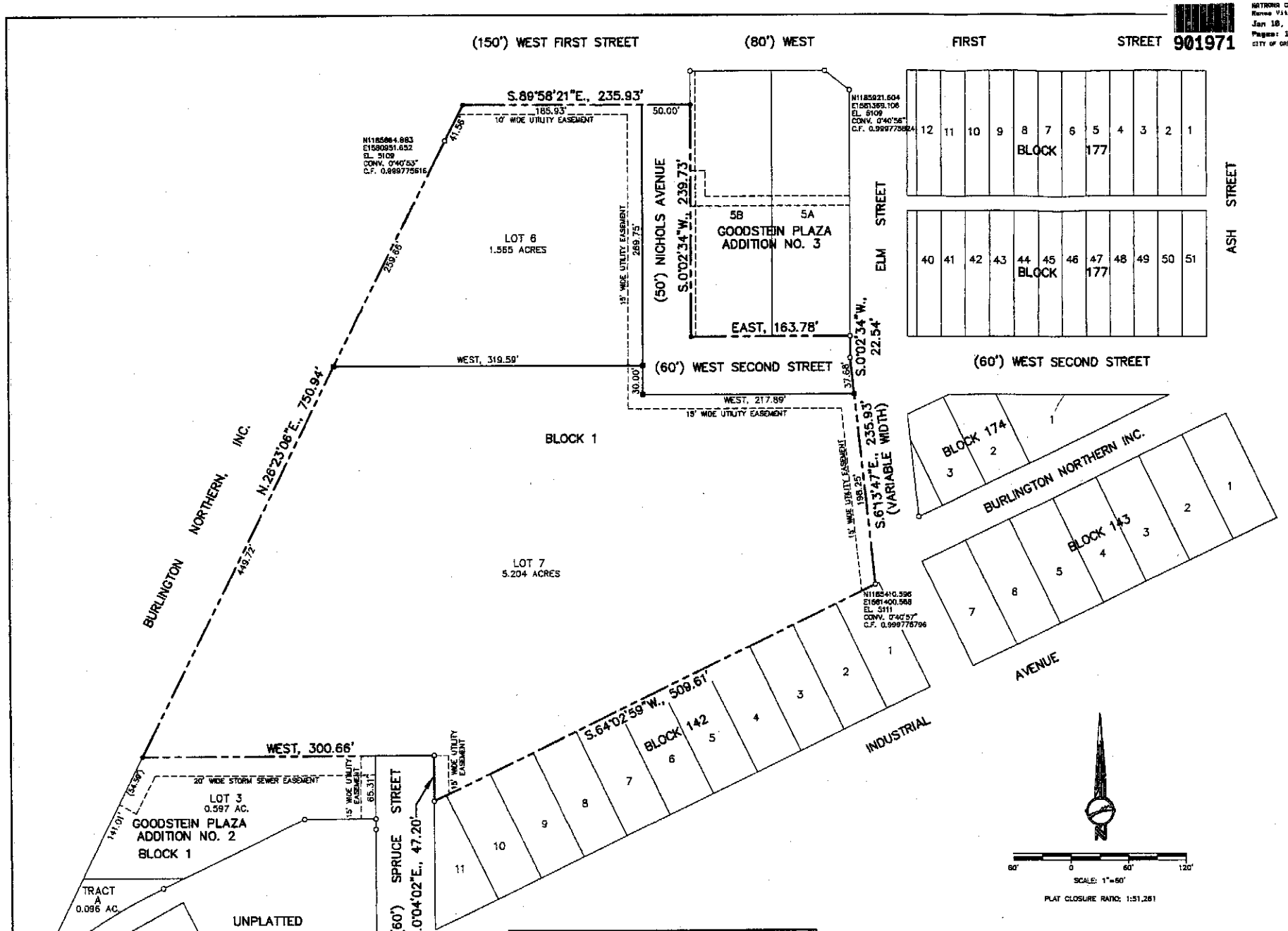
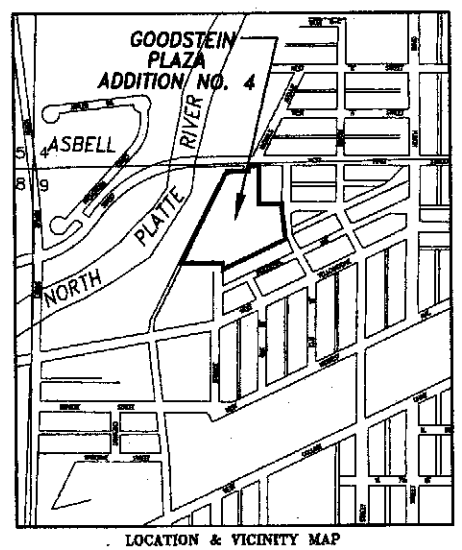
NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: IF
Jan 10, 2011 03:49:02 PM
Pages: 1 Fee: $50.00
CITY OF CASPER

901971

PLAT OF
"GOODSTEIN PLAZA ADDITION NO. 4"
TO THE CITY OF CASPER, WYOMING
A VACATION AND REPLAT OF
LOT 2, BLOCK 1, GOODSTEIN PLAZA ADDITION NO. 2
TO THE CITY OF CASPER, WYOMING AND
LOT 4, BLOCK 1, GOODSTEIN PLAZA ADDITION NO. 3
TO THE CITY OF CASPER, WYOMING AND
LOTS 1 AND 2, BLOCK 176, CITY OF CASPER
AND A VACATED PORTION OF NICHOLS AVENUE
CITY OF CASPER, WYOMING
BEING SUBDIVISIONS 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"=60'





LOCATION & VICINITY MAP
SCALE: 1"=600'

LEGEND

- o RECOVERED BRASS CAP
- ● SET BRASS CAP
- ■ SET 5/8" REBAR W/ALUMINUM CAP
- BOUNDARY
- EASEMENT
- 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 RONGHORN, CASPER, WY. 82601
W.O. NO.: 12481 DATE: 9-9-10 FILE NAME: GOODSTEIN PLAZA 4

CERTIFICATE OF DEDICATION

Casper Redevelopment Company, LLC and Natrona County Public Library Foundation hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Lot 2, Block 1, Goodstein Plaza Addition No. 2 and Lot 4, Block 1, Goodstein Plaza Addition No. 3 and Lots 1 and 2, Block 176, and a vacated portion of Nichols Avenue, City of Casper, Wyoming, and being subdivisions 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 southwesterly corner of the Parcel being described and also the northwesterly corner of Lot 3, Block 1, Goodstein Plaza Addition No. 2 to the City of Casper, Wyoming and a point in the easterly line of the Burlington Northern Inc. Tract; thence from said Point of Beginning and along the westerly line of said Parcel and the easterly line of said Burlington Northern Inc. Tract, N.26°23'06"E., 750.94 feet to the northwesterly corner of said Parcel and 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°58'21"E., 235.93 feet to a point in and intersection with the easterly line of Nichols Avenue and westerly line of Lot 5B, Goodstein Plaza Addition No. 3; thence along the easterly line of said Parcel and the westerly line of said Lot 5B, S.0°02'34"W., 239.73 feet to the southwesterly corner of said Lot 5B; thence along the northerly line of said Parcel and the southerly line of said Lot 5B and Lot 5A, Goodstein Plaza Addition No. 3, due East, 163.78 feet to the southeasterly corner of said Lot 5A and 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., 22.54 feet to a point; thence S.61°34'47"E., 235.93 feet to the southeasterly corner of said Parcel and a point in and intersection with the northwesterly line of Lot 1, Block 142, City of Casper, Wyoming; thence along the southeasterly line of said Parcel and the northwesterly line of said Block 142, City of Casper, S.64°02'59"W., 509.61 feet to a point in and intersection with the easterly line of Spruce Street; thence along the westerly line of said Parcel and the easterly line of said Spruce Street, N.0°04'02"E., 47.20 feet to the northeasterly corner of said Spruce Street; thence along the southerly line of said Parcel and the northerly line of said Spruce Street and said Lot 3, Block 1, Goodstein Plaza Addition No. 2, due West, 300.66 feet to the Point of Beginning and containing 7.341 acres, more or less.

The vacation and replat 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 vacation and replat shall be known as "GOODSTEIN PLAZA ADDITION NO. 4", to the City of Casper, Wyoming. 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 purposes of construction, operation and maintenance of underground utilities.

Casper Redevelopment Company, LLC
P.O. Box 2571
Casper, WY 82601

Keith P. Tyler, Managing Member

Natrona County Public Library Foundation
307 E. Second Street
Casper, WY 82601

John Masterson, President

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 22nd day of November, 2010.

Witness my hand and official seal.

My commission expires: June 20, 2013

Notary Public

State of Wyoming)
County of Natrona) ss

The foregoing instrument was acknowledged before me by John Masterson, President of the Natrona County Public Library Foundation on this 22nd day of November, 2010.

Witness my hand and official seal.

My commission expires: June 20, 2013

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 months of May and June, 2010 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.

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 3rd day of November, 2010.

My commission expires: June 20, 2013

Notary Public

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 10th day of January, 2011.

My term of office expires January 5, 2015

County Clerk

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 23rd day of June, 2010 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Commission Chairman

APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. 3990 duly passed, adopted and approved on the 6th day of January, 2010.

City Clerk

Mayor

INSPECTED AND APPROVED on the 24th day of November, 2010.

City Engineer

INSPECTED AND APPROVED on the 29th day of November, 2010.

City Surveyor