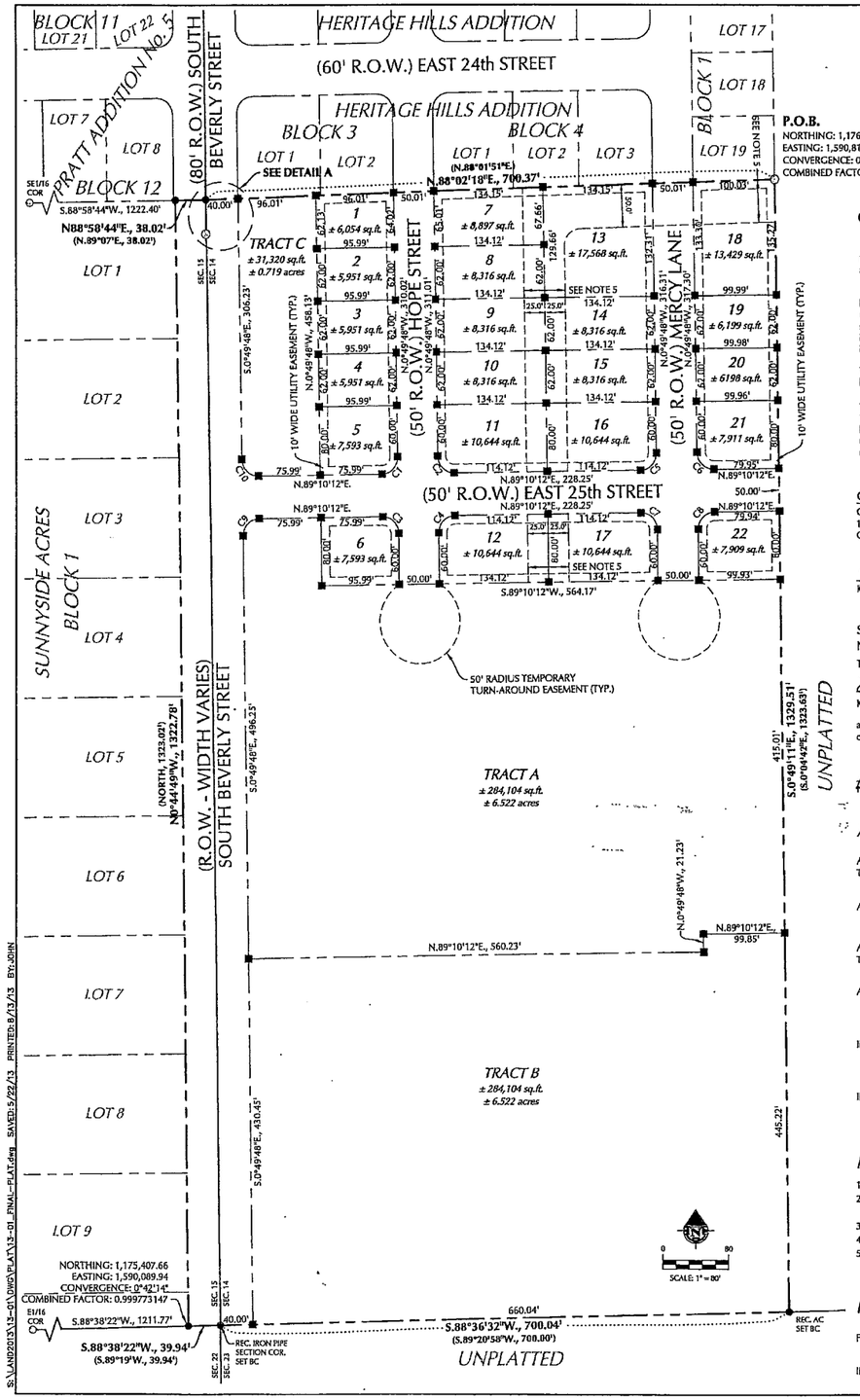


FINAL PLAT OF

"HERITAGE HILLS ADDITION No. 2"

TO THE CITY OF CASPER, WYOMING

LOCATED IN AND BEING A PORTION OF THE W1/2SW1/4, SECTION 14, AND THE E1/2SE1/4, SECTION 15, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

SCALE: 1"=80'

NATRONA COUNTY CLERK, WY
Renea Vitto
Recorded: JF
959432
Sep 25, 2013 02:25:42 PM
Pages: 1
Fee: $75.00
CITY OF CASPER

CERTIFICATE OF DEDICATION

Gaddis Custom Building, LLC hereby certifies that they are the owner and proprietor of the foregoing Parcel located in and being a portion of the W1/2SW1/4, Section 14, and the E1/2SE1/4, Section 15, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at the southeasterly corner of Lot 19, Block 1, Heritage Hills Addition to the City of Casper, Wyoming, said point being the northeasterly corner of the Parcel being described; thence from said Point of Beginning and along the easterly line of said Parcel S.0°49'11"E., 1329.51 feet to a point in the southerly line of said Section 14; thence along the southerly line of said Section 14 S.88°36'32"W., 700.04 feet to the section corner common to Sections 14, 15, 22 and 23; thence along the southerly line of said Section 15 S.88°38'22"W., 39.94 feet; thence along the westerly line of said Parcel and the easterly line of Block 1, Sunnyside Acres and an extension thereof N.0°44'49"W., 1322.78 feet to the northerly corner of Lot 1, Block 1, Sunnyside Acres; thence along the northerly line of said Parcel and the southerly line of Pratt Addition No. 5 N.88°58'44"E., 38.02 feet; thence along the southerly line of Heritage Hills Addition and an extension thereof N.88°02'18"E., 700.37 feet to the Point of Beginning.

The above described Parcel contains 22.496 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

The subdivision of the forgoing described land as it appears on this plat is with the free consent and in accordance with the desire of the above named owner and proprietor. The name of said subdivision shall be known as "Heritage Hills Addition No. 2", an addition to the City of Casper, Wyoming. The above named owner and proprietor does hereby dedicate all streets and roads shown hereon to the use of the public and 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, along or across the strips of land marked as utility easements as shown on this plat. The above named owner and proprietor also grants an easement to locate, construct, use and maintain structures for the conveyance of storm water.

OWNER
Gaddis Custom Building, LLC
1011 Goodstein Dr.
Casper, Wyoming 82601

Kristan M. Gaddis - Managing Member

STATE OF WYOMING) SS
NATRONA COUNTY)

NOTARY PUBLIC KALLASANDRA M. MORAN STATE OF WYOMING COUNTY OF NATRONA My Commission Expires Jan 30, 2017

The foregoing instrument was acknowledged before me this 21st day of August, 2013, by:
Kristan M. Gaddis - Managing Member, Gaddis Custom Building, LLC

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: 1/30/17

NOTARY PUBLIC

Natrona County, Wyoming, hereby quitclaims all of its right, title, and interest in Kansas St., (as depicted on the Sunnyside Acres Plat to Natrona County WY and recorded as Instrument Number 77725 in Natrona County, Wyoming Clerk's Office), to the City of Casper, Wyoming, a Wyoming municipal corporation.

Bill McDowell
Chairman, Board of County Commissioners Natrona County, Wyoming

STATE OF WYOMING) SS
NATRONA COUNTY)

The foregoing instrument was acknowledged before me this 30 day of August, 2013, by:
Bill McDowell as the Chairman of the Board of County Commissioners for Natrona County, Wyoming

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: 4-22-2014

NOTARY PUBLIC TRACY GOOD STATE OF WYOMING COUNTY OF NATRONA My Commission Expires Sept. 22, 2014

NOTARY PUBLIC TRACY GOOD STATE OF WYOMING COUNTY OF NATRONA My Commission Expires Sept. 22, 2014

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 28th DAY OF August, 2013.

ATTEST: Liz Becher SECRETARY — CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 16-13, DULY PASSED, ADOPTED AND APPROVED THIS 3rd DAY OF September, 2013.

ATTEST: CITY CLERK — MAYOR

INSPECTED AND APPROVED THIS 4th DAY OF September, 2013.
CITY ENGINEER

INSPECTED AND APPROVED THIS 4th DAY OF September, 2013.
CITY SURVEYOR

NOTES

1. ERROR OF CLOSURE = 1:322,708
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983
3. DISTANCES: U.S. SURVEY FOOT (GROUND)
4. COORDINATES LISTED RELATE TO THE CITY OF CASPER DATUM
5. 50' WIDE DRAINAGE EASEMENT

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	90°00'00"	20.00'	31.42'	N.44°10'12"E.	28.28'
C2	90°00'00"	20.00'	31.42'	S.45°49'48"E.	28.28'
C3	90°00'00"	20.00'	31.42'	S.45°49'48"E.	28.28'
C4	90°00'00"	20.00'	31.42'	S.44°10'12"W.	28.28'
C5	90°00'00"	20.00'	31.42'	N.44°10'12"E.	28.28'
C6	90°00'00"	20.00'	31.42'	N.45°49'48"W.	28.28'
C7	90°00'00"	20.00'	31.42'	N.45°49'48"W.	28.28'
C8	90°00'00"	20.00'	31.42'	N.44°10'12"E.	28.28'
C9	90°00'00"	20.00'	31.42'	N.44°10'12"E.	28.28'
C10	90°00'00"	20.00'	31.42'	N.45°49'48"W.	28.28'

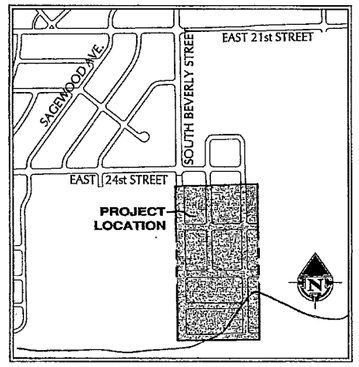
RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 25th DAY OF September, 2013.

INSTRUMENT NO. 959432

COUNTY CLERK — *My term of office expires January 5, 2015

STATE OF WYOMING COUNTY OF NATRONA CLERK



VICINITY MAP
1" = 600'

CERTIFICATE OF SURVEYOR

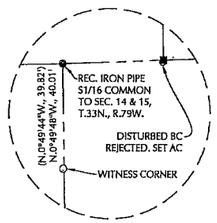
I, Chris Asbury do hereby certify that I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of 'HERITAGE HILLS ADDITION No. 2' as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Casper regulations governing the subdivision of laid.

STATE OF WYOMING) SS
NATRONA COUNTY)

The foregoing instrument was acknowledged before me this 15th day of August, 2013, by:
Chris Asbury, L.S.

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: 1/30/17

NOTARY PUBLIC KALLASANDRA M. MORAN STATE OF WYOMING COUNTY OF NATRONA My Commission Expires Jan 30, 2017



DETAIL A
SCALE = NTS

LEGEND

- RECOVERED BRASS CAP
- RECOVERED ALUMINUM CAP
- RECOVERED CORNER AS NOTED
- SET 5/8" REBAR W/ALUMINUM CAP
- SET BRASS CAP
- PLAT BOUNDARY
- LOT LINES
- EASEMENT LINES
- N.52°14'56" W., 308.40' MEASURED
- (N.52°14'56" W., 308.40') RECORD

J·K·C ENGINEERING
ENGINEERING • SURVEYING • CONSTRUCTION
OIL AND GAS COMPLIANCE • GIS MAPPING
111 W. 2nd St., Ste 420 • Casper, Wyoming 82601
Ph: 307-265-4601 • Fax: 307-265-4672

FINAL PLAT OF
"HERITAGE HILLS ADDITION No. 2"
TO THE CITY OF CASPER, WYOMING
LOCATED IN AND BEING A PORTION OF THE W1/2SW1/4, SECTION 14, AND THE E1/2SE1/4, SECTION 15, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

DATE: 5/22/2013
PROJECT #: 13-01
DRAWN BY: JRB
SHEET TITLE: RECORD OF SURVEY
SHEET NUMBER 1 OF 1

S:\LAND\2013\13-01\DWG\PLAT\13-01_FINAL-PLAT.dwg SAVED: 5/22/13 PRINTED: 8/13/13 BY: JOHN