994464

NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: GC
Jun 24, 2015 02:15:00 PM
Pages: 1 Fee: $75.00
CITY OF CASPER

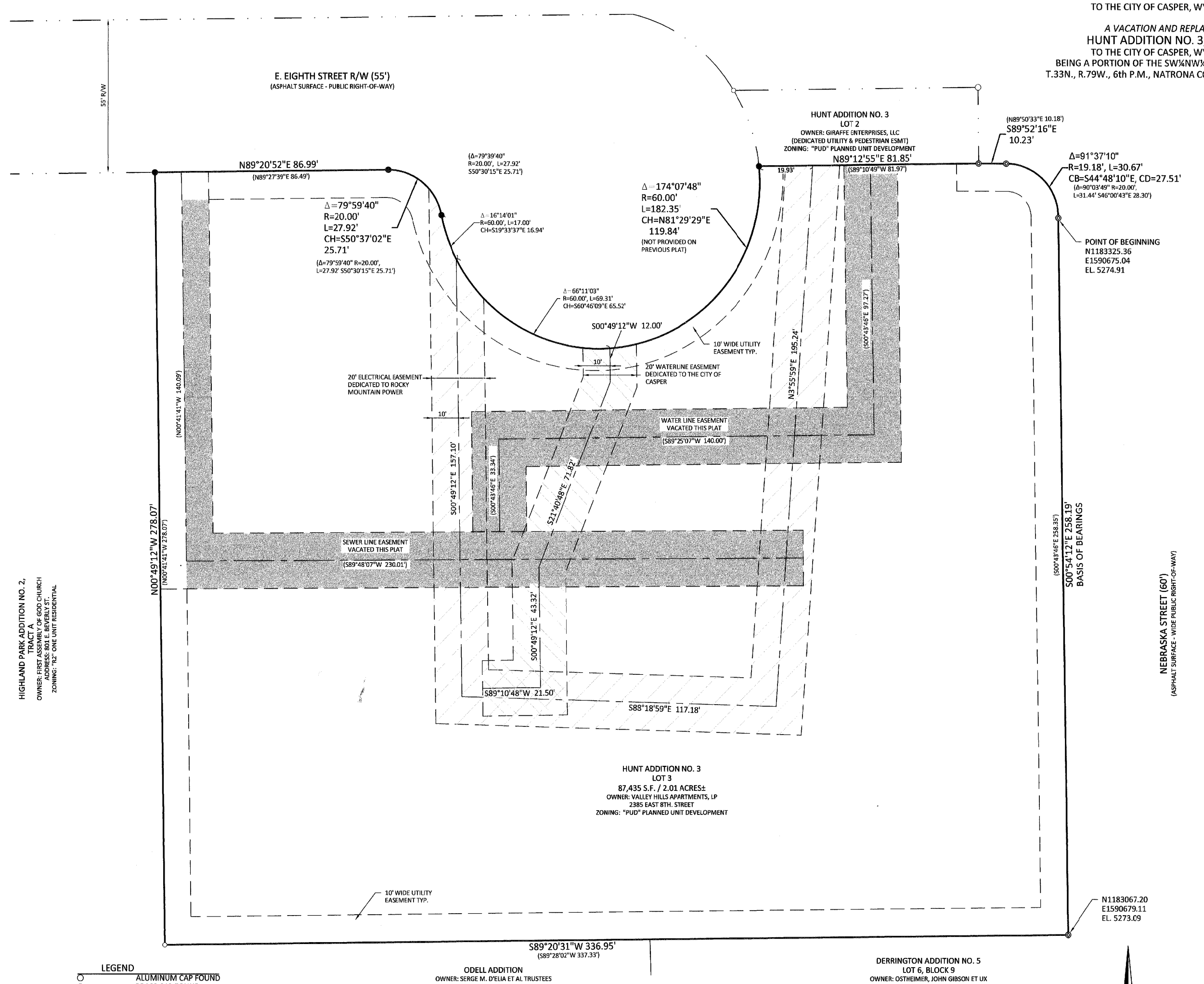
MINOR BOUNDARY ADJUSTMENT PLAT OF

HUNT ADDITION NO. 3, LOT 3,

TO THE CITY OF CASPER, WYOMING

A VACATION AND REPLAT OF

HUNT ADDITION NO. 3, LOT 1,
TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE SW¼NW¼ OF SECTION 11,
T.33N., R.79W., 6th P.M., NATRONA COUNTY, WYOMING.



LEGEND

- ALUMINUM CAP FOUND
- BRASS CAP FOUND
- ⅝" REBAR FOUND
- ⅝"x24" REBAR WITH 1½" ALUMINUM CAP STAMPED IME, LS 5134
- R — RADIUS
- L — LENGTH
- CB — CHORD BEARING
- CD — CHORD DISTANCE
- PLAT BOUNDARY LINE
- EASEMENT LINES
- LOT LINES
- S50°17'24"W, 300.00' — MEASURED
- (S50°17'24"W, 300.00') — RECORD
- VACATED EASEMENT BY THIS PLAT
- NEW WATERLINE EASEMENT
- NEW ELECTRICAL EASEMENT

APPROVALS

INSPECTED AND APPROVED THIS 3rd DAY OF June ,2015.

Liz Becher
COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 2nd DAY OF June ,2015.

CITY ENGINEER

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 24th DAY OF June ,2015.

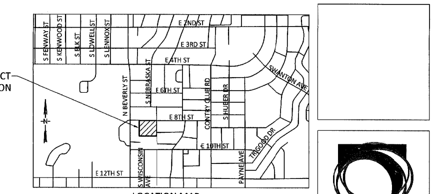
INSTRUMENT NO. 994464

Renea Vitto by Lisa Cameron Deputy Clerk
COUNTY CLERK

My term of office expires
January 7, 2019

NOTES:
1. ERROR OF CLOSURE = 1:597,688.
2. BASIS OF BEARINGS AND COORDINATES LISTED: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. DISTANCE: US SURVEY FOOT (GROUND DISTANCES).
4. ELEVATIONS RELATIVE TO CASPER CONTROL NAVD88.
5. SCALE IS AS SHOWN WHEN PLOTTED ON A 24" X 36" SHEET.

PROJECT LOCATION



LOCATION MAP
CASPER, WYOMING
(NOT TO SCALE)

CERTIFICATE OF DEDICATION

VALLEY HILLS APARTMENTS, LP, HEREBY CERTIFIES THAT THEY ARE THE OWNER AND PROPRIETOR OF THE FOREGOING VACATION AND REPLAT OF HUNT ADDITION NO. 3, LOT 1, TO THE CITY OF CASPER, RECORDED SEPTEMBER 1, 2008 AS INSTRUMENT #851616 IN THE OFFICE OF THE CLERK OF NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NE CORNER OF HUNT ADDITION NO. 3, BEING A FOUND BRASS CAP MONUMENT; THENCE FROM SAID POINT OF BEGINNING S0°54'12"E, ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF NEBRASKA STREET, 258.19 FEET TO A FOUND BRASS CAP MONUMENT; THENCE S89°20'31"W, ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY LINES OF THE DERRINGTON ADDITION NO. 5 AND THE ODELL ADDITION, 336.95 FEET TO A FOUND REBAR MONUMENT; THENCE N0°49'12"W, ALONG THE WESTERLY LINE OF SAID PARCEL AND THE EASTERLY LINE OF THE HIGHLAND PARK ADDITION NO. 2, 278.07 FEET TO INTERSECT AT A POINT ON THE SOUTHERLY LINE OF EAST 8TH STREET AND A SET ⅝ INCH X 24 INCH REBAR WITH 1½ INCH ALUMINUM CAP STAMPED IME, LS 5134, HEREINAFTER REFERRED TO AS A TYPICAL MONUMENT; THENCE N89°20'52"E, ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF EAST 8TH STREET, 86.99 FEET TO A TYPICAL MONUMENT; THENCE CONTINUE ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF EAST 8TH STREET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, 27.92 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 79°59'40" AND CHORD BEARING S50°37'02"E, 25.71 FEET; THENCE CONTINUE ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF EAST 8TH STREET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, 182.35 FEET TO A TYPICAL MONUMENT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 174°07'48" AND CHORD BEARING N81°29'29"E, 119.84 FEET; THENCE N89°12'55"E, ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF LOT 2, HUNT ADDITION NO. 3, 81.85 FEET TO A FOUND BRASS CAP MONUMENT; THENCE S89°52'16"E, ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF NEBRASKA STREET, 10.23 FEET TO A FOUND BRASS CAP MONUMENT; THENCE CONTINUE ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF NEBRASKA STREET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT,30.67 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 19.18 FEET, A CENTRAL ANGLE OF 91°37'10" AND CHORD BEARING S44°48'10"E, 27.51 FEET.

THE ABOVE DESCRIBED PARCEL CONTAINS 87,435 SQ. FT. OR 2.01 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 FOREGOING DESCRIBED LAND AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNERS AND PROPRIETORS. THE NAME OF SAID SUBDIVISION SHALL BE KNOWN AS HUNT ADDITION NO. 3, LOT 3, AN ADDITION TO THE CITY OF CASPER, WYOMING. THE ABOVE NAMED OWNER AND PROPRIETOR DOES 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. THE ABOVE NAMED OWNER AND PROPRIETOR DOES HEREBY GRANT TO THE CITY OF CASPER, A 20' WIDE EXCLUSIVE EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN WATER LINES UNDER AND ALONG THE STRIPS OF LAND MARKED "20' WATERLINE EASEMENT DEDICATED TO THE CITY OF CASPER" AS SHOWN ON THIS PLAT. THE ABOVE NAMED OWNER AND PROPRIETOR DOES HEREBY GRANT A 20' WIDE EXCLUSIVE POWER LINE EASEMENT AND LICENSE TO ROCKY MOUNTAIN POWER, OR ITS SUCCESSOR(S) TO LOCATE, CONSTRUCT, USE AND MAINTAIN, CONDUITS, LINES, AND WIRES, ANY OR ALL OF THEM, UNDER THE STRIPS OF LAND MARKED "20' ELECTRICAL EASEMENT DEDICATED TO ROCKY MOUNTAIN POWER" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

OWNER

VALLEY HILLS APARTMENTS, LP
PATRICK KLIER
283 WEST FRONT STREET, SUITE 1
MISSOULA, MONTANA 59802

By: Patrick Klier
VALLEY HILLS APARTMENTS, LP
PATRICK KLIER

STATE OF WYOMING) SS
NATRONA COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

29th DAY OF May , 2015, BY:

PATRICK KLIER

AS A FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: September 21, 2015 .

NOTARY PUBLIC

NATHAN LOPUCH
NOTARY PUBLIC for the State of Montana
Residing at Missoula, Montana
My Commission Expires September 21, 2015

SURVEYOR'S STATEMENT

I, RANDALL S. STELZNER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF HUNT ADDITION NO. 3, LOT 3, BEING A VACATION AND REPLAT OF HUNT ADDITION NO. 3, LOT 1, 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 STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF CASPER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor RANDALL S. STELZNER 5134 WYOMING
5-27-15

STATE OF WYOMING) SS
FREMONT COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

27 DAY OF May , 2015, BY:

RANDALL S. STELZNER, P.L.S.

AS A FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: June 26, 2016 .

NOTARY PUBLIC

TERRI K. WARRIOR - NOTARY PUBLIC
County of Fremont State of Wyoming
My Commission Expires June 26, 2016

CONTROL POINTS/BENCHMARK

PT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
2090	1180814.30	1594417.67	5265.13	FOUND ALUMINUM DISK, SET IN CURB AT SE CORNER, 15TH STREET & KINGSBURG, BM 87-13. PLS 599, 1991
2091	1185660.11	1594474.36	5159.73	FOUND ALUMINUM DISK, SET IN SOUTH CONCRETE HEADWALL (WHERE SAGE CREEK CROSSES 2ND STREET), BM 87-17
2075	1180463.91	1584406.29	5322.71	FOUND 2" ALUMINUM CAP, TOP OF HILL, 10'± FROM FACE OF CONCRETE CURB & 10'± FROM #5 REBAR

encompass v2
1535 liberty lane
suite 110b
missoula, montana
59808
Phone: 406.579.9092
Phone: 406.880.2841

INBERG-MILLER ENGINEERS
RIVERTON · CASPER · CHEYENNE · GREEN RIVER · DOUGLAS
1120 EAST "C" STREET
CASPER, WYOMING 82601
PHONE: (307) 577-0806 FAX: (307) 472-4402
EMAIL: casper@inberg-miller.com
DRN: BJH CHK: RSS JOB NO: 17363-CE DATE: 5/25/15
FILE NAME: 17363-CE SUMMIT HOUSING GROUP ALTA.DWG

MINOR BOUNDARY ADJUSTMENT PLAT OF

HUNT ADDITION NO. 3, LOT 3

Casper, WY

REVISION

Number	Date
1	Date
2	Date
3	Date
4	Date

Date: 05.25.2015
Job #: 14.128

MINOR BOUNDARY ADJUSTMENT

Sheet No.