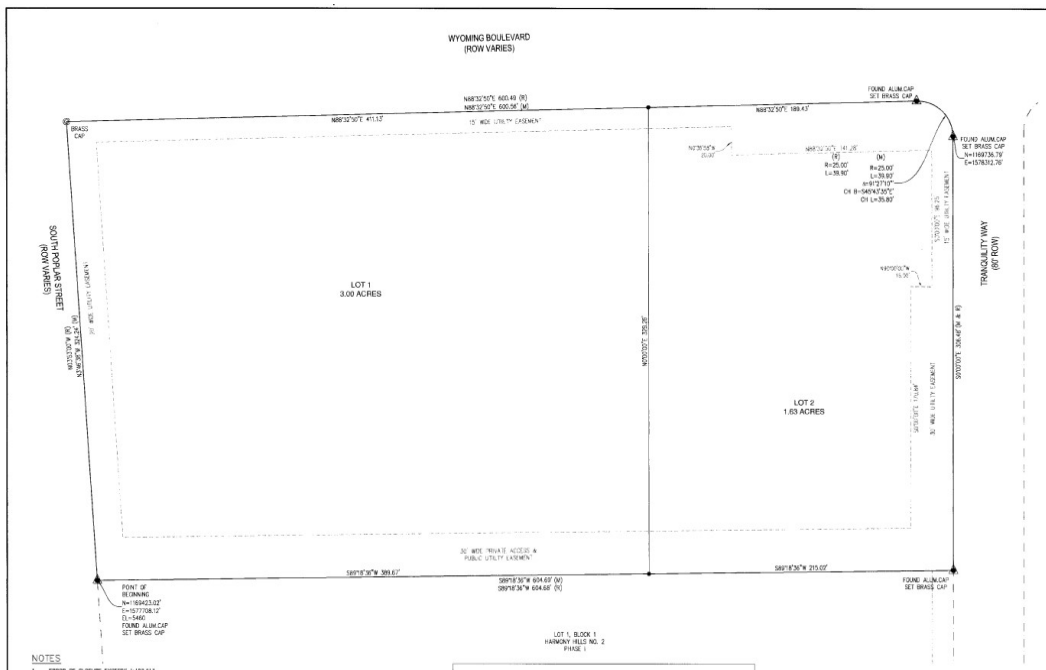

LOT 1, BLOCK 1
HARMONY HILLS NO. 2
PHASE I

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:1960,513.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°40'19.21208", AND THE COMBINED FACTOR IS 0.9997588.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA } SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 16328, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION, IN APRIL, 2019, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011, CITY OF CASPER GIS SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER
THIS 16th DAY OF JUNE, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 5-27-24

NOTARY PUBLIC

KANE HERLEY
NOTARY PUBLIC - WYOMING
NATRONA COUNTY
My Commission Expires May 27, 2024

cepi
Civil Engineering Professionals, Inc.
6580 Enterprise Drive, Casper, WY 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

VICINITY MAP
1"=500'

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS 19 DAY OF June, 2019.
ATTEST: CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 20-80 DULY PASSED, ADOPTED AND APPROVED THIS 21st DAY OF July, 2020.
ATTEST: CITY CLERK MAYOR

INSPECTED AND APPROVED THIS 1st DAY OF July, 2020.
CITY ENGINEER

INSPECTED AND APPROVED THIS 23rd DAY OF June, 2020.
CITY SURVEYOR

LEGEND

- SET BRASS CAP
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- FOUND MONUMENT AS NOTED

SCALE: 1" = 30'

RECORDED
8/26/2020 3:13:20 PM NATRONA COUNTY CLERK
Pages: 3
Tracy Hopf
Recorded By
CITY OF CASPER
1087708

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA } SS

THE UNDERSIGNED, 2R INVESTMENTS, LLC. AND 801, LLCS, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETORS OF A PARCEL OF LAND SITUATE IN THE NW¼NE¼ OF SECTION 29, T.33N., R.79W., 6TH P.M. BEING A VACATION AND REPLAT OF LOTS 1, 2, 18, 19 AND A PORTION OF LOTS 20, 21 AND 22, AND GOODSTEIN ROAD ABUTTING THE VACATED PORTIONS OF LOTS 1, 2, 20, 21 AND 22, SUNRISE HILLS NO. 3 ADDITION, TO THE CITY OF CASPER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19, SUNRISE HILLS NO. 3 ADDITION, ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, HARMONY HILLS NO. 2, PHASE 1, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING, LOCATED ON THE EAST LINE OF SOUTH POPLAR STREET;

THENCE N03°46'36"W, ALONG THE WEST LINE OF SAID LOTS 19 AND 18, SUNRISE HILLS NO. 3 ADDITION AND THE EAST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 324.24 FEET TO THE NORTHWEST CORNER OF THIS PARCEL ALSO BEING THE NORTHWEST CORNER OF SAID LOT 19, MONUMENTED BY A BRASS CAP;

THENCE N88°32'50"E, ALONG THE NORTH LINE OF SAID LOTS 19, 1 AND 20, AND THE SOUTH LINE OF WYOMING BOULEVARD, A DISTANCE OF 600.56 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91°27'10", A DISTANCE OF 39.90 FEET, HAVING A CHORD BEARING OF S45°47'35"E, A DISTANCE OF 35.80 FEET TO THE END OF CURVE, LOCATED ON THE WEST LINE OF TRANQUILITY WAY, MONUMENTED BY A BRASS CAP;

THENCE S00°05'00"E, ALONG THE EAST LINE OF THIS PARCEL AND THE WEST LINE OF TRANQUILITY WAY, A DISTANCE OF 306.49 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, HARMONY HILLS ADDITION NO. 2, PHASE 1, MONUMENTED BY A BRASS CAP;

THENCE S89°53'36"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID LOT 1, BLOCK 1, HARMONY HILLS ADDITION NO. 2, PHASE 1, A DISTANCE OF 604.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.63 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "IRWIN ADDITION" AND THE OWNER HEREBY 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 AND ALONG THE STRIPS OF LAND MARKED "15' WIDE UTILITY EASEMENT" AND "30' WIDE ACCESS & UTILITY EASEMENT", AS SHOWN ON THIS PLAT. THE STRIP OF LAND MARKED "30' WIDE ACCESS & UTILITY EASEMENT" IS ALSO DEDICATED TO THE USE OF THE PUBLIC AS A PUBLIC ACCESS TO ALL FACILITIES WITHIN THIS SUBDIVISION AND LOT 1, BLOCK 1, HARMONY HILLS ADDITION NO. 2, PHASE 1. ALL ROADS AS SHOWN ON THIS PLAT HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC. BY VIRTUE OF THIS VACATION AND REPLAT, THE UTILITY EASEMENTS AND THE PORTION OF GOODSTEIN DRIVE LOCATED WITHIN THIS PROPERTY AND AS SHOWN ON THE PLAT OF SUNRISE HILLS NO. 3, (RECORDED OCTOBER 29, 1977 IN BOOK 281 OF DEEDS, PAGE 460) IS HEREBY VACATED.

2R INVESTMENTS, LLC
P.O. BOX 2908
CASPER, WY 82602

RON MAHURRY - MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RON MAHURRY, MANAGING MEMBER OF 2R INVESTMENTS, LLC. THIS 22nd DAY OF June, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 5/1/2024

NOTARY PUBLIC

WILLIAM R. FEHRINGER - NOTARY PUBLIC
COUNTY OF NATRONA STATE OF WYOMING
MY COMMISSION EXPIRES MAY 01, 2024

801, LLC
P.O. BOX 51558
CASPER, WY 82605

RON MAHURRY - MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RON MAHURRY, MANAGING MEMBER OF 801, LLC. THIS 22nd DAY OF June, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 5-1-2024

NOTARY PUBLIC

WILLIAM R. FEHRINGER - NOTARY PUBLIC
COUNTY OF NATRONA STATE OF WYOMING
MY COMMISSION EXPIRES MAY 01, 2024

VACATION AND REPLAT OF LOTS 1, 2, 18, 19 AND A PORTION OF LOTS 20, 21 AND 22, AND GOODSTEIN ROAD ABUTTING THE VACATED PORTIONS OF LOTS 1, 2, 20, 21 & 22 SUNRISE HILLS NO. 3 ADDITION AS

IRWIN ADDITION

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE NW¼NE¼
OF SECTION 29, T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING
APRIL, 2019

W.O. #19-144

W:\Land 2019\Drawing\33-79N HARMONY HILLS #4 REPLAT\Survey Prep\IRWIN ADDITION.dwg, BB