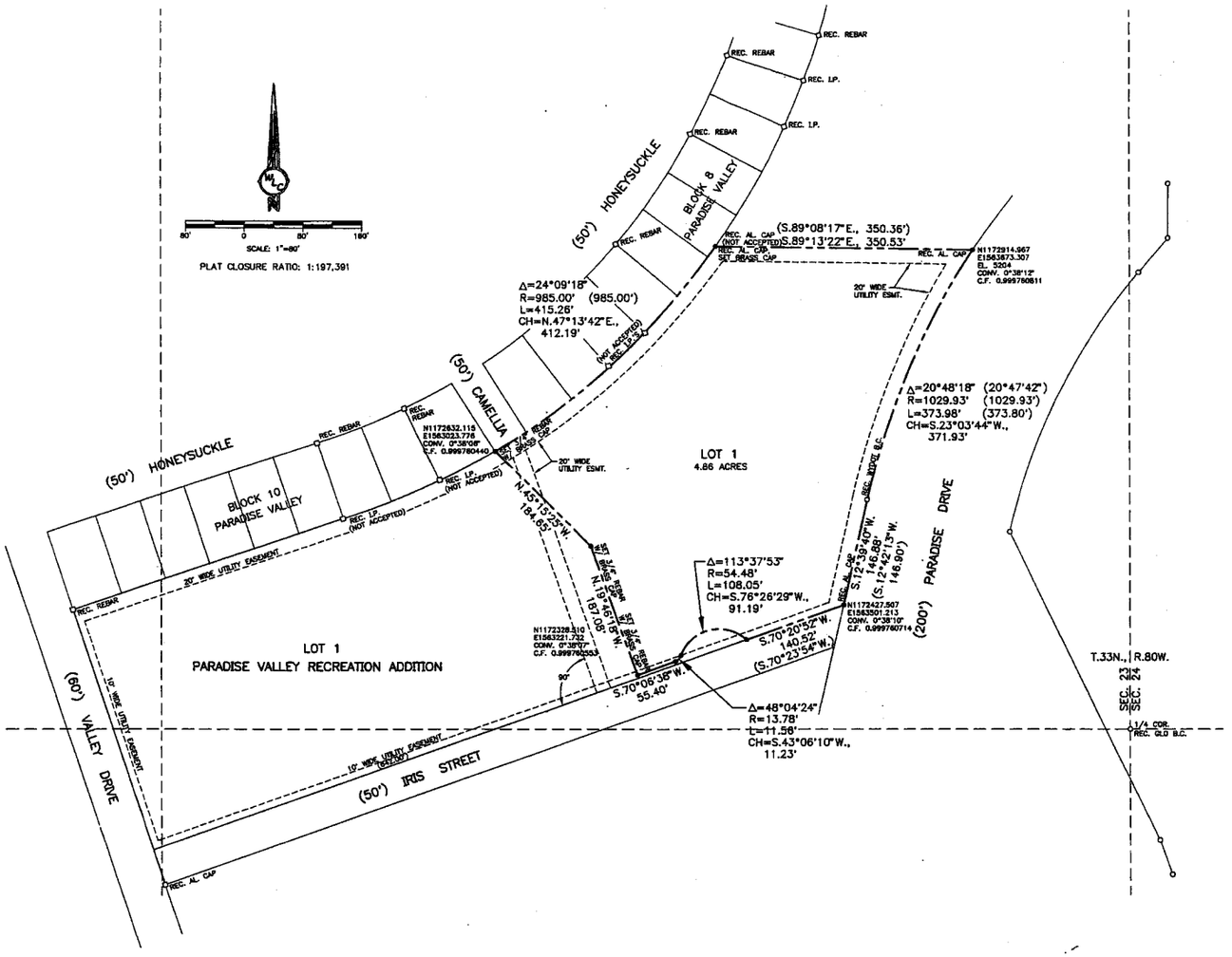
PLAT OF
"MAJESTIC MOUNTAIN ADDITION"
TO THE CITY OF CASPER, WYOMING
A REPLAT OF A PORTION OF LOT 1
PARADISE VALLEY RECREATION ADDITION
TO THE CITY OF CASPER, WYOMING
A SUBDIVISION OF A PORTION OF
THE SE1/4NE1/4, SECTION 23
TOWNSHIP 33 NORTH, RANGE 80 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=80'



CERTIFICATE OF DEDICATION

RENEE R. BURGESS, acting as Mayor of the City of Casper, Wyoming, a Municipality, hereby certify that they are the owners and proprietors of the foregoing lands located in and being a replat of a portion of Lot 1, Paradise Valley Recreation Addition to the City of Casper, Wyoming, a subdivision of portions of the NE1/4 and SE1/4, Section 23, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northeasterly corner of the Parcel being described and also the northeasterly corner of said lot 1, Paradise Valley Recreation Addition and a point in the curved westerly line of Paradise Drive; thence from said Point of Beginning and along the easterly line of said Parcel and Lot 1 and the westerly line of said Paradise Drive and along the arc of a true curve to the left, having a radius of 1029.93 feet and through a central angle of 20°48'18", southwesterly, 373.98 feet and the chord of which bears S.23°03'44"W., 371.93 feet to a point and end of said curve; thence S.12°39'40"W., 146.88 feet to the southeasterly corner of said Parcel and Lot 1 and a point in and intersection with the northerly line of 50 feet wide Iris Street; thence along the southerly line of said Parcel and Lot 1 and the northerly line of said Iris street, S.70°20'52"W., 140.52 feet to a point; thence into said Lot 1 and along the arc of a true curve to the left, having a radius of 54.48 feet and through a central angle of 113°37'53", southwesterly 108.05 feet and the chord of which bears S.76°26'29"W., 91.19 feet to a point of reverse curve; thence along the arc of a true curve to the right, having a radius of 13.78 feet and through a central angle of 48°04'24", southwesterly, 11.56 feet and the chord of which bears S.43°06'10"W., 11.23 feet to a point and end of said curve; thence S.70°06'38"W., 55.40 feet to the southwesterly corner of said Parcel; thence along the westerly line of said Parcel, N.19°46'18"W., 187.08 feet to a point; thence N.45°15'25"W., 184.65 feet to the northwesterly corner of said Parcel and a point in and intersection with the curved northerly line of said Lot 1 and the southeasterly corner of Block 10, Paradise Valley, an Addition to the City of Casper, Wyoming; thence along the northerly line of said Parcel and Lot 1 and the southerly line of 50 feet wide Camellia (street) and the southerly line of Block 8 of said Paradise Valley and the arc of a true curve to the left, having a radius of 985.00 feet and through a central angle of 24°09'18", northeasterly, 415.26 feet and the chord of which bears N.47°13'42"E., 412.19 feet to the northwesterly corner of said Parcel and Lot 1; thence along the northerly line of said Parcel and Lot 1, S.89°13'22"E., 350.53 feet to the Point of Beginning and containing 4.86 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 replat shall be known as "MAJESTIC MOUNTAIN ADDITION" 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 the purposes of construction, operation and maintenance of utility lines, conduits and ditches and drainage as required for the proper development of said subdivision.

CITY OF CASPER
200 N. David Street
Casper, WY 82601

RENEE R. BURGESS, MAYOR OF THE CITY OF CASPER, WYOMING

ATTEST: CITY CLERK

ACKNOWLEDGMENT

State of Wyoming)
County of Natrona) ss

The foregoing instrument was acknowledged before me by Renee R. Burgess on this 1st day of August, 2006.

Witness my hand and official seal.

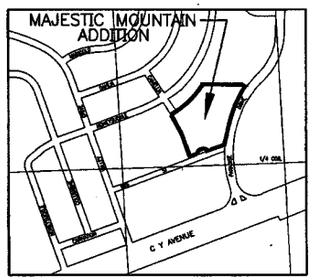
My commission expires:

Notary Public

LEGEND

- ● SET BRASS CAP
- □ RECOVERED CORNER (AS NOTED)
- ○ RECOVERED BRASS CAP
- ——— BOUNDARY
- - - - - - EASEMENT
- N.64°32'30"E., 469.86' MEASURED BEARING & DISTANCE
- (N.64°32'30"E., 469.86') RECORD BEARING & DISTANCE

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 AND ELEVATIONS REFER TO NGVD29.



LOCATION & VICINITY MAP
SCALE: 1"=500'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
COUNTY OF NATRONA }

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 August, 2005 and March, 2006 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.

STEVE M. CASTLE 6010 REGISTERED LAND SURVEYOR WYOMING

Wyoming Registration No. 6010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this 21st day of July, 2006.

My commission expires: NOTARY PUBLIC KENNETH R. MOORE STATE OF WYOMING COUNTY OF NATRONA My Commission Expires June 28, 2009

Notary Public

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 25th day of April, 2006 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary — Commission Chairman

APPROVED: City Council of the City of Casper, Wyoming by Resolution No. 06-154 duly passed, adopted and approved on the 16th day of May, 2006.

Attest: City Clerk — Mayor

INSPECTED AND APPROVED on the 24th day of July, 2006. — City Engineer

INSPECTED AND APPROVED on the 24th day of July, 2006. — City Surveyor

INSPECTED AND APPROVED on the 2nd day of August, 2006. — County Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 11th day of August, 2006.

County Clerk

My term of office expires January 2, 2007

NATRONA COUNTY CLERK, WYOMING
Mary Ann Collins Recorded: NO
Aug 11, 2006 09:33:34 AM
Pages: 1 Fee: $60.00
CITY OF CASPER
798503

SEAL OF THE CITY OF CASPER, WYOMING

STATE OF WYOMING COUNTY CLERK NATRONA COUNTY

Survey & Plat By:
WORTHINGTON, LENHART and CARPENTER, INC.
200 Pronghorn Casper, Wyoming 82601 (307) 265-2524
W.O. No.: 12280 Date: 7-21-06 Acad. Dwg.: PVRECREPLAT