

FINAL PLAT OF
"MCKINLEY HEIGHTS"
TO THE CITY OF CASPER, WYOMING

BEING A VACATION AND REPLAT OF TRACT B OF FALCON CREST III, AND TRACT B AND TRACT C OF FALCON CREST IV, SITUATED IN AND BEING A PORTION OF THE SE1/4SW1/4, SECTION 15, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

SCALE: 1"=40'



CERTIFICATE OF DEDICATION

Carlos Iparraquaine and David Iparraquaine hereby certify that they are the owners and proprietors of the foregoing Parcels being all of Tract B, Falcon Crest III, an addition to the City of Casper as recorded as Instrument No. 823975, and being all of Tract B and Tract C, Falcon Crest IV, an addition to the City of Casper as recorded as Instrument No. 823979 in the office of the County Clerk of Natrona County, Wyoming and located in and being a portion of the SE1/4SW1/4, Section 15, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming, being more particularly described by notes and boards as follows:

Parcel 1:
Beginning at a brass cap at the southeast corner of The McKinley Addition, an addition to the City of Casper as recorded as Instrument No. 370810 in the office of the County Clerk of Natrona County, Wyoming, thence along the west line of Tract A of Falcon Crest III, S29°30'39"W, 105.33 feet to a brass cap; thence along the north right-of-way line of East 26th Street, S80°37'34"W, 75.34 feet to a brass cap; thence 31.42 feet along a non-tangent curve to the right having a radius of 20.00 feet, a central angle of 90°00'00"; a chord bearing of N46°22'20"W, and a chord length of 26.28 feet to a brass cap in the east right-of-way line of South McKinley Street; thence along the east right-of-way line of South McKinley Street, N12°22'26"W, 70.04 feet to a brass cap in the south line of said The McKinley Addition; thence along the south line of The McKinley Addition, N88°59'36"E, 150.10 feet to the Point of Beginning.

Parcel 2:
Beginning at a brass cap at the northwest corner of Tract A of Falcon Crest IV; thence along the west line of said Tract A for the next 7 calls, S7°11'14"W, 178.79 feet to a brass cap; thence S37°33'30"W, 43.35 feet to a brass cap; thence S0°28'16"E, 29.32 feet to a brass cap; thence S52°44'02"E, 20.80 feet to a brass cap; thence S7°08'59"W, 131.00 feet to a brass cap; thence S45°20'22"W, 106.57 feet to a brass cap; thence S28°04'40"W, 28.33 feet to a brass cap at the southeast corner of said Tract A; and a point in the north section line of Section 22; thence along the north section line of said Section 22, S89°27'26"W, 32.72 feet to a brass cap in the east right-of-way line of South McKinley Street; thence along the east right-of-way line of said South McKinley Street for the next 7 calls, N12°23'03"W, 339.51 feet to a brass cap; thence S12°23'13"W, 149.17 feet to a brass cap; thence N88°26'55"E, 10.03 feet to a brass cap; thence N1°23'10"W, 69.91 feet to a brass cap; thence 31.42 feet along a non-tangent curve to the right having a radius of 20.00 feet, a central angle of 90°00'00"; a chord bearing of S43°37'34"E, and a chord length of 26.28 feet to a brass cap in the south right-of-way line of East 26th Street; thence along the south right-of-way line of East 26th Street, N88°57'34"E, 151.77 feet to the Point of Beginning.

The above described Parcels contain 1.71 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 and 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 "MCKINLEY HEIGHTS", 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.

OWNER
Carlos Iparraquaine
2976 Silver Ridge Trail
Medina, Ohio 44256

STATE OF WYOMING) ss
NATRONA COUNTY)
The foregoing instrument was acknowledged before me this
29th day of July, 2016, by:
Carlos Iparraquaine - Owner

Notary Public: Paul A. Heinz

OWNER
David Iparraquaine
2976 Silver Ridge Trail
Medina, Ohio 44256

STATE OF WYOMING) ss
NATRONA COUNTY)
The foregoing instrument was acknowledged before me this
17th day of June, 2016, by:
David Iparraquaine - Owner

Notary Public: Paul A. Heinz

CERTIFICATE OF SURVEYOR

I, Paul A. Heinz, 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 "MCKINLEY HEIGHTS" 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 land.

STATE OF WYOMING) ss
NATRONA COUNTY)
The foregoing instrument was acknowledged before me this
17th day of June, 2016, by:
Paul A. Heinz P.L.S.

Notary Public: Paul A. Heinz

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS 23rd DAY OF July, 2016.

ATTEST: *Lig Bechen* SECRETARY

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 11-122, DULY PASSED, ADOPTED AND APPROVED
THIS 17th DAY OF June, 2016.

ATTEST: *[Signature]* CITY CLERK

INSPECTED AND APPROVED THIS 16th DAY OF August, 2016.

INSPECTED AND APPROVED THIS 16th DAY OF August, 2016.

CHAIRMAN: *[Signature]*

MAYOR: *[Signature]*

CITY ENGINEER: *[Signature]*

CITY SURVEYOR: *[Signature]*

NOTES

1. ERROR OF CLOSURE PARCEL 1= 1:72.045 PARCEL 2= 1:174.813
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983.
3. DISTANCES U.S. SURVEY FOOT (ROUND).
4. COORDINATES LISTED RELATE TO THE CITY OF CASPER DATUM.
5. ELEVATIONS LISTED REFER TO NAVD83, GEODOP AND ARE NOT INTENDED FOR USE AS BENCH MARKS.
6. MUTUAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-10, MCKINLEY HEIGHTS.

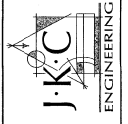
LEGEND

- RECOVERED BRASS CAP
- SET BRASS CAP
- SET 5/8" REBAR WALL/ALUMINUM CAP
- PLAT BOUNDARY
- - - LOT LINES
- - - EASEMENT LINES
- MEASURED
- RECORD

N52°14'56" W, 308.40'
(N52°14'56" W, 308.40')

ENGINEERING • SURVEYING • GIS MAPPING
CONSTRUCTION MANAGEMENT

111 W. 2nd St., Ste 420 • Casper, Wyoming 82601
Ph: 307-265-4601 • Fax: 307-265-4672



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"MCKINLEY HEIGHTS"
TO THE CITY OF CASPER, WYOMING
BEING A VACATION AND REPLAT OF TRACT B OF FALCON CREST III, AND TRACT B AND TRACT C OF FALCON CREST IV, SITUATED IN AND BEING A PORTION OF THE SE1/4SW1/4, SECTION 15, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

DATE: 6/17/2016
PROJECT #: 15-72
DRAWN BY: SAS
SHEET TITLE:
RECORD OF SURVEY
SHEET NUMBER
1 OF 1