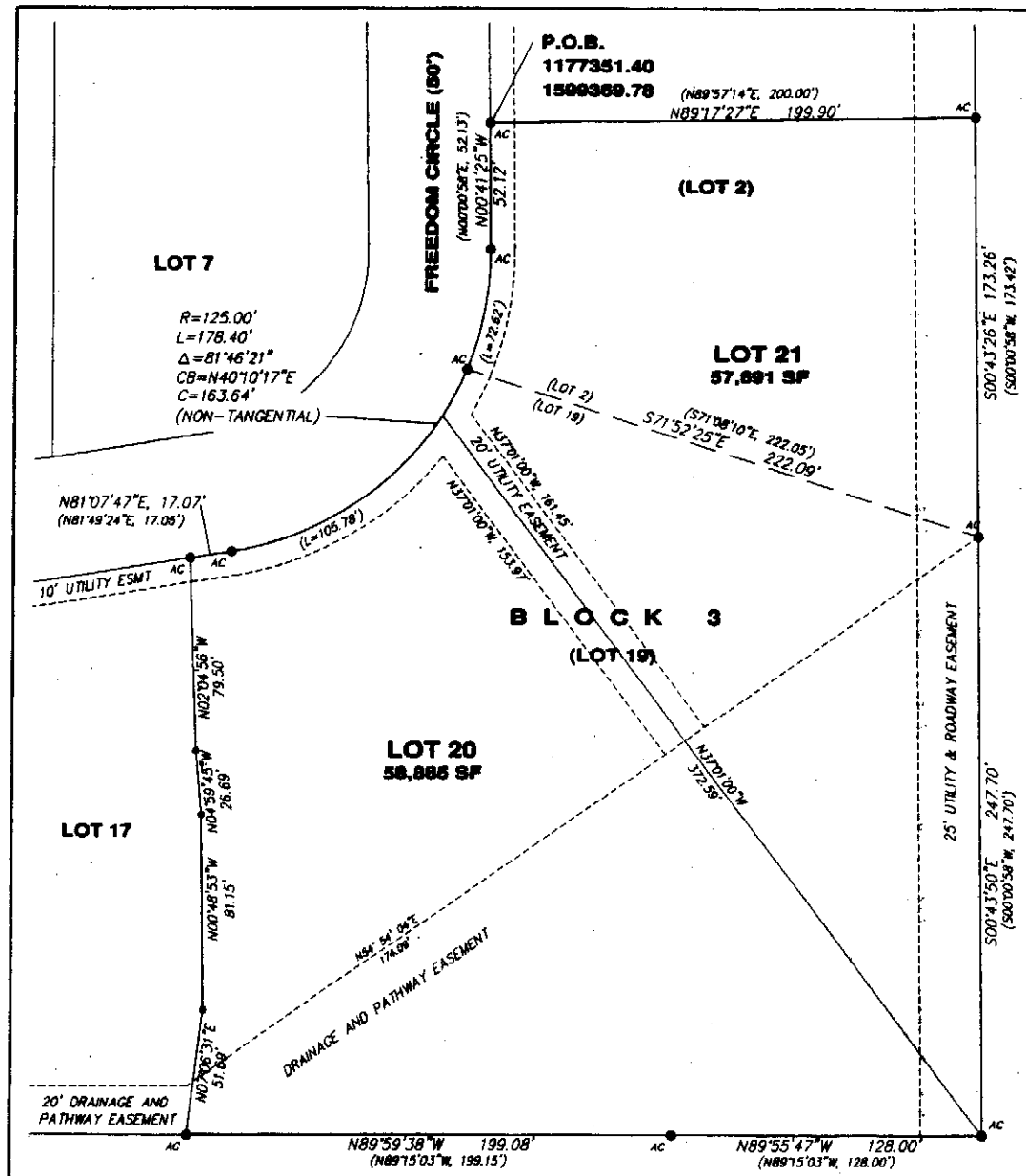


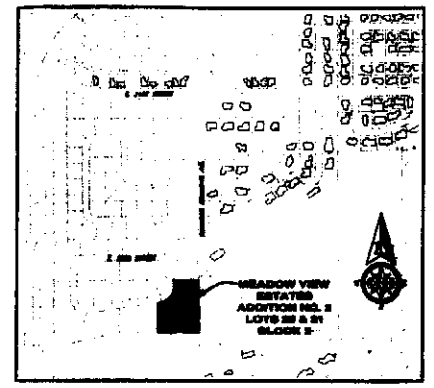


VICINITY MAP
1" = 600'

LEGEND

| | |
|---|---|
| ▲ | SET BRASS CAP |
| ● | SET MONUMENT 5/8" REBAR & ALUMINUM CAP |
| ⊙ | FOUND MONUMENT AS NOTED |
| N89°59'38"W | MEASURED DATA, THIS SURVEY |
| (N89°15'03"W) | RECORDED DATA |

SCALE: 1" = 30'

APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 10th DAY OF April, 2013.

Liz Becher
COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 10th DAY OF APRIL, 2013.
CITY ENGINEER

INSPECTED AND APPROVED THIS 18th DAY OF April, 2013.
CITY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 10 DAY OF April, 2013.
INSTRUMENT NO. 948829

Rena Vitto
COUNTY CLERK

My term of office expires January 6, 2015

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF NATRONA } SS

I, JAMES F. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5526, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN FEBRUARY, 2013, 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 AND COURSES REFERRED TO GRID. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Professional Land Surveyor James F. Jones 5526 4-9-13 WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES F. JONES THIS 9TH DAY OF APRIL, 2013.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES

NOTARY PUBLIC

SAM FAUBER
Notary Public
Natrona County, Wyoming
My Commission Expires

CERTIFICATE OF DEDICATION

948829

NATRONA COUNTY CLERK, WY
Recorded: CR
Rena Vitto
Apr 10, 2013 03:01:31 PM
Pages: 1 Fee: $50.00
CITY OF CASPER

STATE OF WYOMING
COUNTY OF NATRONA } SS

THE UNDERSIGNED, EADES, INC., DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE SE1/4 OF SECTION 13, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO KNOWN AS LOTS 2 AND 19, BLOCK 3, MEADOW VIEW ESTATES ADDITION NO. 2 TO THE CITY OF CASPER, AS PER THE PLATS RECORDED DECEMBER 8, 2005 AS INSTRUMENT NO. 781501 (LOT 2), AND MARCH 27, 2013 AS INSTRUMENT NO. 947941 (LOT 19), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 3 OF MEADOW VIEW ESTATES ADDITION NO. 2, MONUMENTED BY AN ALUMINUM CAP, BEING THE POINT OF BEGINNING;

THENCE N89°17'27"E, ALONG THE NORTH LINE OF SAID LOT 2 AND THE NORTH LINE OF THE PARCEL OF LAND BEING DESCRIBED HEREIN, 198.90 FEET TO A FOUND ALUMINUM CAP AT THE NORTHEAST CORNER OF SAID LOT 2 AND THIS PARCEL OF LAND;

THENCE S00°43'26"E, ALONG THE EAST LINE OF SAID LOT 2, AND THE EAST LINE OF THIS PARCEL OF LAND, 173.26 FEET TO A FOUND ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE S00°43'50"E, ALONG THE EAST LINE OF SAID LOT 19, AND THE EAST LINE OF THIS PARCEL OF LAND, 247.70 FEET TO A FOUND ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID LOT 19;

THENCE N89°56'47"W, ALONG THE SOUTH LINE OF SAID LOT 19, AND THE SOUTH LINE OF THIS PARCEL OF LAND, 128.00 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION;

THENCE N89°59'38"W, ALONG THE SOUTH LINE OF SAID LOT 19, AND THE SOUTH LINE OF THIS PARCEL OF LAND, 199.08 FEET TO A FOUND ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID LOT 19;

THENCE N00°08'37"E, ALONG THE WEST LINE OF SAID LOT 19 AND THE WEST LINE OF THIS PARCEL OF LAND, 51.06 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION;

THENCE N00°48'53"W, CONTINUING ALONG THE WEST LINE OF SAID LOT 19 AND THE WEST LINE OF THIS PARCEL OF LAND, 81.15 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION;

THENCE N04°59'45"W, CONTINUING ALONG THE WEST LINE OF SAID LOT 19 AND THE WEST LINE OF THIS PARCEL OF LAND, 26.89 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION;

THENCE N02°04'56"W, CONTINUING ALONG THE WEST LINE OF SAID LOT 19 AND THE WEST LINE OF THIS PARCEL OF LAND, 79.30 FEET TO A FOUND ALUMINUM CAP AT THE NORTHWEST CORNER OF SAID LOT 19, SAID POINT BEING LOCATED ON THE SOUTH LINE OF FREEDOM CIRCLE;

THENCE N81°07'47"E, ALONG THE NORTH LINE OF SAID LOT 19, THE NORTH LINE OF THIS PARCEL OF LAND, AND THE SOUTH LINE OF FREEDOM CIRCLE, 17.07 FEET TO A FOUND ALUMINUM CAP AT A POINT OF CURVATURE;

THENCE AN ARC DISTANCE OF 178.40 FEET, CONTINUING ALONG SAID COMMON LINE AND ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 81°46'21", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N40°10'17"E AND 163.64 FEET TO A FOUND ALUMINUM CAP AT A POINT OF TANGENCY;

THENCE N00°41'25"W, ALONG THE WEST LINE OF SAID LOT 2, THE WEST LINE OF THIS PARCEL OF LAND, AND THE EAST LINE OF FREEDOM CIRCLE, 52.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.68 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 OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "MEADOW VIEW ESTATES ADDITION NO. 2, LOTS 20 AND 21, BLOCK 3" AND THE OWNERS 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.

EADES, INC.
CASPER, WYOMING

WILLIAM R. EADES, OWNER, EADES, INC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. EADES, OWNER OF EADES, INC. THIS 9th DAY OF April, 2013.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES

SAM FAUBER
Notary Public
Natrona County, Wyoming
My Commission Expires

NOTARY PUBLIC

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:60,000.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83/93.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°43'38.61669", AND THE COMBINED FACTOR IS 0.999784998.

MINOR BOUNDARY ADJUSTMENT AND
VACATION AND REPLAT OF

LOTS 2 & 19, BLOCK 3, MEADOW VIEW ESTATES ADDITION NO. 2

AS

# MEADOW VIEW ESTATES ADDITION NO. 2
# LOTS 20 AND 21, BLOCK 3

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE
SE1/4 OF SECTION 13
T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING
MARCH, 2013

W.O. #13-123