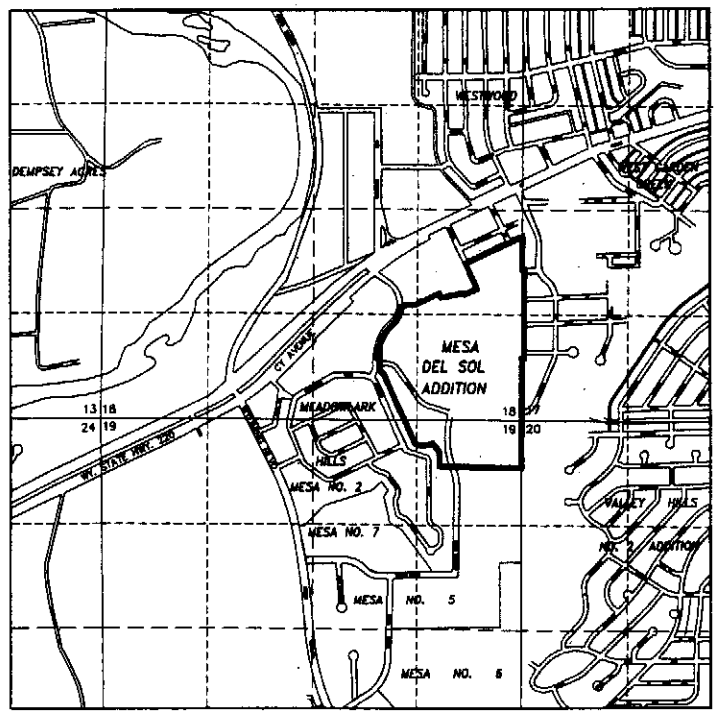
NATRONA COUNTY CLERK, WY
Renee Vitto
Recorded: 29
Apr 26, 2013 11:02:00 AM
Pages: 2
Fee: $60.00
CITY OF CASPER

PLAT OF **949736**

"MESA DEL SOL ADDITION"

TO THE CITY OF CASPER, WYOMING
A VACATION & REPLAT OF MESA ADDITION NO. 3
AND A PORTION OF LOT 1, BLOCK 2, OLER ADDITION
TO THE CITY OF CASPER, WYOMING
A SUBDIVISION OF PORTIONS OF
THE SE1/4, SECTION 18 & N1/2NE1/4, SECTION 19
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SHEET 1 OF 2
SCALE: 1"=80'



LOCATION & VICINITY MAP
NOT TO SCALE

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 27th day of March, 2013 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. 5-13 duly passed, adopted and approved on the 19th day of February, 2013.

Attest: City Clerk — Mayor

INSPECTED AND APPROVED on the 16th day of April, 2013.

City Engineer

INSPECTED AND APPROVED on the 17th day of April, 2013.

City Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 26th day of April, 2013.

County Clerk

My term of office ends January 5 2015

My term of office ends January 5, 2015

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA) ss

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 month of December, 2007 and November, 2012 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.

Wyoming Registration No. 5010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this 10TH day of APRIL, 2013.

My commission expires: JUNE 20, 2013

Notary Public

NOTARY PUBLIC
KENNETH R. MOORE
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Jun 20, 2013

CERTIFICATE OF DEDICATION

MESA NO. 3, LLC, hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Mesa Addition No. 3, to the City of Casper, Wyoming, and a portion of Lot 1, Block 2, Oler Addition to the City of Casper, Wyoming, being subdivisions of portions of the SE1/4, Section 18 and N1/2NE1/4, Section 19, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at a point in the easterly line of the Parcel being described and the southwesterly corner of Lower and Cool Addition to the City of Casper and the northwesterly corner of Valley Hills No. 2 Addition to the City of Casper, and the corner common to Sections 17, 18, 19 and 20 of said Township; thence from said Point of Beginning and along the easterly line of said Parcel and the easterly line of said Valley Hills No. 2 Addition, S.01°15'7"E., 566.10 feet to the southeasterly corner of said Parcel and the northeasterly corner of Mesa Addition No. 5 to the City of Casper; thence along the southerly line of said Parcel and the northerly line of said Mesa Addition No. 5, N.89°55'51"W., 983.21 feet to the southeasterly corner of said Parcel and a point in and intersection with the easterly line of Meadowlark Hills, an Addition to the City of Casper; thence along the easterly line of said Meadowlark Hills, N.3°27'35"W., 183.25 feet to a point; thence N.38°54'22"W., 125.76 feet to a point; thence S.76°29'48"W., 132.43 feet to a point; thence N.73°44'51"W., 88.88 feet to a point; thence N.25°06'22"W., 919.98 feet to a point; thence N.47°42'44"W., 64.77 feet to a point in and intersections with the easterly line of Pheasant Drive; thence along the westerly line of said Parcel and the easterly line of said Pheasant Drive, N.0°03'54"W., 290.31 feet to a point and start of a non-tangent curve; thence continuing along the westerly line of said Parcel and the easterly line of said Pheasant Drive and along the arc of a true curve to the right, having a radius of 470.00 feet and through a central angle of 36°36'46", northeasterly, 300.34 feet and the chord of which bears N.30°10'54"E., 295.25 feet to a point of reverse curve; thence along the arc of a true curve to the left, having a radius of 360.00 feet and through a central angle of 44°20'38", northeasterly, 278.62 feet and the chord of which bears N.26°03'18"E., 271.72 feet to the northwesterly corner of said Parcel; thence along the northerly line of said Parcel and across said Lot 1, Block 2, Oler Addition to the City of Casper, S.88°46'35"E., 139.98 feet to an angle point in the easterly line of said Lot 1, Block 2, Oler Addition and the southwesterly corner of Spanici Addition to the City of Casper, Wyoming; thence along the northerly line of said Parcel and the southerly line of said Spanici Addition, N.84°27'14"E., 340.09 feet to the northwesterly corner of Mesa Addition No. 4 to the City of Casper, Wyoming; thence along the easterly line of said Parcel and the westerly line of said Mesa Addition No. 4, S.25°28'33"E., 56.58 feet to the southwesterly corner of said Mesa Addition No. 4; thence along the northerly line of said Parcel and the southerly line of said Mesa Addition No. 4, N.77°03'54"E., 258.17 feet to a point; thence S.36°04'54"E., 30.87 feet to a point; thence N.84°28'10"E., 187.61 feet to the southeasterly corner of said Mesa Addition No. 4; thence along the westerly line of said Parcel and the easterly line of said Mesa Addition No. 4, N.25°33'14"W., 335.50 feet to the northeasterly corner of said Mesa Addition No. 4 and a point in and intersection with the southerly line of Bundy Addition to the City of Casper; thence along the northerly line of said Parcel and the southerly line of said Bundy Addition and Divide Addition No. 2 to the City of Casper, N.84°27'11"E., 763.05 feet to the northeasterly corner of said Parcel and a point in and intersection with the westerly line of Lower and Cool Addition to the City of Casper; thence along the easterly line of said Parcel and the westerly line of said Lower and Cool Addition S.0°07'19"E., 396.06 feet to a point; thence N.89°58'46"E., 25.02 feet to a point; thence S.0°06'39"E., 1070.25 feet to a point; thence S.89°50'24"W., 25.06 feet to a point; thence S.0°06'52"E., 747.94 feet to the Point of Beginning and containing 78.150 acres more or less.

The vacation replat 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 vacation and replat shall be known as "MESA DEL SOL ADDITION", to the City of Casper, Wyoming. Tract G is hereby dedicated to the City as a public park, and all streets and pedestrian access easements 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, ditches and drainage by public and private utility companies.

MESA NO. 3, LLC
P.O. Box 50730
Casper, WY 82605

RICHARD FAIRSERVIS, MANAGER OF MESA NO. 3, LLC — RANDALL S. HALL, MANAGER OF MESA NO. 3, LLC

ACKNOWLEDGMENTS

State of Wyoming)
County of Natrona) ss

The foregoing instrument was acknowledged before me by Richard Fairservis, Manager of Mesa No. 3, LLC on this 10TH day of April, 2013.

Witness my hand and official seal.

My commission expires: Feb 8, 2016

Notary Public

NOTARY PUBLIC
Tree Ann McCord
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Feb 08, 2016

State of Wyoming)
County of Natrona) ss

The foregoing instrument was acknowledged before me by Randall S. Hall, Manager of Mesa No. 3, LLC on this 10TH day of APRIL, 2013.

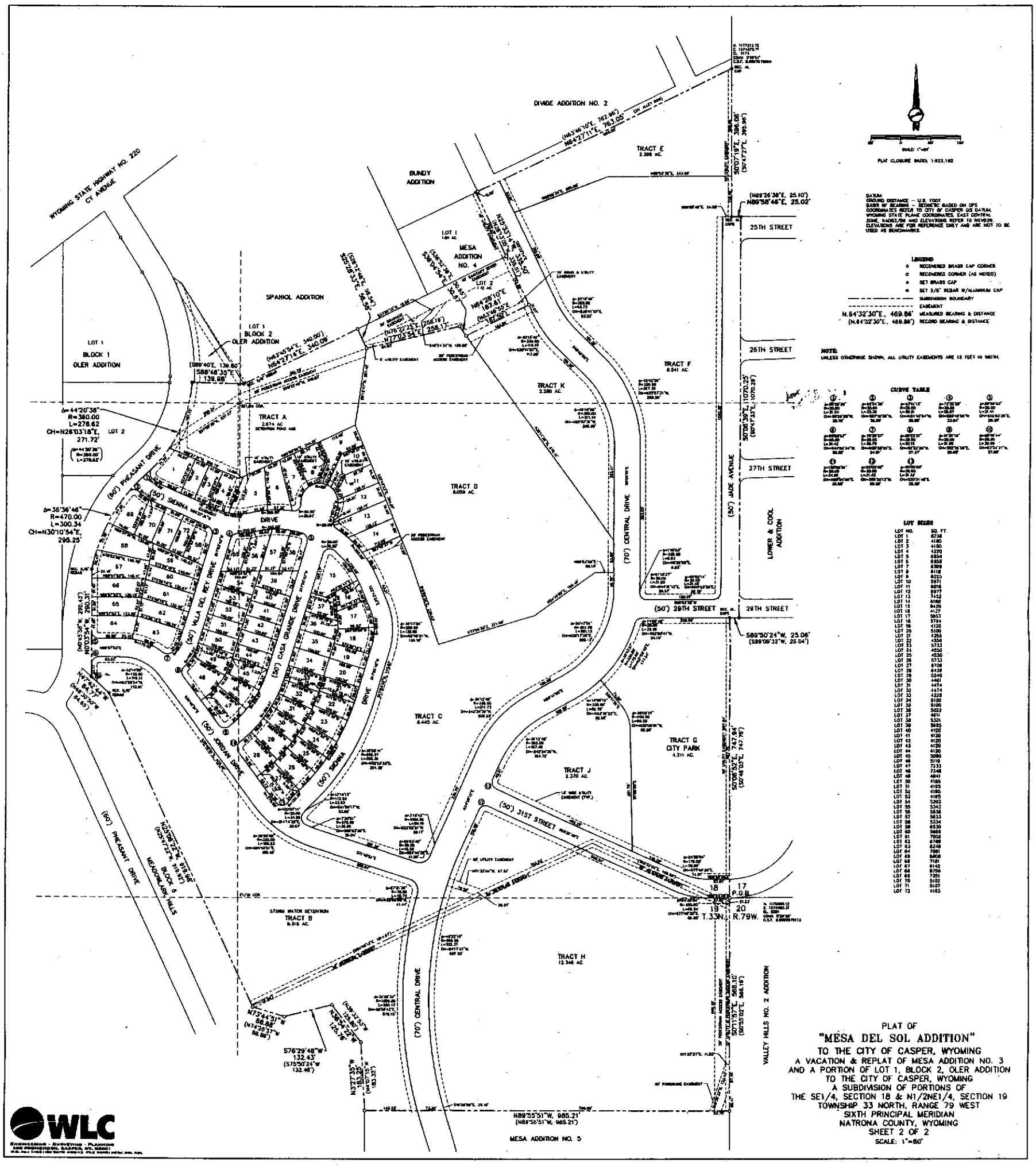
Witness my hand and official seal.

My commission expires: JUNE 20, 2013

Notary Public

NOTARY PUBLIC
KENNETH R. MOORE
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Jun 20, 2013

WLC
ENGINEERING · SURVEYING · PLANNING
300 MONEHORN, CASPER, WY. 82601
W.O. NO: 14461-98 DATE: 4-26-13 FILE NAME: MESA DEL SOL


DIVIDE ADDITION NO. 2
BUNDY ADDITION
MESA ADDITION NO. 4
SPANIOL ADDITION
WYOMING STATE HIGHWAY NO. 220
CY AVENUE
TRACT E
2.298 AC.
TRACT F
8.541 AC.
TRACT K
2.380 AC.
TRACT A
2.671 AC.
TRACT D
8.059 AC.
TRACT C
8.445 AC.
TRACT G
CITY PARK
4.311 AC.
TRACT J
2.370 AC.
TRACT H
12.346 AC.
STORM WATER DETENTION
TRACT B
8.318 AC.
LOT 1
BLOCK 1
OLER ADDITION
LOT 1
BLOCK 2
OLER ADDITION
LOT 2
LOT 1
1.84 AC.
LOT 2
1.12 AC.
25TH STREET
26TH STREET
27TH STREET
28TH STREET
29TH STREET
31ST STREET
(50') JADE AVENUE
(70') CENTRAL DRIVE
LOWER & COOL ADDITION
VALLEY HILLS NO. 2 ADDITION
MESA ADDITION NO. 5
(60') PHEASANT DRIVE
(50') SIENNA DRIVE
(50') VILLA DEL REY DRIVE
(50') CASA GRANDE DRIVE
(50') SIENNA DRIVE
(50') JORDAN DRIVE
MEADOWLARK HILLS
BLOCK 6
T.33N., R.79W.
P.O.B.
Δ=44°20'38"
R=360.00
L=278.62
CH=N26°03'18"E,
271.72'
Δ=36°36'46"
R=470.00
L=300.34
CH=N30°10'54"E,
295.25'
PLAT CLOSURE RATED: 1:823,182
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.
ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE
USED AS BENCHMARKS.
LEGEND
RECOVERED BRASS CAP CORNER
RECOVERED CORNER (AS NOTED)
SET BRASS CAP
SET 5/8" REBAR W/ALUMINUM CAP
SUBDIVISION BOUNDARY
EASEMENT
N.64°32'30"E., 469.86' MEASURED BEARING & DISTANCE
(N.64°32'30"E., 469.86') RECORD BEARING & DISTANCE
NOTE:
UNLESS OTHERWISE SHOWN, ALL UTILITY EASEMENTS ARE 10 FEET IN WIDTH.
CURVE TABLE
LOT SIZES
LOT NO. SQ. FT.
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SIXTH PRINCIPAL MERIDIAN
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SHEET 2 OF 2
SCALE: 1"=60'
WLC
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