6/24/2021 10:44:02 AM NATRONA COUNTY CLERK
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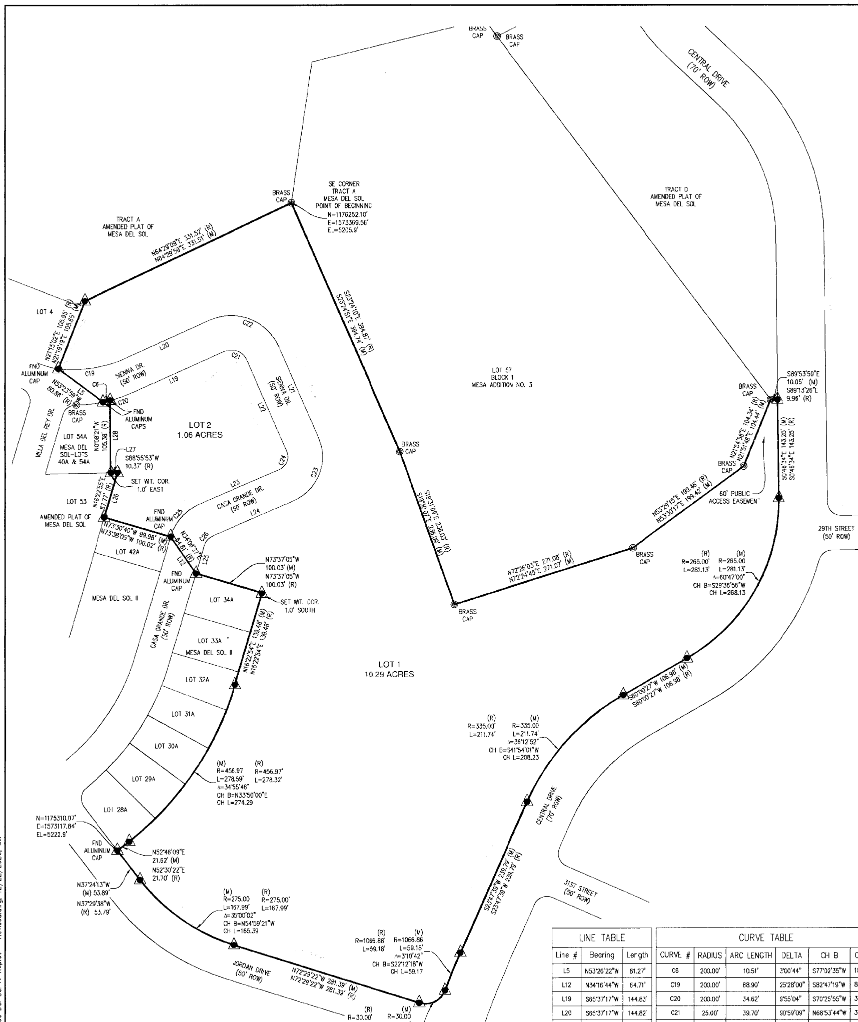
CITY OF CASPER



CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA }SS

THE UNDERSIGNED, MESA NO. 3, LLC, WHOLLY OWNED BY RICOR PROPERTIES, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE WITHIN THE S½SE¼ OF SECTION 18, T.33N., R.79W., 6TH P.M., BEING A VACATION AND REPLAT OF MESA DEL SOL III ADDITION AND LOT 40A OF THE MESA DEL SOL – LOTS 40A AND 54A ADDITION TO THE CITY OF CASPER, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF THE PARCEL, ALSO BEING THE SOUTHEAST CORNER OF TRACT A OF THE AMENDED PLAT OF MESA DEL SOL, AND THE NORTHWESTERLY CORNER OF LOT 57, BLOCK 1, MESA ADDITION NO. 3, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S23°24'51"E, ALONG THE EAST LINE OF MESA DEL SOL III AND THE WEST LINE OF SAID LOT 57, BLOCK 1, MESA ADDITION NO. 3, A DISTANCE OF 394.74 FEET, MONUMENTED BY A BRASS CAP;

THENCE S19°30'07"E, ALONG THE EAST LINE OF MESA DEL SOL III AND THE WEST LINE OF SAID LOT 57, BLOCK 1, MESA ADDITION NO. 3, A DISTANCE OF 236.09 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 57, MONUMENTED BY A BRASS CAP;

THENCE N72°24'45"E, ALONG THE NORTHERLY LINE OF MESA DEL SOL III AND THE SOUTHERLY LINE OF SAID LOT 57, BLOCK 1, MESA ADDITION NO. 3, A DISTANCE OF 271.07 FEET, TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N53°30'17"E, ALONG THE NORTHERLY LINE OF MESA DEL SOL III AND THE SOUTHERLY LINE OF SAID LOT 57, BLOCK 1, MESA ADDITION NO. 3, A DISTANCE OF 199.42 FEET, TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N21°51'46"E, ALONG THE NORTHERLY LINE OF MESA DEL SOL III AND THE SOUTHERLY LINE OF SAID LOT 57, BLOCK 1, MESA ADDITION NO. 3, A DISTANCE OF 104.44 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 57, THE SOUTHWEST CORNER OF TRACT D, AMENDED PLAT OF MESA DEL SOL, AND THE NORTHERLY CORNER OF MESA DEL SOL III, MONUMENTED BY A BRASS CAP;

THENCE S89°53'59"E, ALONG THE NORTHERLY LINE OF MESA DEL SOL III AND THE SOUTHERLY LINE OF SAID TRACT D, MESA DEL SOL, A DISTANCE OF 10.05 FEET TO THE NORTHERLY CORNER OF MESA DEL SOL III AND THE SOUTHEASTERLY CORNER OF SAID TRACT D, LOCATED ON THE WEST LINE OF CENTRAL DRIVE, MONUMENTED BY A BRASS CAP;

THENCE S00°46'34"E, ALONG THE EAST LINE OF MESA DEL SOL III AND THE WEST LINE OF CENTRAL DRIVE, A DISTANCE OF 143.25 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE EAST LINE OF MESA DEL SOL III AND THE WEST LINE OF CENTRAL DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, THROUGH A CENTRAL ANGLE OF 60°47'00", A DISTANCE OF 281.13 FEET, HAVING A CHORD BEARING OF S29°36'56"W, A DISTANCE OF 268.13 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S60°00'27"W, ALONG THE EAST LINE OF MESA DEL SOL III AND THE WEST LINE OF CENTRAL DRIVE, A DISTANCE OF 106.98 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE EAST LINE OF MESA DEL SOL III AND THE WEST LINE OF CENTRAL DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, THROUGH A CENTRAL ANGLE OF 36°12'52", A DISTANCE OF 211.74 FEET, HAVING A CHORD BEARING OF S41°54'01"W, A DISTANCE OF 208.23 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S23°47'39"W, ALONG THE EAST LINE OF MESA DEL SOL III AND THE WEST LINE OF CENTRAL DRIVE, A DISTANCE OF 239.79 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE EAST LINE OF MESA DEL SOL III AND THE WEST LINE OF CENTRAL DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 1066.86 FEET, THROUGH A CENTRAL ANGLE OF 03°10'42", A DISTANCE OF 59.18 FEET, HAVING A CHORD BEARING OF S22°12'18"W, A DISTANCE OF 59.17 FEET TO A POINT OF REVERSE CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE EAST LINE OF MESA DEL SOL III AND THE WEST LINE OF CENTRAL DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 86°53'55", A DISTANCE OF 45.50 FEET, HAVING A CHORD BEARING OF S64°03'55"W, A DISTANCE OF 41.26 FEET TO THE END OF CURVE, LOCATED ON THE NORTHERLY LINE OF JORDAN DRIVE, MONUMENTED BY A BRASS CAP;

THENCE N72°29'22"W, ALONG THE SOUTHERLY LINE OF MESA DEL SOL III AND THE NORTHERLY LINE OF JORDAN DRIVE, A DISTANCE OF 281.39 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE SOUTHERLY LINE OF MESA DEL SOL III AND THE NORTHERLY LINE OF JORDAN DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 35°00'02", A DISTANCE OF 167.99 FEET, HAVING A CHORD BEARING OF N54°59'21"W, A DISTANCE OF 165.39 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N37°24'13"W, ALONG THE SOUTHERLY LINE OF MESA DEL SOL III AND THE NORTHERLY LINE OF JORDAN DRIVE, A DISTANCE OF 53.89 FEET, TO THE SOUTHWEST CORNER OF MESA DEL SOL III, AND THE SOUTHEASTERLY CORNER OF LOT 28A, MESA DEL SOL II, MONUMENTED BY A BRASS CAP;

THENCE N52°46'09"E, ALONG THE WESTERLY LINE OF MESA DEL SOL III AND THE EASTERLY LINE OF SAID LOT 28A, MESA DEL SOL II, A DISTANCE OF 21.62 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE WESTERLY LINE OF MESA DEL SOL III AND THE EASTERLY LINE OF LOTS 28A THROUGH 32A, MESA DEL SOL II, AND A CURVE TO THE LEFT HAVING A RADIUS OF 456.97 FEET, THROUGH A CENTRAL ANGLE OF 34°55'46", A DISTANCE OF 278.59 FEET, HAVING A CHORD BEARING OF N33°50'00"E, A DISTANCE OF 274.29 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N16°22'54"E, ALONG THE WESTERLY LINE OF MESA DEL SOL III AND THE EASTERLY LINE OF LOTS 32A THROUGH 34A, A DISTANCE OF 139.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 34A, MONUMENTED BY A BRASS CAP;

THENCE N73°37'05"W, ALONG THE NORTH LINE OF SAID LOT 34A, A DISTANCE OF 100.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 34A, LOCATED ON THE EAST LINE OF CASA GRANDE DRIVE, MONUMENTED BY A BRASS CAP;

THENCE N34°16'44"W, ACROSS CASA GRANDE DRIVE, A DISTANCE OF 64.71 FEET TO THE NORTHEAST CORNER OF LOT 42A, MESA DEL SOL II, LOCATED ON THE WEST SIDE OF CASA GRANDE DRIVE, MONUMENTED BY A BRASS CAP;

THENCE N73°30'40"W, ALONG THE NORTH LINE OF SAID LOT 42A, A DISTANCE OF 99.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 42A, MONUMENTED BY A BRASS CAP;

THENCE N16°22'55"E, ALONG THE WEST LINE OF MESA DEL SOL III AND THE EAST LINE OF LOT 53, AMENDED PLAT OF MESA DEL SOL, A DISTANCE OF 67.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 53, MONUMENTED BY A BRASS CAP;

THENCE S88°55'53"W, ALONG THE SOUTH LINE OF MESA DEL SOL II AND THE NORTH LINE OF SAID LOT 53, A DISTANCE OF 10.37 FEET TO THE SOUTHEAST CORNER OF LOT 54A, MESA DEL SOL – LOTS 40A AND 54A, MONUMENTED BY A BRAS CAP;

THENCE N00°04'09"W, ALONG THE EAST LINE OF SAID LOT 54A, A DISTANCE OF 105.21 FEET TO THE NORTHEAST CORNER OF SAID LOT 54A, LOCATED ON THE SOUTH LINE OF SIENNA DRIVE, MONUMENTED BY A BRASS CAP;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 54A AND A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 03°00'44", A DISTANCE OF 10.51 FEET, HAVING A CHORD BEARING OF S77°02'35"W, A DISTANCE OF 10.51 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N53°25'22"W, ACROSS SIENNA DRIVE, A DISTANCE OF 81.27 FEET TO THE SOUTHWEST CORNER OF MESA DEL SOL III AND THE SOUTHEAST CORNER OF LOT 4, AMENDED PLAT OF MESA DEL SOL, MONUMENTED BY A BRASS CAP;

THENCE N2°19'19"E, ALONG THE WEST LINE OF MESA DEL SOL III AND THE EAST LINE OF SAID LOT 4, A DISTANCE OF 105.65 FEET TO THE NORTHWEST CORNER OF MESA DEL SOL III, THE NORTHWEST CORNER OF SAID LOT 4 AND THE SOUTHWEST CORNER OF TRACT A, AMENDED PLAT OF MESA DEL SOL, MONUMENTED BY A BRASS CAP;

THENCE N64°29'59"E, ALONG THE NORTH LINE OF MESA DEL SOL III AND THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 331.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 12.15 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 "MESA DEL SOL IV 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" AS SHOWN ON THIS PLAT. THE EASEMENT LOCATED IN THE NORTHEAST CORNER OF THIS PARCEL LABELED "60' PUBLIC ACCESS EASEMENT" IS HEREBY DEDICATED TO THE PUBLIC AS AN ACCESS TO LOT 57, BLOCK 1, MESA ADDITION NO. 3. SIENNA DRIVE AND CASA GRANDE DRIVE, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC. ALL OTHER STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

RICOR PROPERTIES, LLC
P.O. Box 50730
CASPER, WYOMING 82605

JOHN JOHNSON – MANAGING MEMBER OF
RICOR PROPERTIES, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN JOHNSON, MANAGING MEMBER OF RICOR PROPERTIES, LLC, SOLE AND MANAGING MEMBER OF MESA NO. 3, LLC. THIS 21 DAY OF ~~DECEMBER, 2020.~~ January, 2021

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-29-24

NOTARY PUBLIC

SAMI HERDT
NOTARY PUBLIC - WYOMING
Natrona County
My Commission Expires Mar 29, 2024

LINE TABLE		
Line #	Bearing	Length
L5	N53°26'22"W	81.27'
L12	N34°16'44"W	64.71'
L19	S65°37'17"W	144.83'
L20	S65°37'17"W	144.82'
L21	N23°24'10"W	144.78'
L22	N23°24'10"W	144.79'
L23	N66°35'50"E	125.70'
L24	N66°35'50"E	125.70'
L25	N16°22'56"E	41.19'
L26	N16°22'55"E	67.77'
L27	S88°55'53"W	10.37'
L28	N00°04'09"W	105.21'

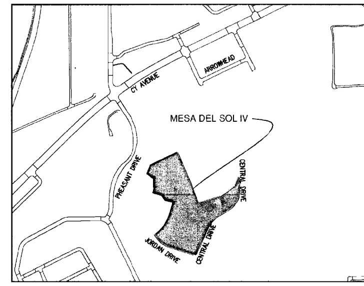
CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C6	200.00'	10.51'	3°00'44"	S77°02'35"W	10.51
C19	200.00'	88.90'	25°28'00"	S82°47'19"W	88.17
C20	200.00'	34.62'	9°55'04"	S70°25'56"W	34.58
C21	25.00'	39.70'	90°59'09"	N68°53'44"W	35.66
C22	75.00'	119.10'	90°59'09"	N68°53'44"W	106.97
C23	70.00'	109.97'	90°00'42"	N21°35'29"E	99.01
C24	20.00'	31.42'	90°00'42"	N21°35'29"E	28.29
C25	75.00'	65.92'	50°21'42"	N41°27'35"E	63.82
C26	25.00'	21.91'	50°12'50"	N41°29'21"E	21.22

0 80' 160'
SCALE: 1" = 80'

LEGEND

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

Civil Engineering Professionals, Inc.
6080 Enterprise Drive, Casper, Wy 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com



VICINITY MAP
NO SCALE

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 15th DAY OF October, 2020.

ATTEST: Liz Becher SECRETARY CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 26-20 DULY PASSED, ADOPTED AND APPROVED THIS 15th DAY OF December, 2020.

ATTEST: CITY CLERK MAYOR

INSPECTED AND APPROVED THIS 26th DAY OF January, 2021.

CITY ENGINEER

INSPECTED AND APPROVED THIS 25th DAY OF January, 2021.

CITY SURVEYOR

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:339,017.
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°39'41.22", AND THE COMBINED FACTOR IS 0.99976656.
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. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN JULY, 2020, 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. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Professional Land Surveyor William R. Fehringer 5528 Date 12/22/2020 WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER
THIS 22nd DAY OF DECEMBER, 2020.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-29-24

NOTARY PUBLIC

SAMI HERDT
NOTARY PUBLIC - WYOMING
Natrona County
My Commission Expires Mar 29, 2024

VACATION AND REPLAT OF
MESA DEL SOL III ADDITION
AND LOT 40A OF
MESA DEL SOL – LOTS 40A & 54A
AS

MESA DEL SOL IV ADDITION

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½ SE¼
OF SECTION 18 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY WYOMING
AUGUST, 2020

W.O. #20-139

M:\Land 2020\Surveying\20-139 Mesa Del Sol Replat\Survey Plats\Mesa Del Sol IV Replat – Revised.dwg, 12/22/2020, Bill