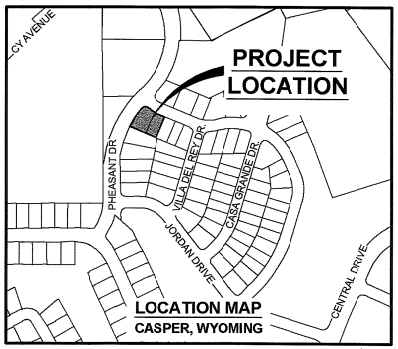
MINOR BOUNDARY ADJUSTMENT

A VACATION AND REPLAT OF LOTS 68 AND LOT 69 OF THE AMENDED PLAT OF MESA DEL SOL ADDITION, LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S½SE¼) OF SECTION 18, T.33N., R.79W. OF THE 6th PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, SHALL BE KNOWN AS

MESA DEL SOL - LOTS 68A & 69A

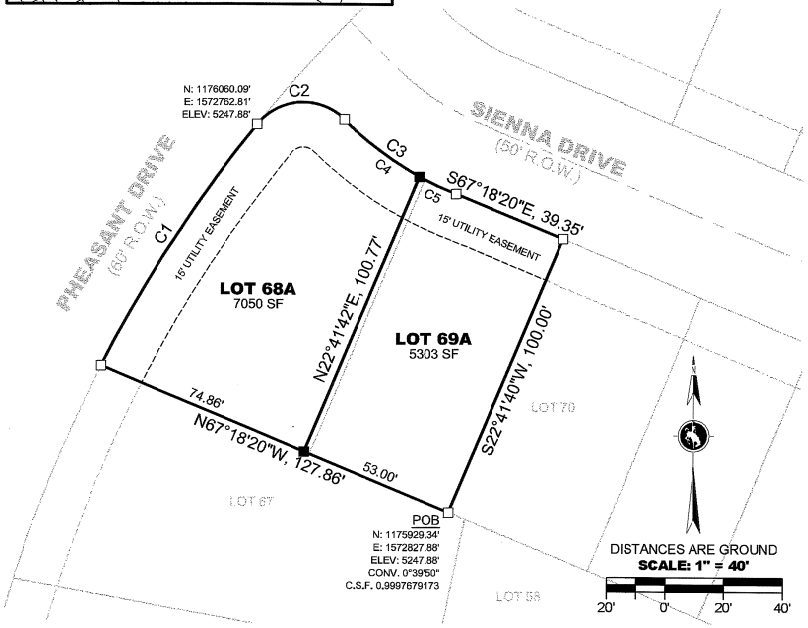
AN ADDITION TO THE CITY OF CASPER



NOTES

1. PLAT CLOSURE RATIO: 1:964,000
2. GROUND DISTANCE - U.S. FOOT
3. BASIS OF BEARING - GEODETIC BASED ON GPS
4. COORDINATES REFER TO CITY OF CASPER GIS DATUM, WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83/86 AND ELEVATIONS REFER TO NAVD88.
5. ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED AS BENCHMARKS.
6. UNUSED WATER SERVICE LINES MUST BE ABANDONED AND PLUGGED AT THE MAIN AT THE EXPENSE OF THE LOT OWNER.
7. ALL PROPERTY CORNER MONUMENTS THAT WERE ELIMINATED WERE REMOVED.

Curve Table					
Curve #	Length	Radius	Delta	Chord Directon	Ch. Length
C1	97.28	470.00	11°51'25"	N33°00'23"E	97.09
C2	33.30	20.00	95°23'51"	N86°38'17"E	29.58
C3	45.63	120.80	21°38'33"	S56°29'04"E	45.36
C4	31.95	120.80	15°09'17"	S53°14'26"E	31.86
C5	13.68	120.80	6°29'15"	S64°03'43"E	13.67



CERTIFICATE OF DEDICATION

THE UNDERSIGNED, MESA NO. 3, LLC (RANDALL S. HALL-MEMBER) AND RAM FUNDING, LLC (RANDALL S. HALL-MEMBER) HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETOR OF THE ABOVE OR FOREGOING MINOR BOUNDARY ADJUSTMENT PLAT OF LOTS 68 AND 69 OF THE AMENDED PLAT OF MESA DEL SOL ADDITION, LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER (S½SE¼) OF SECTION 18, T.33N., R.79W. OF THE 6th PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 70 OF THE AMENDED PLAT OF MESA DEL SOL; THENCE N.67°18'20"W., 127.86 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY LINE OF LOT 67 OF THE AMENDED PLAT OF MESA DEL SOL TO THE EAST RIGHT-OF-WAY LINE OF PHEASANT DRIVE TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°51'25", HAVING A RADIUS OF 470.00 FEET, AND WHOSE LONG CHORD BEARS N.33°00'23"E., 97.09 FEET ALONG THE WESTERLY LINE OF SAID PARCEL AND THE EASTERLY RIGHT-OF-WAY LINE OF PHEASANT DRIVE TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 95°23'51", HAVING A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS N.86°38'17"E., 29.58 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SIENNA DRIVE TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°38'33", HAVING A RADIUS OF 120.80 FEET, AND WHOSE LONG CHORD BEARS S.56°29'04"E., 45.36 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SIENNA DRIVE; THENCE S.67°18'20"E., 39.35 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SDUTHERLY RIGHT-OF-WAY LINE OF SIENNA DRIVE; THENCE S.22°41'40"W., A DISTANCE OF 100.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF LOT 70 OF THE AMENDED PLAT OF MESA DEL SOL TO THE **POINT OF BEGINNING**; SAID TRACT CONTAINING 0.188 ACRES MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER(S), PROPRIETOR(S) OR PARTIES OF INTEREST HAVE BY THESE PRESENTS LAID OUT AND KNOWN AS MESA DEL SOL - LOTS 68A AND 69A, AN ADDITION TO THE CITY OF CASPER , WYOMING. THAT ALL UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

EXECUTED THIS 4th DAY OF December 2015.

BY: _____
RANDALL S. HALL - MEMBER
MESA NO 3 LLC
550 N. POPLAR ST.
CASPER, WY 82601

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF December 2015, BY RANDALL S. HALL, MEMBER, MESA NO. 3, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

_____ 10/22/2017
NOTARY PUBLIC MY COMMISSION EXPIRES

EXECUTED THIS 4th DAY OF December 2015.

BY: _____
RANDALL S. HALL - MEMBER
RAM FUNDING, LLC
550 N. POPLAR ST.
CASPER, WY 82601

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF December 2015, BY RANDALL S. HALL, MEMBER, RAM FUNDING, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

_____ 10/22/2017
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 8th DAY OF December 2015.

Liz Becher
COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED ON THIS 1st DAY OF December 2015.

CITY ENGINEER

LEGEND

- RECOVERED ALUMINUM CAP (LS 14558)
- SET REBAR & ALUMINUM CAP ECS ENGINEERS PLS 548
- SET REBAR & BRASS CAP ECS ENGINEERS PLS 548
- PROPERTY LINE (PROPOSED)
- PROPERTY LINE (ADJACENT AND EXISTING)
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

CERTIFICATE OF SURVEYOR

I, **ROBERT L. St. CLAIRE**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE MINOR BOUNDARY ADJUSTMENT PLAT OF MESA DEL SOL - LOTS 68A & 69A, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF December, 2015, BY ROBERT L. ST. CLAIRE.

WITNESS MY HAND AND OFFICIAL SEAL

_____ 10/22/2017
NOTARY PUBLIC MY COMMISSION EXPIRES

Professional Land Surveyor
ROBERT L. ST. CLAIRE
584
Date 12/4/15
WYOMING

OWNER:
MESA No. 3, LLC
Randall Hall
550 N. Poplar Street
Casper, WY 82601
307.234.2385

RAM FUNDING, LLC
Randall Hall
550 N. Poplar Street
Casper, WY 82601
307.234.2385

SURVEYOR:
FIELD: JEFF CONLEY
REVIEW: ROBERT L. St. CLAIRE, P.L.S.

DATE DRAWN:
11.13.2015

ECS ENGINEERS

Environmental and Civil Solutions, LLC
111 West 2nd Street, Suite 600
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

PROJECT NO. 130015

12/9/2015 1:33:19 PM NATRONA COUNTY CLERK
Pages: 1
1004194
Renea Vitto
Recorded: AK
Fee: $75.00
CITY OF CASPER