12/6/2021 2:55:30 PM NATRONA COUNTY CLERK
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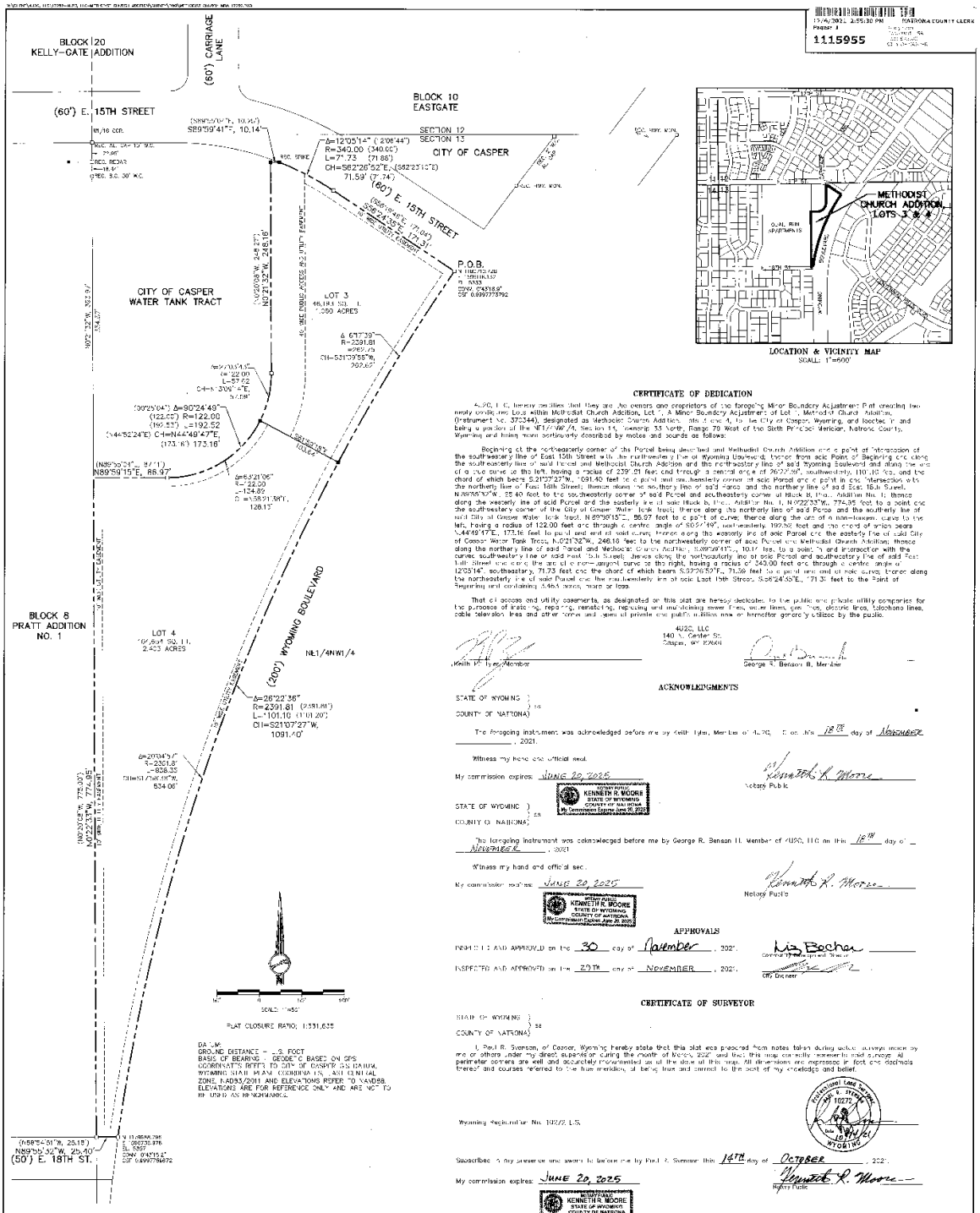

CERTIFICATE OF DEDICATION

4J20, LLC, hereby certifies that they are the owners and proprietors of the foregoing Minor Boundary Adjustment Plat creating two newly configured Lots within Methodist Church Addition, Lot 1, A Minor Boundary Adjustment of Lot 1, Methodist Church Addition, (Instrument No. 372344), designated as Methodist Church Addition, and that it is to be City of Casper, Wyoming, and located in and being a portion of the NE1/4NW1/4, Section 13, 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 the northeasterly corner of the Parcel being described and Methodist Church Addition and a point of intersection of the southeasterly line of East 15th Street with the northwesterly line of Wyoming Boulevard; thence from said Point of Beginning and along the southeasterly line of said Parcel and Methodist Church Addition and the northeasterly line of said Wyoming Boulevard and along the arc of a curve to the left, having a radius of 239.21 feet and through a central angle of 26°22'36", southwesterly, 110.16 feet, and the chord of which bears S.21°37'27"W., 109.16 feet to a point and southeasterly corner of said Parcel and a point in the intersection of the northerly line of East 16th Street; thence along the northerly line of said street and the northerly line of said East 16th Street, N.89°55'52"W., 25.40 feet to the southeasterly corner of said Parcel and southeasterly corner of Block 8, Pratt Addition No. 1; thence along the westerly line of said Parcel and the easterly line of said Block 8, Pratt Addition No. 1, N.0°22'32"W., 774.95 feet to a point and the southeasterly corner of the City of Casper Water Tank Tract; thence along the northerly line of said Parcel and the southerly line of said City of Casper Water Tank Tract, N.89°59'15"E., 86.97 feet to a point of curve; thence along the arc of a non-tangent curve to the left, having a radius of 122.00 feet and through a central angle of 90°24'49", northeasterly, 192.52 feet and the chord of which bears N.44°49'47"E., 173.16 feet to point and end of said curve; thence along the westerly line of said Parcel and the easterly line of said City of Casper Water Tank Tract, N.0°21'32"W., 246.16 feet to the northwesterly corner of said Parcel and Methodist Church Addition; thence along the northerly line of said Parcel and Methodist Church Addition, S.89°59'41"E., 10.14 feet, to a point in and intersection with the curved southeasterly line of said East 15th Street; thence along the northeasterly line of said Parcel and southeasterly line of said East 15th Street and along the arc of a non-tangent curve to the right, having a radius of 340.00 feet and through a central angle of 12°05'14", southeasterly, 71.73 feet and the chord of which bears S.82°26'52"E., 71.59 feet to a point and end of said curve; thence along the northeasterly line of said Parcel and the southwesterly line of said East 15th Street, S.88°24'45"E., 71.31 feet to the Point of Beginning and containing 5.464 acres, more or less.

That all access and utility easements, as designated on this plat are hereby dedicated, to the public and private utility companies for the purpose of installing, repairing, remodeling, replacing and maintaining sewer lines, water lines, gas lines, electric lines, telephone lines, cable television lines and other forms and types of private and public utilities now or hereafter generally utilized by the public.

4J20, LLC
140 N. Center St.
Casper, WY 82601

Keith Pyles, Member

George R. Benson III, Member

ACKNOWLEDGMENTS

STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Keith Pyles, Member of 4J20, LLC on this 18TH day of NOVEMBER, 2021.

Witness my hand and official seal.

My commission expires: JUNE 20, 2025

Kenneth R. Moore
Notary Public

KENNETH R. MOORE
NOTARY PUBLIC
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires June 20, 2025

STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by George R. Benson III, Member of 4J20, LLC on this 18TH day of NOVEMBER, 2021.

Witness my hand and official seal.

My commission expires: JUNE 20, 2025

Kenneth R. Moore
Notary Public

KENNETH R. MOORE
NOTARY PUBLIC
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires June 20, 2025

APPROVALS

APPROVED AND APPROVED on the 30 day of November, 2021.

Liz Becher
CONSTRUCTION SERVICES MANAGER

INSPECTED AND APPROVED on the 29TH day of NOVEMBER, 2021.

City Engineer

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

I, Paul R. Svenson, 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 March, 2021 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented 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.

PAUL R. SVENSON
10272
WYOMING
LAND SURVEYOR

Wyoming Registration No. 10272, L.S.

Subscribed to and sworn to before me by Paul R. Svenson this 14TH day of OCTOBER, 2021.

My commission expires: JUNE 20, 2025

Kenneth R. Moore
Notary Public

KENNETH R. MOORE
NOTARY PUBLIC
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires June 20, 2025

LEGEND

- RECOVERED 5/8" REBAR W/ALUMINUM CAP
- RECOVERED HIGHWAY MONUMENT
- SET 5/8" REBAR WITH ALUMINUM CAP
- WITNESS CORNER
- SUBDIVISION BOUNDARY
- OLD LOT LINE

N.64°32'30"E., 469.86' MEASURED BEARING & DISTANCE
(N89°55'04"E, 87.11') RECORD BEARING & DISTANCE

A MINOR BOUNDARY ADJUSTMENT OF LOT 1, METHODIST CHURCH ADDITION AS METHODIST CHURCH ADDITION, LOTS 3 AND 4

TO THE CITY OF CASPER, WYOMING
A MINOR BOUNDARY ADJUSTMENT OF LOT 1, METHODIST CHURCH ADDITION TO CREATE TWO NEWLY CONFIGURED LOTS OF METHODIST CHURCH ADDITION, DESIGNATED AS LOTS 3 AND 4
LOCATED IN AND BEING A PORTION OF
THE NE1/4NW1/4, SECTION 13
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=50'

WLC
ENGINEERING • SURVEYING
200 PRONGHORN, CASPER, WY. 82601
W.O. NM.17988 DATE: 3.17.21 FILE NAME: METHODIST SUBDIV 17952