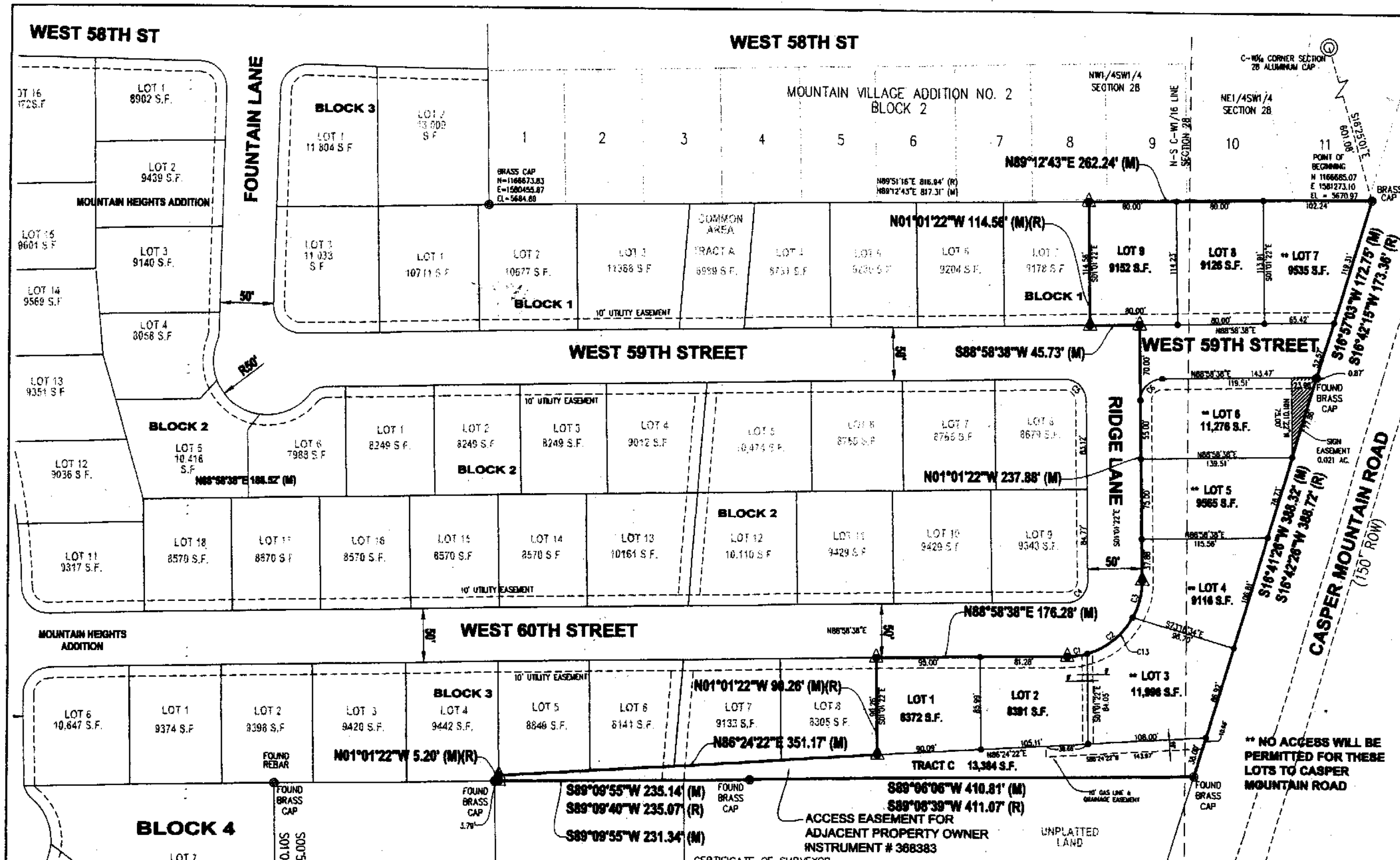
924328
NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: JF
Mar 6, 2012 02:51:06 PM
Pages: 1 Fee: $56.00
CITY OF CASPER



Civil Engineering Professionals, Inc.
6080 Enterprise Drive, Casper, Wy 82609
Phone 307.266.4346 Fax 307.266.0803
www.cepi-casper.com

CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA } SS

THE UNDERSIGNED, R. L. DEVELOPMENT, INC., HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE WITHIN THE NW1/4SW1/4 AND THE NE1/4SW1/4 OF SECTION 28, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO BEING LOTS 8 – 14, BLOCK 1, LOTS 9 – 10, BLOCK 3 AND TRACT B, MOUNTAIN HEIGHTS ADDITION NO. 2 TO THE CITY OF CASPER, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C-W1/16 CORNER OF SAID SECTION 28, MONUMENTED BY AN ALUMINUM CAP;

THENCE S16°25'01"E, A DISTANCE OF 601.08 FEET TO THE NORTHEAST CORNER OF THE PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID MOUNTAIN HEIGHTS ADDITION NO. 2 AND THE SOUTHEAST CORNER OF MOUNTAIN VILLAGE ADDITION NO. 2 LOCATED ON THE WEST LINE OF CASPER MOUNTAIN ROAD (STATE HIGHWAY 251), MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S16°57'03"W, ALONG THE EAST LINE OF SAID MOUNTAIN HEIGHTS ADDITION NO. 2 AND THE WEST LINE OF CASPER MOUNTAIN ROAD, A DISTANCE OF 172.75 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S16°41'26"W, ALONG THE EAST LINE OF SAID MOUNTAIN HEIGHTS ADDITION NO. 2 AND THE WEST LINE OF CASPER MOUNTAIN ROAD, A DISTANCE OF 388.32 FEET TO THE SOUTHEAST CORNER OF MOUNTAIN HEIGHTS ADDITION NO. 2, MONUMENTED BY A BRASS CAP;

THENCE S89°06'06"W, ALONG THE SOUTH LINE OF SAID MOUNTAIN HEIGHTS ADDITION NO. 2, A DISTANCE OF 410.81 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S89°09'55"W, ALONG THE SOUTH LINE OF SAID MOUNTAIN HEIGHTS ADDITION NO. 2, A DISTANCE OF 231.34 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B AND THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, MOUNTAIN HEIGHTS ADDITION NO. 2, MONUMENTED BY A BRASS CAP;

THENCE N01°01'22"W, ALONG THE WEST LINE OF SAID TRACT B AND THE EAST LINE OF SAID LOT 4, A DISTANCE OF 5.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT B, MONUMENTED BY A BRASS CAP;

THENCE N88°24'22"E, ALONG THE NORTH LINE OF SAID TRACT B AND THE SOUTH LINE OF LOTS 5 – 8, BLOCK 3, MOUNTAIN HEIGHTS ADDITION NO. 2, A DISTANCE OF 351.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, ALSO BEING THE SOUTHWEST CORNER OF LOT 9, BLOCK 3, MONUMENTED BY A BRASS CAP;

THENCE N01°01'22"W, ALONG THE LINE OF SAID LOT 8 AND THE WEST LINE OF SAID LOT 9, BLOCK 3, MOUNTAIN HEIGHTS ADDITION NO. 2, A DISTANCE OF 98.26 FEET TO THE NORTH CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 3, LOCATED ON THE SOUTH LINE OF WEST 60TH STREET, MONUMENTED BY A BRASS CAP;

THENCE N88°58'38"E, ALONG THE SOUTH LINE OF WEST 60TH STREET AND THE NORTH LINE OF SAID BLOCK 3, MOUNTAIN HEIGHTS ADDITION NO. 2, A DISTANCE OF 176.28 FEET TO THE POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 109.96 FEET, HAVING A CHORD BEARING OF N43°58'38"E, A DISTANCE OF 98.99 FEET TO THE END OF CURVE LOCATED ON THE EAST LINE OF RIDGE LANE AND THE WEST LINE OF BLOCK 1, MOUNTAIN HEIGHTS ADDITION NO. 2, MONUMENTED BY A BRASS CAP;

THENCE N01°01'22"W, ALONG THE EAST LINE OF RIDGE LANE AND THE WEST LINE OF LOTS 11 – 14, BLOCK 1, MOUNTAIN HEIGHTS ADDITION NO. 2, A DISTANCE OF 237.88 FEET TO A POINT ON THE NORTH LINE OF WEST 59TH STREET AND THE SOUTH LINE OF SAID BLOCK 1, MONUMENTED BY A BRASS CAP;

THENCE S88°58'38"W, ALONG THE NORTH LINE OF WEST 59TH STREET AND THE SOUTH LINE OF LOT 8, BLOCK 1, MOUNTAIN HEIGHTS ADDITION NO. 2, A DISTANCE OF 45.73 FEET TO THE SOUTHEAST CORNER OF LOT 7 AND THE SOUTHWEST CORNER OF LOT 8, BLOCK 1, MOUNTAIN HEIGHTS ADDITION NO. 2, MONUMENTED BY A BRASS CAP;

THENCE N01°01'22"W, ALONG THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF SAID LOT 8, BLOCK 1, A DISTANCE OF 114.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 1, LOCATED ON THE SOUTH LINE OF SAID MOUNTAIN VILLAGE ADDITION NO. 2, MONUMENTED BY A BRASS CAP;

THENCE N89°12'43"E, ALONG THE NORTH LINE OF SAID BLOCK 1, MOUNTAIN HEIGHTS ADDITION NO. 2 AND THE SOUTH LINE OF SAID MOUNTAIN VILLAGE ADDITION NO. 2, A DISTANCE OF 262.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.483 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 "MOUNTAIN HEIGHTS ADDITION NO. 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. ALL ROADS AND STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

R. L. DEVELOPMENT, INC
421 SOUTH CENTER STREET
CASPER, WYOMING 82601

LISA BURRIDGE – PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURRIDGE, PRESIDENT OF R. L. DEVELOPMENT, INC., THIS 28th DAY OF FEBRUARY, 2012.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES October 4, 2014

NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF NATRONA } SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, LICENSE NO. 5528, HEREBY STATE THAT THIS PLAT WAS PREPARED FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION IN THE MONTH OF JULY, 2010, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL BOUNDARY PERIMETER CORNERS ARE WELL AND ACCURATELY MONUMENTED BY BRASS CAPS (OR AS NOTED) AS OF THE DATE OF THIS SURVEY AND THAT ALL LOT CORNERS SHALL BE MONUMENTED AS SHOWN UPON THE PLAT UPON COMPLETION OF CONSTRUCTION OR WITHIN ONE YEAR OF THE DATE OF RECORDATION. 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.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 28th DAY OF FEBRUARY, 2012.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 9/2015

NOTARY PUBLIC

Curve Table					
Curve #	Length	Radius	Delta	CH Bearing	CH L
C1	[illegible]	70.000	[illegible]	[illegible]	[illegible]
C2	[illegible]	70.000	[illegible]	[illegible]	[illegible]
C3	[illegible]	70.000	[illegible]	[illegible]	[illegible]
C4	[illegible]	20.000	[illegible]	[illegible]	[illegible]
C5	[illegible]	20.000	[illegible]	[illegible]	[illegible]
C6	[illegible]	20.000	[illegible]	[illegible]	[illegible]
C13	[illegible]	70.000	[illegible]	[illegible]	[illegible]

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 15th DAY OF December, 2011.

ATTEST: SECRETARY — CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 6-12, DULY PASSED, ADOPTED AND APPROVED THIS 7th DAY OF February, 2012.

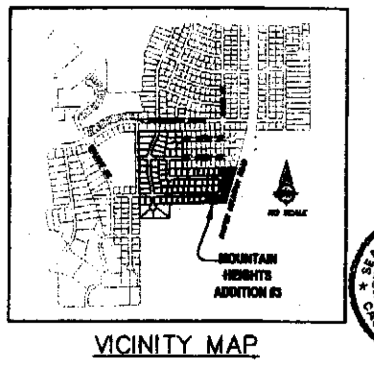
CITY CLERK — MAYOR

APPROVED THIS 25th DAY OF February, 2012.

CITY ENGINEER

APPROVED THIS 28th DAY OF February, 2012.

CITY SURVEYOR



VICINITY MAP

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 6th DAY OF March, 2012.

INSTRUMENT NO. 924328

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:489,906.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER DATUM.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°40'31.046", AND THE COMBINED FACTOR IS 0.9997489.
4. NO ACCESS TO CASPER MOUNTAIN ROAD WILL BE ALLOWED FROM LOTS 3 – 6. ACCESS TO THESE LOTS WILL BE PROVIDED FROM RIDGE LANE ONLY.

A VACATION & REPLAT OF
LOTS 8–14, BLOCK 1, LOTS 9–10, BLOCK 3,
& TRACT B OF MOUNTAIN HEIGHTS ADDITION NO. 2
PORTION OF NW1/4SW1/4 AND NE1/4SW1/4 SECTION 28,
T.33N., R.79W., 6TH P.M. NATRONA COUNTY, WYOMING

AS

MOUNTAIN HEIGHTS ADDITION #3

TO THE CITY OF CASPER, WYOMING
NOVEMBER, 2011

W.O. #11-48