914690
NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: SB
Sep 9, 2011 03:02:27 PM
Pages: 1 Fee: $50.00
CITY OF CASPER

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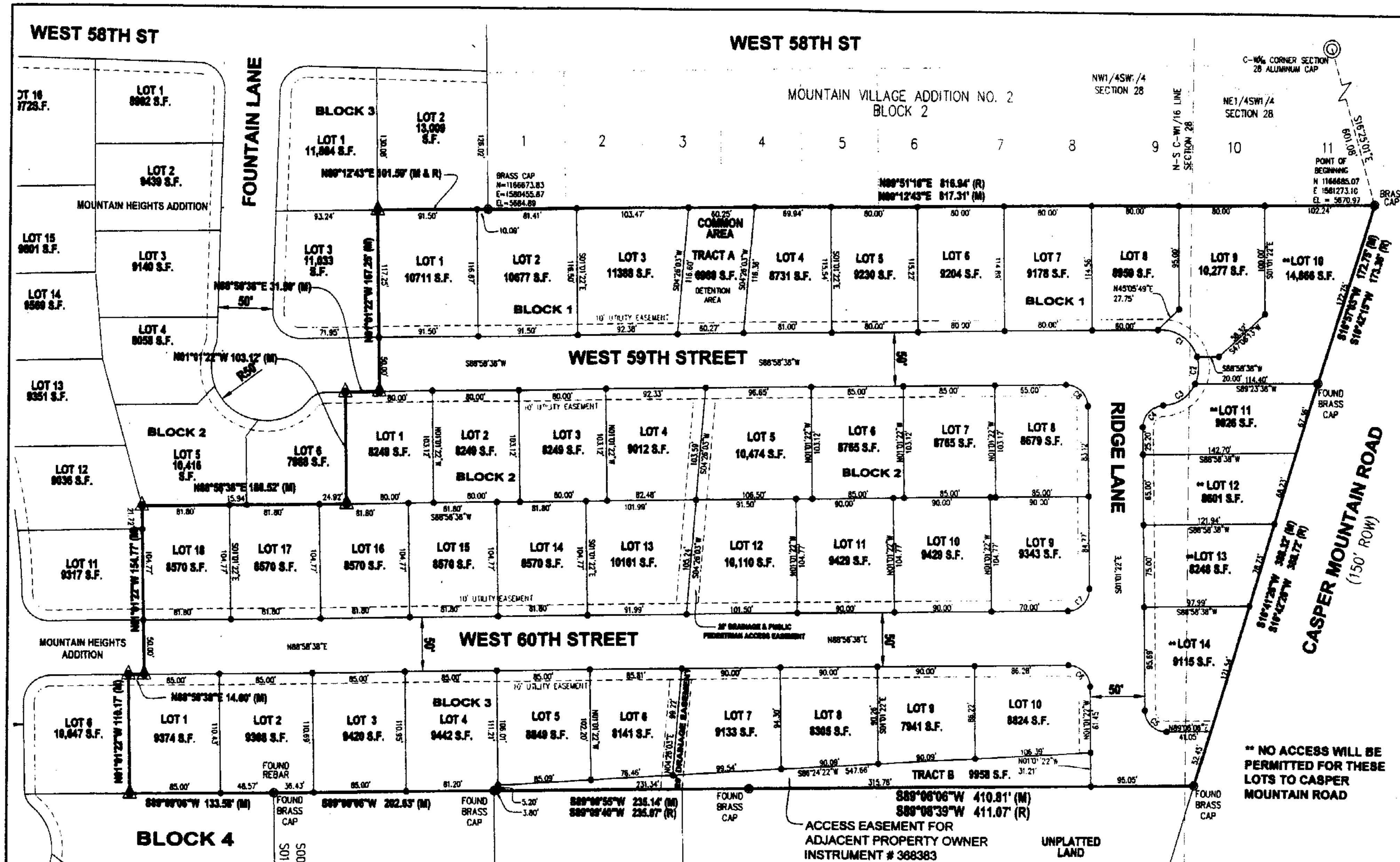
www.cepi-casper.com



SCALE 1" = 50'
AUGUST 16, 2011

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 A PORTION OF BLOCKS 2, 3 AND 4 AND ALL OF TRACT B, MOUNTAIN HEIGHTS ADDITION AND ALL OF HIGH PLAINS ADDITION 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 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 AND THE WEST LINE OF CASPER MOUNTAIN ROAD, A DISTANCE OF 172.75 FEET TO THE NORTHEAST CORNER OF HIGH PLAINS ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S16°41'26"W, ALONG THE EAST LINE OF SAID HIGH PLAINS ADDITION AND THE WEST LINE OF CASPER MOUNTAIN ROAD, A DISTANCE OF 388.32 FEET TO THE SOUTHEAST CORNER OF HIGH PLAINS ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S89°06'06"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 410.81 FEET TO THE SOUTHWEST CORNER OF SAID HIGH PLAINS ADDITION AND THE SOUTHEAST CORNER OF MOUNTAIN HEIGHTS ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S89°08'55"W, ALONG THE SOUTH LINE OF SAID BLOCK 4, MOUNTAIN HEIGHTS ADDITION, A DISTANCE OF 235.14 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S89°09'06"W, ALONG THE SOUTH LINE OF SAID BLOCK 4, MOUNTAIN HEIGHTS ADDITION, A DISTANCE OF 202.63 FEET TO THE NORTHEAST CORNER OF LOT 7, BLOCK 4, MOUNTAIN HEIGHTS ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S89°09'06"W, ALONG THE SOUTH LINE OF LOTS 4 AND 5, AND THE NORTH LINE OF LOT 7, BLOCK 4, MOUNTAIN HEIGHTS ADDITION, A DISTANCE OF 133.58 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHEAST CORNER OF LOT 6, BLOCK 4, MONUMENTED BY A BRASS CAP;

THENCE N01°01'22"W, ALONG THE WEST LINE OF SAID LOT 5 AND THE EAST LINE OF SAID LOT 6, BLOCK 4, MOUNTAIN HEIGHTS ADDITION, A DISTANCE OF 110.17 FEET TO A POINT LOCATED ON THE SOUTH LINE OF WEST 60TH STREET, MONUMENTED BY A BRASS CAP;

THENCE N88°58'38"E, ALONG THE SOUTH LINE OF SAID 60TH STREET, A DISTANCE OF 14.60 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N01°01'22"W, ACROSS SAID 60TH STREET AND ALONG THE WEST LINE OF LOT 10 AND THE EAST LINE OF LOT 11, BLOCK 2, MOUNTAIN HEIGHTS ADDITION, A DISTANCE OF 154.77 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N88°58'38"E, ALONG THE NORTH LINE OF LOTS 9 AND 10 AND THE SOUTH LINE OF LOTS 5 & 6, BLOCK 2, MOUNTAIN HEIGHTS ADDITION, A DISTANCE OF 188.52 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N01°01'22"W, ALONG THE EAST LINE OF SAID LOT 6 AND THE WEST LINE OF LOT 7, SAID BLOCK 2, A DISTANCE OF 103.12 FEET TO A POINT LOCATED ON THE SOUTH LINE OF WEST 59TH STREET, MONUMENTED BY A BRASS CAP;

THENCE N88°58'38"E, ALONG THE SOUTH LINE OF WEST 59TH STREET, A DISTANCE OF 31.58 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE N01°01'22"W, ACROSS SAID WEST 59TH STREET AND ALONG THE WEST LINE OF LOT 4 AND THE EAST LINE OF LOT 3, BLOCK 3, MOUNTAIN HEIGHTS ADDITION, A DISTANCE OF 167.25 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE N89°12'43"E, ALONG THE NORTH LINE OF LOTS 4 AND 5 AND THE SOUTH LINE OF LOT 2, BLOCK 3, MOUNTAIN HEIGHTS ADDITION, A DISTANCE OF 101.59 FEET TO THE SOUTHWEST CORNER OF MOUNTAIN VILLAGE ADDITION NO. 2, MONUMENTED BY A BRASS CAP;

THENCE N89°12'43"E, ALONG THE SOUTH LINE OF MOUNTAIN VILLAGE ADDITION NO. 2 AND THE NORTH LINE OF MOUNTAIN HEIGHTS ADDITION, A DISTANCE OF 817.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 11.692 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. 2" 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 16th DAY OF August, 2011.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES June 24, 20__

NOTARY PUBLIC

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, 2010, 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 AND COURSES REFERRED TO THE TRUE MERIDIAN. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

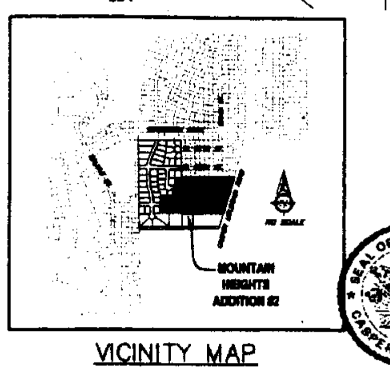
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 16th DAY OF AUGUST, 2011

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES ______

NOTARY PUBLIC

LEGEND

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



VICINITY MAP

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 28th DAY OF June, 2011.

ATTEST: ______ SECRETARY ______ CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY Resolution NO. 11-227, DULY PASSED, ADOPTED AND APPROVED THIS 16th DAY OF August, 2011.

______ CITY CLERK ______ MAYOR

APPROVED THIS 25th DAY OF August, 2011. ______ CITY ENGINEER

APPROVED THIS 8th DAY OF August, 2011. ______ CITY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 9th DAY OF September, 2011.

INSTRUMENT NO. 914690

My term of office expires January 5, 2015

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:328,611.
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°40'51.048", AND THE COMBINED FACTOR IS 0.9997489.
4. NO ACCESS TO CASPER MOUNTAIN ROAD WILL BE ALLOWED FROM LOTS 10 - 15, BLOCK 2 ACCESS TO THESE LOTS WILL BE PROVIDED FROM FOUNTAIN LANE ONLY.

Curve Table

Curve #	Length	Radius	Delta	CH Bearing	CH L
C1	47.84	35.000	078°18'31"	N08°38'57"W	44.28
C2	25.85	35.000	[illegible]	N63°35'14"E	25.26
C3	37.58	35.000	[illegible]	N65°20'25"E	35.80
C4	38.41	20.000	[illegible]	S42°32'16"E	27.56
C5	31.37	20.000	[illegible]	S46°57'39"E	28.25
C6	31.42	20.000	090°00'00"	[illegible]	28.28
C7	31.42	20.000	090°00'00"	N43°58'38"E	28.28
C8	31.42	20.000	090°00'00"	N46°01'22"W	28.28

A VACATION & REPLAT OF
LOTS 7-10, BLOCK 2, LOTS 4-9, BLOCK 3, LOTS 1-5, BLOCK 4
& TRACT B OF MOUNTAIN HEIGHTS ADDITION &
HIGH PLAINS ADDITION, TO THE CITY OF CASPER, WYOMING
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 #2

TO THE CITY OF CASPER, WYOMING

W.O. #11-18