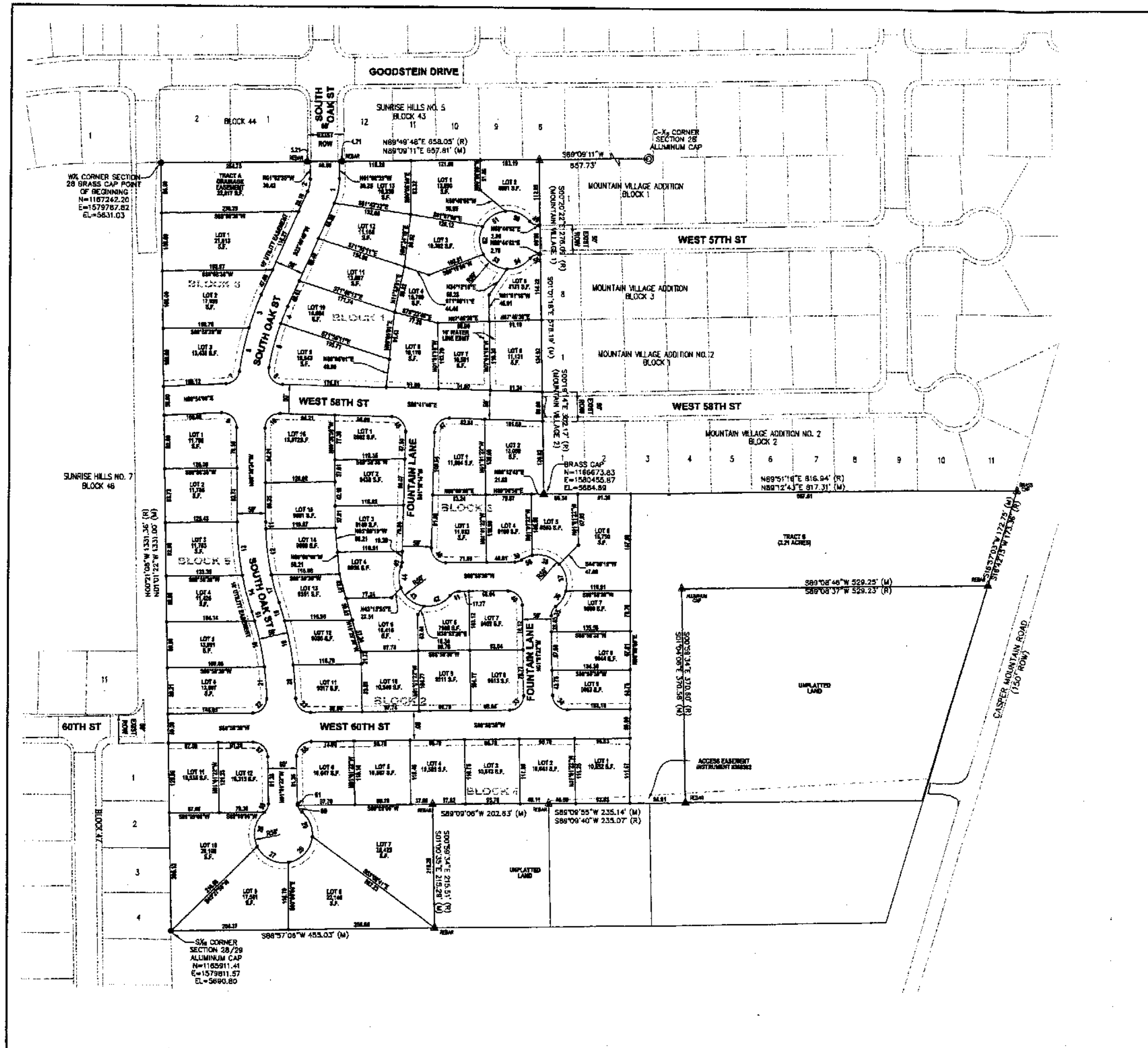
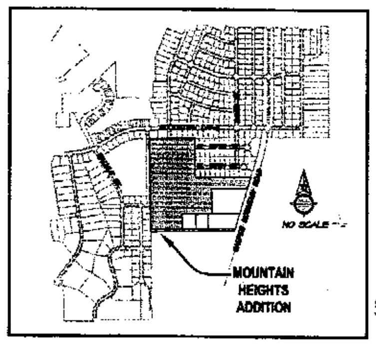
901729
NATRONA COUNTY CLERK, WY Renea Vitto Recorded: SR
Jan 5, 2011 03:11:48 PM
Pages: 1 Fee: $58.00
CITY OF CASPER

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





VICINITY MAP

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 28th DAY OF September, 2010.

ATTEST: April Hitchins (signature)
SECRETARY

CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 99-10 DULY PASSED, ADOPTED AND APPROVED THIS 7th DAY OF December, 2010.

ATTEST: (signature)
CITY CLERK

MAYOR

INSPECTED AND APPROVED THIS 20th DAY OF December, 2010.

CITY ENGINEER

INSPECTED AND APPROVED THIS 12th DAY OF December, 2010.

CITY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 5th DAY OF January, 2011.

INSTRUMENT NO. 901729

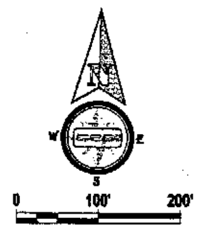
NOTES

1. ERROR OF CLOSURE EXCEEDS 1:690,109.
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 WEST 1/4 CORNER OF SECTION 28 IS 00°40'37.64", AND THE COMBINED FACTOR IS 0.9997489.

My term of office expires January 6, 2015

LEGEND

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



Curve Table

Curve #	Length	Radius	Delta	CH Bearing	CH L
1	43.41	100.000	024°52'24"	N11° 23' 37"E	43.07
2	21.71	50.000	024°52'24"	N11° 23' 37"E	21.54
3	61.03	500.000	006°59'38"	S20° 20' 00"W	60.99
4	31.71	450.000	004°02'14"	S21° 48' 42"W	31.70
5	78.98	450.000	010°03'22"	S14° 45' 55"W	78.88
6	77.14	500.000	008°50'21"	S12° 25' 00"W	77.08
7	34.43	25.000	078°54'18"	N47° 26' 58"E	31.77
8	42.95	25.000	098°28'00"	S39° 28' 48"E	37.86
9	40.34	25.000	092°27'30"	N48° 52' 09"W	36.11
10	40.12	25.000	091°56'39"	S45° 19' 55"W	35.95
11	11.75	450.000	001°29'46"	S01° 23' 17"E	11.75
12	80.59	450.000	010°15'36"	S07° 15' 59"E	80.48
13	92.56	500.000	010°36'22"	S05° 56' 35"E	92.42
14	65.74	500.000	007°31'58"	S15° 00' 46"E	65.69
15	16.98	500.000	001°56'47"	S17° 46' 21"E	16.98
16	32.79	550.000	003°24'56"	N17° 04' 18"W	32.79
17	50.13	450.000	006°22'57"	N18° 35' 18"W	50.10
18	81.63	500.000	009°21'13"	N12° 09' 22"W	81.53
19	78.42	550.000	008°10'11"	N11° 18' 42"W	78.36
20	58.20	550.000	006°03'48"	N04° 09' 19"W	58.18
21	55.28	500.000	006°20'03"	N04° 18' 44"W	55.25
22	39.32	25.000	090°07'20"	N43° 54' 56"E	35.39
23	39.23	25.000	089°53'56"	S46° 04' 24"E	35.32
26	65.30	50.000	074°49'38"	S11° 32' 18"W	60.76
27	65.05	50.000	074°32'29"	S83° 06' 46"E	60.56
28	65.35	50.000	074°53'13"	N42° 08' 23"E	60.60
29	48.64	50.000	055°44'03"	N23° 10' 15"W	46.74
33	39.27	25.000	090°00'00"	N43° 58' 38"E	35.36
34	39.27	25.000	090°00'00"	S46° 01' 22"E	35.36
35	18.49	20.000	052°57'26"	S25° 27' 22"W	17.83
36	32.40	50.000	037°07'31"	N33° 22' 19"E	31.83
37	50.32	50.000	057°39'45"	N14° 01' 19"W	48.22
38	51.40	50.000	058°54'02"	N72° 18' 13"W	49.17
39	11.98	20.000	034°19'46"	N71° 48' 45"E	11.80
40	39.27	25.000	090°00'00"	N46° 01' 22"W	35.36
41	17.75	20.000	050°51'12"	S63° 35' 21"W	17.17
42	51.84	50.000	059°24'29"	N67° 52' 00"E	49.55
43	53.38	50.000	061°10'14"	S81° 50' 38"E	50.88
44	37.89	50.000	043°25'14"	S00° 27' 06"W	36.99
45	7.28	20.000	020°51'28"	N11° 43' 58"E	7.24
46	40.29	25.000	092°19'36"	S44° 51' 34"E	36.07
47	39.27	25.000	090°00'00"	S46° 18' 14"W	35.36
48	39.27	25.000	090°00'00"	N43° 41' 46"W	35.36
49	17.48	20.000	050°04'50"	S66° 12' 43"E	16.93
50	47.59	50.000	054°32'19"	N88° 28' 27"W	45.82
51	50.00	50.000	057°17'42"	S55° 38' 32"W	47.94
52	50.15	50.000	057°28'05"	S01° 44' 21"E	48.07
53	50.00	50.000	057°17'37"	S59° 07' 13"E	47.94
54	46.60	50.000	053°23'39"	N65° 32' 09"E	44.93
55	17.42	20.000	049°54'33"	S63° 47' 38"W	16.88
56	20.59	50.000	023°35'54"	S86° 26' 49"W	20.45
57	39.27	25.000	090°00'00"	N46° 01' 22"W	35.36
58	39.27	25.000	090°00'00"	S43° 58' 38"W	35.36
59	17.44	20.000	049°58'28"	N23° 57' 52"E	16.90
60	13.81	20.000	039°34'34"	S31° 14' 59"E	13.54
61	3.64	20.000	010°26'21"	S08° 14' 32"E	3.64

CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA } SS

THE UNDERSIGNED, RL DEVELOPMENT, LLC, HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE WITHIN THE NW1/4SW1/4 OF SECTION 28, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 28, BEING THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N89°09'11"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF BLOCKS 43 & 44, SUNRISE HILLS NO. 5, A DISTANCE OF 657.81 FEET TO THE NORTHEAST CORNER OF THE PARCEL, ALSO BEING THE NORTHWEST CORNER OF MOUNTAIN VILLAGE ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S01°01'18"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF MOUNTAIN VILLAGE ADDITION AND MOUNTAIN VILLAGE ADDITION NO. 2, A DISTANCE OF 578.19 FEET TO THE SOUTHWEST CORNER OF MOUNTAIN VILLAGE ADDITION NO. 2, MONUMENTED BY A BRASS CAP;

THENCE N89°12'43"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF MOUNTAIN VILLAGE ADDITION NO. 2, A DISTANCE OF 817.31 FEET TO THE NORTHEAST CORNER OF THE PARCEL AND THE SOUTHEAST CORNER OF MOUNTAIN VILLAGE ADDITION NO. 2, LOCATED ON THE WEST LINE OF CASPER MOUNTAIN ROAD, MONUMENTED BY A BRASS CAP;

THENCE S16°57'03"W, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF CASPER MOUNTAIN ROAD, A DISTANCE OF 172.75 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE S89°08'46"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 529.25 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S01°04'08"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 370.58 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S89°09'55"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 235.14 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S89°09'06"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 202.63 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S01°00'35"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 215.29 FEET TO A POINT LOCATED ON THE NORTH LINE OF THE NATURE CONSERVANCY PARCEL, MONUMENTED BY A BRASS CAP;

THENCE S88°57'06"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF THE NATURE CONSERVANCY PARCEL, A DISTANCE OF 455.03 FEET TO THE S1/16 CORNER OF SAID SECTION 28, ALSO BEING THE SOUTHWEST CORNER OF THE PARCEL, LOCATED ON THE EAST LINE OF SUNRISE HILLS NO. 7, MONUMENTED BY AN ALUMINUM CAP;

THENCE N01°01'22"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SUNRISE HILLS NO. 7, A DISTANCE OF 1331.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 24.07 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" 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.

RL DEVELOPMENT, INC
421 SOUTH CENTER STREET
CASPER, WYOMING 82601

LISA BURRIDGE - PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURRIDGE, PRESIDENT OF RL DEVELOPMENT INC, THIS 17th DAY OF December, 2010.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES June 04, 2013

[redacted]

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, 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 DECEMBER, 2010

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES June 9, 2011

NOTARY PUBLIC

NOTARY PUBLIC
Amy Dillinger
COUNTY OF NATRONA
STATE OF WYOMING

A PORTION OF THE NW1/4SW1/4
SECTION 28, T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

AS

FINAL PLAT OF THE

MOUNTAIN HEIGHTS ADDITION

TO THE CITY OF CASPER, WYOMING

:\Land 2010\Engr_Dwg\10-12 Sunrise\FINAL PLAT.dwg