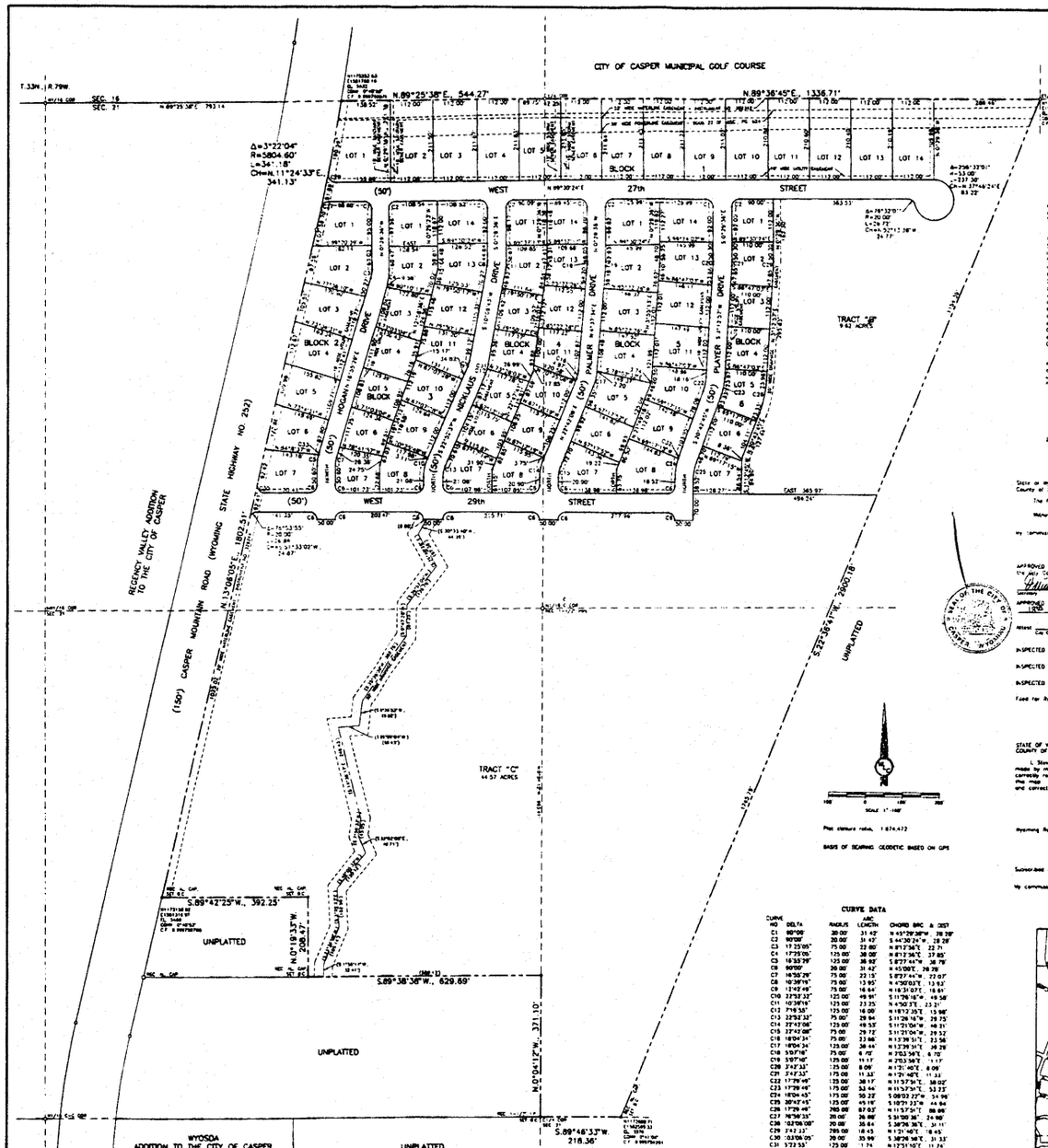
793739

PLAT OF "THE 9 IRON ESTATES"

TO THE CITY OF CASPER, WYOMING
A REPLAT AND SUBDIVISION OF TRACT A, PARK HILL ADDITION NO. 2
TO THE CITY OF CASPER, WYOMING
A SUBDIVISION OF PORTIONS OF
THE E1/2NW1/4 AND W1/2NE1/4, SECTION 21
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1" = 100'



CURVE DATA

CURVE NO	DELTA	RADIUS	ARC LENGTH	CHORD BRG & DIST
C1	90°00'	30.00'	31.42'	N 45°29'38"W 28.28'
C2	90°00'	30.00'	31.42'	S 44°30'24"W 28.28'
C3	17°25'05"	75.00'	22.80'	N 81°13'34"E 22.71'
C4	17°25'05"	125.00'	38.00'	S 81°13'34"W 37.85'
C5	16°32'29"	125.00'	36.08'	S 82°17'44"W 35.78'
C6	90°00'	30.00'	31.42'	N 45°00'00"E 28.28'
C7	14°50'29"	75.00'	22.13'	S 82°17'44"W 22.07'
C8	10°39'19"	75.00'	13.95'	N 43°00'03"E 13.93'
C9	11°45'49"	75.00'	15.40'	N 16°34'04"E 15.86'
C10	23°53'32"	125.00'	48.91'	S 11°28'16"W 48.58'
C11	10°39'19"	125.00'	23.25'	N 4°50'31"E 23.21'
C12	7°16'56"	125.00'	16.00'	N 18°12'25"E 15.98'
C13	23°53'32"	75.00'	29.84'	S 11°28'16"W 29.75'
C14	23°53'08"	125.00'	49.53'	S 11°31'04"W 49.21'
C15	23°53'08"	75.00'	29.72'	S 11°31'04"W 29.52'
C16	18°04'34"	75.00'	23.66'	N 13°39'51"E 23.56'
C17	18°04'34"	125.00'	39.44'	N 13°39'51"E 39.29'
C18	3°07'16"	75.00'	4.09'	N 2°53'34"E 4.09'
C19	3°07'16"	125.00'	11.17'	N 2°53'34"E 11.17'
C20	2°42'33"	125.00'	8.06'	N 1°31'40"E 8.06'
C21	2°42'33"	175.00'	11.51'	N 1°31'40"E 11.51'
C22	17°28'49"	125.00'	38.13'	N 11°57'34"E 38.00'
C23	17°28'49"	175.00'	53.40'	N 11°57'34"E 53.23'
C24	18°04'45"	175.00'	55.22'	S 08°03'22"W 54.99'
C25	20°42'45"	125.00'	45.19'	S 10°01'22"W 44.94'
C26	17°28'49"	250.00'	87.52'	N 11°57'34"E 87.11'
C27	16°38'35"	20.00'	36.88'	S 31°00'38"E 24.98'
C28	62°06'08"	20.00'	35.64'	S 38°26'38"E 31.11'
C29	2°42'33"	250.00'	18.45'	N 1°31'40"E 18.45'
C30	63°06'25"	20.00'	35.99'	S 38°26'38"E 31.33'
C31	5°22'55"	125.00'	11.74'	N 13°51'10"E 11.74'
C32	2°48'01"	175.00'	8.04'	S 15°13'45"W 8.04'
C33	2°29'51"	125.00'	7.31'	S 15°15'9"E 7.31'
C34	4°36'06"	70.00'	56.26'	N 87°01'01"E 20.21'

LEGEND

- ● 1/2" BRASS CAP
- ○ RECOVERED BRASS CAP
- ⊡ RECOVERED CORNER (AS NOTED)
- ——— BOUNDARY
- - - - - - EASEMENT
- N.64°32'30"E., 469.86' MEASURED

DATUM
GROUND DISTANCE - U.S. FOOT
BASIS OF BEARING - GEODETIC BASED ON GPS COORDINATES REFER TO CITY OF CASPER GIS DATUM WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83/96 AND ELEVATIONS REFER TO NGVD29 ELEVATIONS ARE "AS" INTENDED FOR BENCH MARK REFERENCES

Survey & Plat By:
WORTHINGTON, LENHART and CARPENTER, INC.
200 Pronghorn Casper, Wyoming 82601 (307) 266-2529
W.O. No: 12988 Date: 05-04-06 Abbrv. Dsgn. STRONCHAMBERS 05-06

DEDICATION

BECKER DEVELOPMENT, LLC hereby certify that they are the owners and proprietors of the foregoing subdivision resulted in and being a replat and subdivision of Tract A, Park Hill Addition No. 2 to the City of Casper, Wyoming and a subdivision of portions of the E1/2NW1/4 and W1/2NE1/4, Section 21, 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 also the northeasterly corner of said W1/2NE1/4, Section 21; Thence along said easterly line of said Parcel and across said W1/2NE1/4, Section 21 S.22°58'41"W. 2660.18 feet to the southeasterly corner of said Parcel and a point on and intersection with the southerly line of said W1/2NE1/4, Section 21; Thence along said southerly line of said Parcel and W1/2NE1/4, Section 21 S.89°46'33"W. 218.36 feet to the southeasterly corner of said E1/2NW1/4, Section 21; Thence along the southerly line of said parcel and E1/2NW1/4, Section 21 and the westerly line of said E1/2NW1/4, Section 21, S.89°38'38"W. 629.69 feet to a point; Thence N.01°04'12"W. 371.10 feet to a point; Thence N.01°19'35"W. 208.47 feet to a point; Thence S.89°42'25"W. 392.25 feet to the southeasterly corner of said Parcel and a point of and intersection with the easterly line of Casper Mountain Road (Wyoming State Highway No. 252); Thence along the easterly line of said Parcel and the easterly line of said Casper Mountain Road N.13°08'05"E. 1802.51 feet to a point of Curve; Thence leaving said line of said Parcel and said Casper Mountain Road along a curve to the left, having a radius of 580.46 feet and through a central angle of 3°22'04" northeasterly, 341.18 feet and the chord of which bears N.11°24'33"E. 341.13 feet to the northeasterly corner of said Parcel and a point of and intersection with the northerly line of said E1/2NW1/4, Section 21; Thence along the northerly line of said Parcel and E1/2NW1/4, Section 21 and the southerly line of the City of Casper Municipal Golf Course, N.89°25'38"E. 544.27 feet to a point and northeasterly corner of said Parcel and E1/2NW1/4, Section 21; Thence along the northerly line of said Parcel and W1/2NE1/4, Section 21 and said Southerly line of City of Casper Municipal Golf Course, N.89°38'45"E. 1336.71 feet to the Point of Beginning and containing 88.007 acres, more or less.

The subdivision shall be known as the "THE 9 IRON ESTATES" and hereby approved and accepted in accordance with the desires of the above named owners and proprietors. The name of said subdivision shall be known as "THE 9 IRON ESTATES" to the City of Casper, Wyoming. All streets as shown hereon are hereby dedicated to the use of the public and easements as shown hereon are hereby reserved for the purpose of construction, operation and maintenance of underground electric, lines and services as required for the proper development of said subdivision.

BECKER DEVELOPMENT, LLC
5032 Mountain Way
Casper, WY 82601

Richard Becker, Owner

ACKNOWLEDGMENT

State of Wyoming) ss
County of Natrona)

The foregoing instrument was acknowledged before me by Richard Becker on this 10 day of May 2006

Witness my hand and official seal

My commission expires

Notary Public

APPROVALS

APPROVED Planning and Zoning Commission of Casper, Wyoming this 28th day of March 2006 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary

Chairman

APPROVED City Council of the City of Casper, Wyoming by Resolution No. 06-120 passed, adopted and approved on the 18th day of April 2006

Mayor

City Clerk

Attest

INSPECTED AND APPROVED on the 11th day of May 2006

INSPECTED AND APPROVED on the 12th day of MAY 2006

INSPECTED AND APPROVED on the 10th day of May 2006

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 12th day of January 2006

County Clerk

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA) ss

My term of office expires January 2, 2009

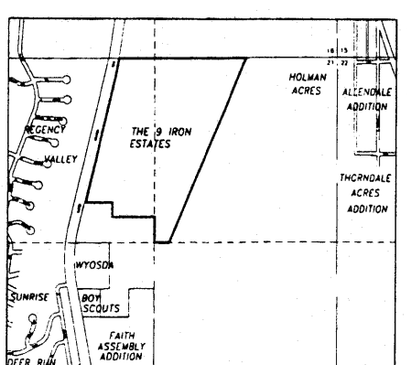
I, Steve M. Cooke, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direction during the months of February, 2005 through May, 2006 and that it correctly represents said surveys. All permanent corners are well and accurately monumented by brass caps as of the date of the map. All dimensions and bearings 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.

Wyoming Registration No. 6010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Cooke this 5th day of MAY 2006

My commission expires

Notary Public



LOCATION & VICINITY MAP
SCALE 1"=600'