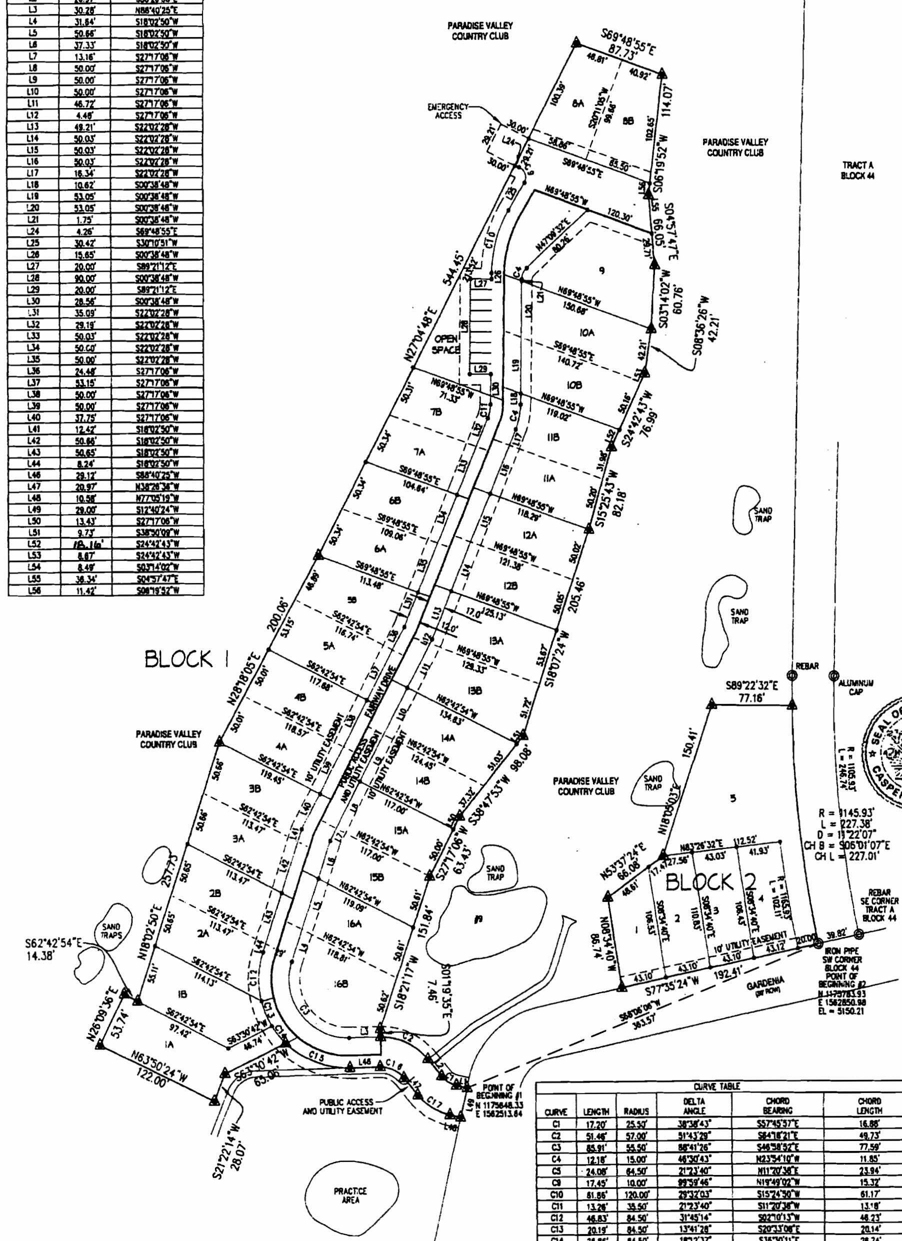
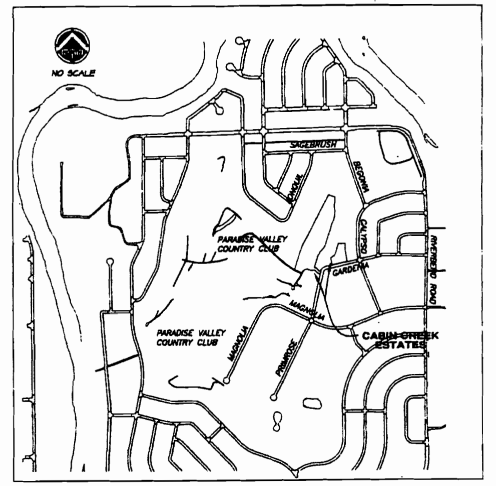


LINE TABLE		
LINE	LENGTH	BEARING
L1	10.48'	S77°05'19"E
L2	20.97'	S38°26'36"E
L3	30.28'	N88°40'25"E
L4	31.84'	S18°02'50"W
L5	50.66'	S18°02'50"W
L6	37.33'	S18°02'50"W
L7	13.16'	S27°17'06"W
L8	50.00'	S27°17'06"W
L9	50.00'	S27°17'06"W
L10	50.00'	S27°17'06"W
L11	46.72'	S27°17'06"W
L12	4.48'	S27°17'06"W
L13	49.21'	S22°02'28"W
L14	50.03'	S22°02'28"W
L15	50.03'	S22°02'28"W
L16	50.03'	S22°02'28"W
L17	16.34'	S22°02'28"W
L18	10.62'	S00°38'48"W
L19	53.05'	S00°38'48"W
L20	53.05'	S00°38'48"W
L21	1.75'	S00°38'48"W
L24	4.26'	S69°48'55"E
L25	30.42'	S30°10'51"W
L26	15.65'	S00°38'48"W
L27	20.00'	S89°21'12"E
L28	90.00'	S00°38'48"W
L29	20.00'	S89°21'12"E
L30	28.56'	S00°38'48"W
L31	35.09'	S22°02'28"W
L32	29.19'	S22°02'28"W
L33	50.03'	S22°02'28"W
L34	50.00'	S22°02'28"W
L35	50.00'	S22°02'28"W
L36	24.48'	S27°17'06"W
L37	53.15'	S27°17'06"W
L38	50.00'	S27°17'06"W
L39	50.00'	S27°17'06"W
L40	37.75'	S27°17'06"W
L41	12.42'	S18°02'50"W
L42	50.66'	S18°02'50"W
L43	50.65'	S18°02'50"W
L44	8.24'	S18°02'50"W
L46	29.12'	S88°40'25"W
L47	20.97'	N38°26'36"W
L48	10.58'	N77°05'19"W
L49	29.00'	S12°40'24"W
L50	13.43'	S27°17'06"W
L51	9.73'	S38°30'09"W
L52	18.16'	S24°42'43"W
L53	8.87'	S24°42'43"W
L54	8.49'	S03°14'02"W
L55	38.34'	S04°57'47"E
L56	11.42'	S06°19'52"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.20'	25.50'	38°38'43"	S57°45'57"E	16.88'
C2	51.46'	57.00'	51°43'29"	S84°18'21"E	49.73'
C3	85.91'	55.50'	88°41'26"	S46°58'52"E	77.59'
C4	12.18'	15.00'	46°30'43"	N23°54'10"W	11.85'
C5	24.08'	64.50'	21°23'40"	N11°20'38"E	23.94'
C9	17.45'	10.00'	99°59'46"	N19°49'02"W	15.32'
C10	61.86'	120.00'	29°32'03"	S15°24'50"W	61.17'
C11	13.28'	35.50'	21°23'40"	S11°20'38"W	13.18'
C12	46.83'	84.50'	31°45'14"	S02°10'13"W	46.23'
C13	20.19'	84.50'	13°41'28"	S20°33'08"E	20.14'
C14	26.86'	84.50'	18°12'37"	S36°30'11"E	26.74'
C15	67.43'	84.50'	45°43'06"	N68°28'02"W	65.65'
C16	25.84'	28.00'	52°52'59"	N64°53'06"W	24.94'
C17	36.76'	54.50'	38°38'43"	N57°45'57"W	36.07'

C·E·P·I
Civil Engineering Professionals, Inc.
6080 Enterprise Drive • Casper, Wyoming 82609
(307) 266-4346 • (307) 266-0103 Fax



VICINITY MAP

SCALE: 1" = 60'

LEGEND

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

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 24th DAY OF April, 2007.

ATTEST: April Hutchins — SECRETARY

Michael R. Bell — CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 31-07, DULY PASSED, ADOPTED, AND APPROVED THIS ____ DAY OF July, 2007.

ATTEST: V.H. McDonald — CITY CLERK

MAYOR

SEAL OF THE CITY OF CASPER, WYOMING

INSPECTED AND APPROVED THIS 25th DAY OF July, 2007. Hal H. Hutchinson — CITY ENGINEER

INSPECTED AND APPROVED THIS 24th DAY OF JULY, 2007. CITY SURVEYOR

INSPECTED AND APPROVED THIS 30th DAY OF July, 2007. COUNTY SURVEYOR

NOTES

1. ERROR OF CLOSURE FOR PARCEL NO. 1 EXCEEDS 1:460,000. ERROR OF CLOSURE FOR PARCEL NO. 2 EXCEEDS 1:666,933.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT POINT OF BEGINNING #1 IS 00°38'02.07", AND THE COMBINATION SCALE FACTOR IS 0.99976. THE CONVERGENCE ANGLE AT POINT OF BEGINNING #2 IS 00°38'05.17", AND THE COMBINATION SCALE FACTOR IS 0.99976.
4. THERE WILL BE NO PUBLIC MAINTENANCE OF FAIRWAY DRIVE.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }SS
COUNTY OF NATRONA

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 SEPTEMBER, 2003, 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.

Professional Land Surveyor, William R. Fehringer, 5528, Wyoming. Date 7/3/07

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 3rd DAY OF JULY, 2007.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES ____ NOTARY PUBLIC

833228
NATRONA COUNTY CLERK, WYOMING
Renea Vitto Recorded KA
Dec 4, 2007 10:01:14 AM
Pages: 1 Fee: $50.00
CITY OF CASPER

CERTIFICATE OF DEDICATION

STATE OF WYOMING }SS
COUNTY OF NATRONA

THE UNDERSIGNED, RPI, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING TWO PARCELS OF LAND SITUATE IN THE SE1/4 OF SECTION 14, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCK #1:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 44, PARADISE VALLEY SUBDIVISION, MONUMENTED BY AN IRON PIPE;
THENCE S68°06'08"W, A DISTANCE OF 383.57 FEET TO A POINT LOCATED ON THE WESTERLY LINE OF GARDENIA STREET, BEING THE POINT OF BEGINNING AND MONUMENTED BY A BRASS CAP;
THENCE S12°40'24"W, ALONG THE WEST LINE OF GARDENIA STREET, A DISTANCE OF 29.00 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE N77°05'19"W, A DISTANCE OF 10.58 FEET TO A POINT OF CURVATURE MONUMENTED BY A BRASS CAP;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 54.50 FEET, THROUGH A CENTRAL ANGLE OF 38°38'43", A DISTANCE OF 36.76 FEET, HAVING A CHORD BEARING OF N57°45'57"W, A DISTANCE OF 36.07 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;
THENCE N38°26'36"W, A DISTANCE OF 20.97 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP,
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 52°52'59", A DISTANCE OF 25.84 FEET, HAVING A CHORD BEARING OF N64°53'06"W, A DISTANCE OF 24.94 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;
THENCE S88°40'25"W, A DISTANCE OF 29.12 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 84.50 FEET, THROUGH A CENTRAL ANGLE OF 45°43'06", A DISTANCE OF 67.43 FEET, HAVING A CHORD BEARING OF N68°28'02"W, A DISTANCE OF 65.65 FEET TO A POINT, MONUMENTED BY A BRASS CAP;
THENCE S83°30'42"W, A DISTANCE OF 65.06 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S21°22'14"W, A DISTANCE OF 28.07 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE N63°50'24"W, A DISTANCE OF 122.00 FEET TO A POINT MONUMENTED BY A BRASS CAP,
THENCE N26°09'36"E, A DISTANCE OF 53.74 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S62°42'54"E, A DISTANCE OF 14.38 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE N18°02'50"E, A DISTANCE OF 257.73 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE N28°18'05"E, A DISTANCE OF 200.08 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE N27°04'48"E, A DISTANCE OF 544.45 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S69°48'55"E, A DISTANCE OF 87.73 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S06°19'52"W, A DISTANCE OF 114.07 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S04°57'47"E, A DISTANCE OF 66.05 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S03°14'02"W, A DISTANCE OF 60.76 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S08°36'26"W, A DISTANCE OF 42.21 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S24°42'43"W, A DISTANCE OF 76.99 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S15°25'43"W, A DISTANCE OF 82.18 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S18°07'24"W, A DISTANCE OF 205.46 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S38°47'53"W, A DISTANCE OF 98.08 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S27°17'06"W, A DISTANCE OF 63.43 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S18°21'17"W, A DISTANCE OF 151.84 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S01°19'35"E, A DISTANCE OF 7.46 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 57.00 FEET, THROUGH A CENTRAL ANGLE OF 51°43'29", A DISTANCE OF 51.46 FEET, HAVING A CHORD BEARING OF S84°18'21"E, A DISTANCE OF 49.73 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;
THENCE S38°26'36"E, A DISTANCE OF 20.97 FEET TO A POINT OF CURVATURE MONUMENTED BY A BRASS CAP;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.50 FEET, THROUGH A CENTRAL ANGLE OF 38°38'43", A DISTANCE OF 17.20 FEET, HAVING A CHORD BEARING OF S57°45'57"E, A DISTANCE OF 16.88 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;
THENCE S77°05'19"E, A DISTANCE OF 10.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4.97 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

BLOCK #2:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 44, PARADISE VALLEY SUBDIVISION, MONUMENTED BY AN IRON PIPE AND BEING THE POINT OF BEGINNING;
THENCE S77°35'24"W, ALONG THE NORTHERLY LINE OF GARDENIA STREET, A DISTANCE OF 192.41 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;
THENCE N08°34'40"W, A DISTANCE OF 86.74 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE N53°37'24"E, A DISTANCE OF 66.08 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE N18°05'03"E, A DISTANCE OF 150.41 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP,
THENCE S89°22'32"E, A DISTANCE OF 77.16 FEET TO THE NORTHEAST CORNER OF THE PARCEL, LOCATED ON THE WEST LINE OF TRACT A, BLOCK 44, PARADISE VALLEY SUBDIVISION, MONUMENTED BY A BRASS CAP,
THENCE ALONG THE WEST LINE OF SAID TRACT A AND A CURVE TO THE LEFT HAVING A RADIUS OF 1145.93 FEET, THROUGH A CENTRAL ANGLE OF 11°22'07", A DISTNACE OF 227.37 FEET, HAVING A CHORD BEARING OF S06°01'08"E, A DISTANCE OF 227.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.78 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

TOTAL ACREAGE FOR THE TWO PARCELS IS 5.72 ACRES, MORE OR LESS.

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 "CABIN CREEK ESTATES" 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 TO BE CONSIDERED PRIVATE STREETS FOR THE USE OF THE RESIDENTS AND VISITORS TO THE AREA.

RPI, LLC
4610 EAST 21st STREET
CASPER, WYOMING 82609

FRANK JONES - MANAGER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY FRANK JONES - MANAGER, THIS 19th DAY OF July, 2007.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES Mar 28, 2008

NOTARY PUBLIC — James F. Jones — COUNTY OF NATRONA — STATE OF WYOMING

James F. Jones — NOTARY PUBLIC

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 4TH DAY OF December, 2007.

INSTRUMENT NO. 833228

My term of office expires January 8, 2011

Renea Vitto — COUNTY CLERK

PLAT OF

A PORTION OF THE PARADISE VALLEY GOLF COURSE

AS

CABIN CREEK ESTATES

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE

SE¼ OF SECTION 14

T.33N., R.80W., 6TH P.M.

NATRONA COUNTY WYOMING

W.O. #06-49