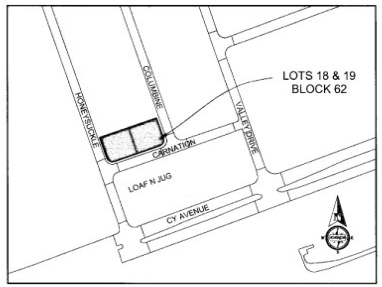
6/4/2020 3:45:57 PM NATRONA COUNTY CLERK
Pages: 1 Tracy Good
Recorded: GC
1082315 Fee: $75.00
CITY OF CASPER



VICINITY MAP
NO SCALE

APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 2nd DAY OF March, 2019.

Liz Becher
COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 19th DAY OF March, 2019.

CITY ENGINEER

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:96,766.
2. BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°37'57.5486", AND THE COMBINED FACTOR IS 0.99976085.
4. DISTANCES: U.S. SURVEY FOOT
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO USED AS BENCHMARKS.

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 FEBRUARY, 2019, 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. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER GIS SYSTEM. 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 4th DAY OF MARCH, 2019.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 3-29-20

NOTARY PUBLIC

CERTIFICATE OF DEDICATION

STATE OF WYOMING }SS
COUNTY OF NATRONA }

THE UNDERSIGNED, MIDAS FUNDING, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED MINOR BOUNDARY ADJUSTMENT PLAT CREATING TWO NEWLY CONFIGURED LOTS WITHIN A PORTION OF COMMERCIAL TRACT 4, PARADISE VALLEY SUBDIVISION, A MINOR BOUNDARY ADJUSTMENT OF LOT 9, BLOCK 62 OF COMMERCIAL TRACT 4, PARADISE VALLEY SUBDIVISION, CITY OF CASPER, WYOMING, (RECORDED JANUARY 26, 1977 IN BOOK 273 OF DEEDS, PAGE 371), DESIGNATED AS LOTS 18 & 19, BLOCK 62, SITUATE IN THE NW¼SE¼ OF SECTION 23, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 62, COMMERCIAL TRACT 4, PARADISE VALLEY SUBDIVISION, MONUMENTED BY AN ALUMINUM CAP AND BEING THE POINT OF BEGINNING;

THENCE N70°54'48"E, ALONG THE NORTH LINE OF SAID LOT 9 AND THE SOUTH LINE OF LOT 10, BLOCK 62, A DISTANCE OF 109.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10, MONUMENTED BY AN ALUMINUM CAP;

THENCE N70°48'28"E, ALONG THE NORTH LINE OF SAID LOT 9 AND THE SOUTH LINE OF LOT 8, BLOCK 62, A DISTANCE OF 110.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 AND THE SOUTHEAST CORNER OF SAID LOT 8, MONUMENTED BY AN ALUMINUM CAP;

THENCE S19°09'10"E, ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 79.67 FEET TO A POINT OF CURVATURE, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90°47'21", A DISTANCE OF 31.69 FEET, WITH A CHORD BEARING OF S25°25'34"W, A DISTANCE OF 28.48 FEET TO THE END OF CURVE, MONUMENTED BY A REBAR;

THENCE S70°49'38"W, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 179.86 FEET TO A POINT OF CURVATURE, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET, WITH A CHORD BEARING OF N64°21'01"W, A DISTANCE OF 28.28 FEET TO THE END OF CURVE, MONUMENTED BY AN ALUMINUM CAP;

THENCE N19°21'01"W, ALONG THE WEST LINE OF SAID LOT 9, DISTANCE OF 80.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.50 ACRES (21,822.57 S.F.), 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 OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "PORTION OF COMMERCIAL TRACT 4, PARADISE VALLEY SUBDIVISION, LOTS 18 & 19, BLOCK 62" 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 HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

MIDAS FUNDING, LLC
421 S. CENTER, STE. 101
CASPER, WYOMING 82601

NAT STEINHOFF – SOLE MEMBER
MIDAS FUNDING, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NAT STEINHOFF, SOLE MEMBER OF MIDAS FUNDING, LLC, THIS 4th DAY OF MARCH, 2019.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-29-20

NOTARY PUBLIC

MINOR BOUNDARY ADJUSTMENT OF LOT 9, BLOCK 62, PORTION OF COMMERCIAL TRACT 4 PARADISE VALLEY SUBDIVISION AS PORTION OF COMMERCIAL TRACT 4 PARADISE VALLEY SUBDIVISION LOTS 18 & 19, BLOCK 62 TO THE CITY OF CASPER, WYOMING

A MINOR BOUNDARY ADJUSTMENT OF LOT 9, BLOCK 62
PORTION OF COMMERCIAL TRACT 4
PARADISE VALLEY SUBDIVISION
TO CREATE TWO NEWLY CONFIGURED LOTS WITHIN
PORTION OF COMMERCIAL TRACT 4
PARADISE VALLEY SUBDIVISION
DESIGNATED AS LOTS 18 & 19, BLOCK 62,
PORTION OF COMMERCIAL TRACT 4
PARADISE VALLEY SUBDIVISION
BEING AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE NW¼SE¼ OF SECTION 23
T.33N., R.80W., 6TH P.M.
NATRONA COUNTY WYOMING

W.O. #19-114

0 20' 40'
SCALE: 1" = 20'

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

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

M:\Land 2019\Surveying\19-114 Paradise Valley MBA\Paradise Valley MBA.dwg, 3/4/2019, Bill