

FINAL PLAT FOR

RECORDED 9-28-87 2:55 P.M.
 INSTRUMENT NO. 432491
 JOHN L. TOBIN NATRONA COUNTY CLERK
 CASPER, WYOMING

BEING A REPLAT OF A PORTION OF COMMERCIAL TRACT I OF THE PARADISE VALLEY SUBDIVISION, CITY OF CASPER, NATRONA COUNTY, WYOMING.

PARADISE VALLEY RECREATION ADDITION

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF CASPER, WYOMING, HEREBY CERTIFY THAT THE FOREGOING "PARADISE VALLEY RECREATION ADDITION" TO THE CITY OF CASPER, WYOMING, IS LOCATED IN THE NE 1/4 AND THE SE 1/4 OF SECTION 23, T33N, R80W OF THE 6TH P.M., CITY OF CASPER, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND, BEING A PORTION OF COMMERCIAL TRACT I AND FORMER HIGHWAY LOCATION, ALL IN PARADISE VALLEY, AN ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID COMMERCIAL TRACT I, WHICH POINT IS ALSO THE SOUTHWEST CORNER OF LOT 9, BLOCK 10, PARADISE VALLEY AND WHICH POINT ALSO LIES ON THE EASTERLY RIGHT-OF-WAY OF VALLEY DRIVE, THENCE N.71°34'48"E, 407.81 FEET TO A POINT WHICH POINT IS THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 985.00 FEET, THENCE ALONG SAID CURVE AND CONTINUING ALONG THE LINE COMMON TO SAID COMMERCIAL TRACT I AND BLOCK 10, PARADISE VALLEY, THE SOUTHERLY RIGHT-OF-WAY LINE OF CAPELLIA AND BLOCK 4, PARADISE VALLEY, A DISTANCE OF 624.30 FEET AND THROUGH A CENTRAL ANGLE OF 36°10'52" TO A POINT; THENCE S.89°21'49"E, ACROSS SAID COMMERCIAL TRACT I, A DISTANCE OF 349.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PARADISE DRIVE (FORMERLY RIVERBEND ROAD) WHICH POINT IS ON A CURVE TO THE LEFT HAVING A RADIUS OF 1029.93 FEET, THENCE ALONG SAID RIGHT-OF-WAY LINE OF PARADISE DRIVE (FORMERLY RIVERBEND ROAD) AND ALONG SAID CURVE A DISTANCE OF 373.80 FEET AND THROUGH A CENTRAL ANGLE OF 20°47'42" TO THE WESTERLY CHORD BEARING AND DISTANCE OF SAID CURVE BEING S.23°10'11"W, 371.76 FEET; THENCE S.12°33'19"W, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PARADISE DRIVE (FORMERLY RIVERBEND ROAD) A DISTANCE OF 145.92 FEET TO A POINT; THENCE S.70°21'00"W, ACROSS SAID COMMERCIAL TRACT I AND PARALLEL TO THE SOUTHERLY LINE OF VALLEY DRIVE, THENCE N.16°28'54"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF VALLEY DRIVE, 347.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 10.28 ACRES, MORE OR LESS.

TOGETHER WITH

A TRACT OF LAND, BEING A PORTION OF COMMERCIAL TRACT I AND FORMER HIGHWAY LOCATION, ALL IN PARADISE VALLEY, AN ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID COMMERCIAL TRACT I, WHICH POINT ALSO LIES ON THE EASTERLY RIGHT-OF-WAY LINE OF VALLEY DRIVE, THENCE S.18°28'54"E, ALONG THE EASTERLY RIGHT-OF-WAY OF VALLEY DRIVE, A DISTANCE OF 347.70 FEET TO THE POINT OF BEGINNING, THENCE N.70°21'00"E, ACROSS SAID COMMERCIAL TRACT I AND PARALLEL TO THE SOUTHERLY LINE OF SAID COMMERCIAL TRACT I, A DISTANCE OF 989.53 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PARADISE DRIVE (FORMERLY RIVERBEND ROAD) THENCE S.12°33'19"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PARADISE DRIVE (FORMERLY RIVERBEND ROAD) A DISTANCE OF 53.14 FEET TO A POINT; THENCE S.70°21'00"W, ACROSS SAID COMMERCIAL TRACT I AND PARALLEL TO THE SOUTHERLY LINE OF SAID COMMERCIAL TRACT I, A DISTANCE OF 989.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VALLEY DRIVE, THENCE N.16°28'54"E, ALONG THE EASTERLY RIGHT-OF-WAY OF VALLEY DRIVE, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 11.41 ACRES, MORE OR LESS.

TOTAL ACREAGE OF SAID ADDITION 11.41 ACRES, MORE OR LESS.

ALL OF THE CONTENTS OF THIS REPLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, THAT THEY ARE THE OWNER IN FEE SIMPLE THEREOF; THAT THE FOREGOING IS A CORRECT PLAT OF SAID ADDITION AND HEREBY DEDICATE TO THE PUBLIC THE USE OF THE IRIS STREET AND IRIS DRIVE WITHIN THE BOUNDARIES OF SAID ADDITION AS SHOWN ON THE FOREGOING PLAT; AND DEDICATE THE IRIS STREET AND IRIS DRIVE TO THE USE OF THE PUBLIC, THAT THIS DEDICATION IS MADE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY AND MINING OR MINERAL RESERVATIONS OF RECORD.

DATED AT CASPER, WYOMING THIS 10th DAY OF September, 1987.

STATE OF WYOMING } 55
 COUNTY OF NATRONA }
 JOHN M. KELLY
 MAYOR

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN M. KELLY THIS 10th DAY OF September, 1987
 WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES January 17, 1991
 Doreen M. Cochran
 NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } 55
 COUNTY OF NATRONA }

I, JIMMIE D. CRUKE OF CASPER, WYOMING HEREBY CERTIFY THAT THIS PLAT SHOWS A PORTION OF COMMERCIAL TRACT I OF THE PARADISE VALLEY SUBDIVISION KNOWN AS THE PARADISE VALLEY RECREATION ADDITION AND THAT AN ACTUAL SURVEY HAS MADE BY ME LOCATING LOT AND STREET BOUNDARIES DURING THE MONTH OF DECEMBER OF 1985 AND THAT THE ABOVE BOUNDARY DESCRIPTION WAS PREPARED BY BRADY ENGINEERING AND NO LIABILITY IS ASSUMED BY ME FOR SAID LEGAL DESCRIPTION.

Jimmie D. Cruke
 JIMMIE D. CRUKE WYO. L.S. NO. 4287

STATE OF WYOMING } 55
 COUNTY OF NATRONA }

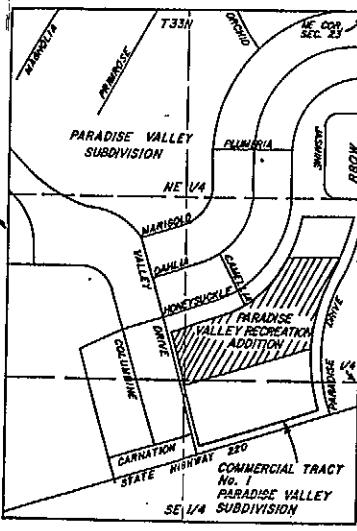
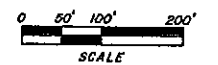
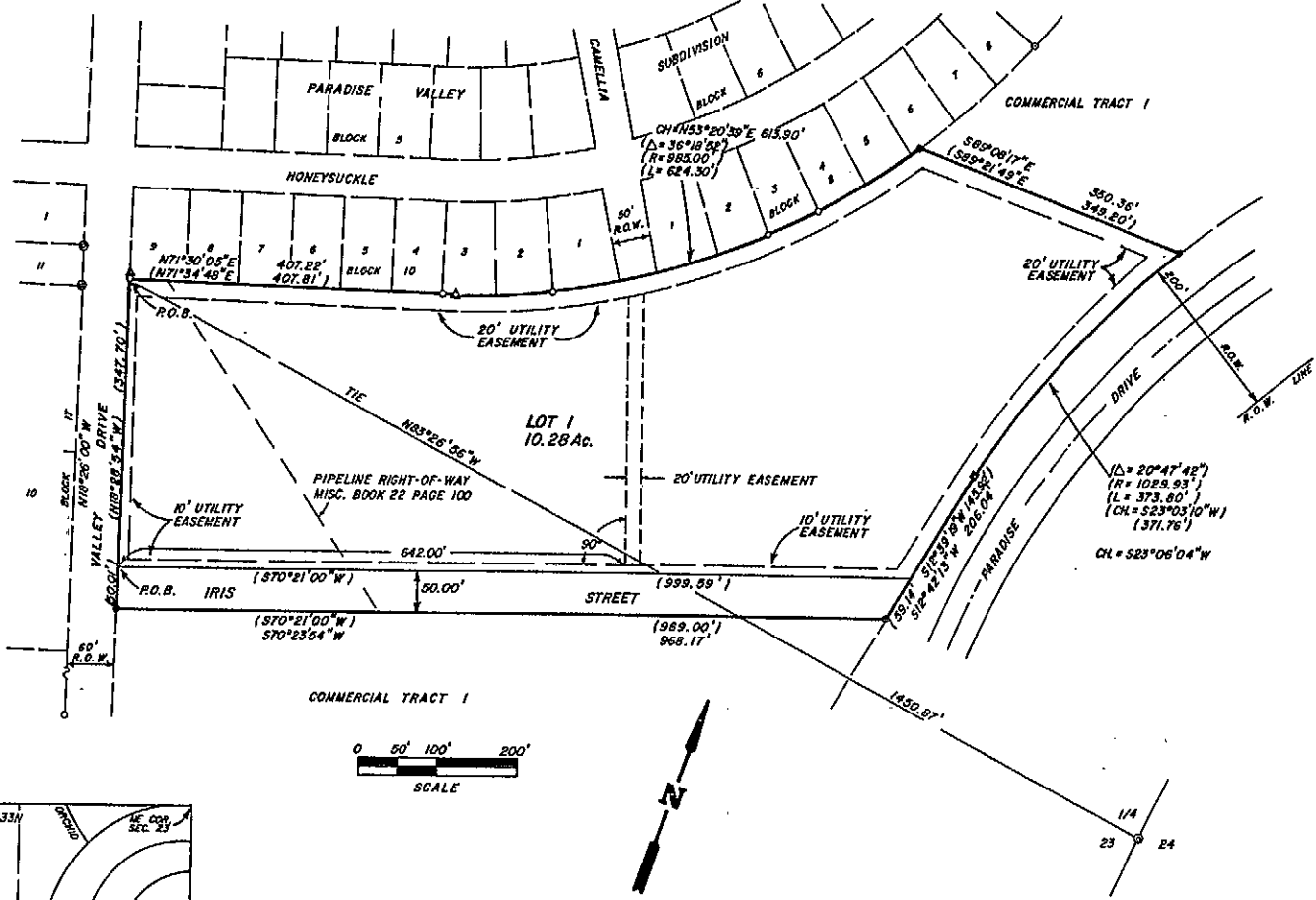
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JIMMIE D. CRUKE THIS 20th DAY OF March, 1985
 WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 9/1/87
 Andrew P. Brulotte
 NOTARY PUBLIC

RECORDED

THIS INSTRUMENT WAS FILED FOR RECORD THIS 22nd DAY OF September, 1987 AT 2:55 P.M.
 IN THE NATRONA COUNTY COURTHOUSE, CASPER, WYOMING.

John L. Tobin
 COUNTY CLERK



VICINITY MAP
 SCALE 1"=600'

LEGEND

- FOUND BRASS CAP
- FOUND SMOOTH BAR
- △ FOUND SURV-KAP (SET BY MTH. SURVEYING)
- FOUND 1" PIPE
- FOUND HIGHWAY MARKER
- SET REBAR WITH CAP
- () RECORDED DATA THIS SURVEY

NOTES

1. THE LEGAL DESCRIPTION AS SHOWN UPON THIS PLAT WAS PREPARED BY BRADY ENGINEERING AND NO BASIS OF BEARING IS KNOWN. THE BASIS OF BEARING USED TO SET THE BOUNDARY MONUMENTS IS THE WEST RIGHT-OF-WAY LINE OF VALLEY DRIVE.
2. THE ERROR OF CLOSURE IS IN EXCESS OF 1:10,000 FOR THE FIELD SURVEY.

APPROVALS

CITY ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER OF CASPER, WYOMING THIS 25th DAY OF June, 1986.

Dale P. Hubert
 CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED BY THE COMMUNITY PLANNING COMMISSION OF CASPER, WYOMING THIS 9th DAY OF July, 1986 AND FORWARDED TO THE CITY COUNCIL OF CASPER, WYOMING WITH RECOMMENDATIONS THAT SAID PLAT BE APPROVED.

Secretary: [Signature]
 Commission Chairman: [Signature]

CITY COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF CASPER, WYOMING BY ORDINANCE NO. 62-87, DULY PASSED, ADOPTED, AND APPROVED ON THE 1st DAY OF September, 1987.

ATTEST: [Signature] CITY CLERK
 [Signature] MAYOR

DATE	REVISIONS	CHECKED	APPROVED	W.O. No.	DRAWN BY:	CHECKED BY:	APPROVED BY:
				85-37	B.F.	Joc	Joc
					DATE: 3/88	DATE: 20 MAR 85	DATE: 20 MAR 85

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				85-37	B.F.	Joc	Joc
					DATE: 3/88	DATE: 20 MAR 85	DATE: 20 MAR 85



Civil Engineering Professionals Inc.
 400 East 1st, Suite 311, Casper, Wyoming 82601 (307) 266-4346



OWNER:
 CITY OF CASPER, WYO.

TITLE:
 FINAL PLAT FOR
 PARADISE VALLEY RECREATION ADDITION
 BEING A PORTION OF COMMERCIAL TRACT I, PARADISE VALLEY SUBDIVISION, CITY OF CASPER, NATRONA COUNTY, WYOMING