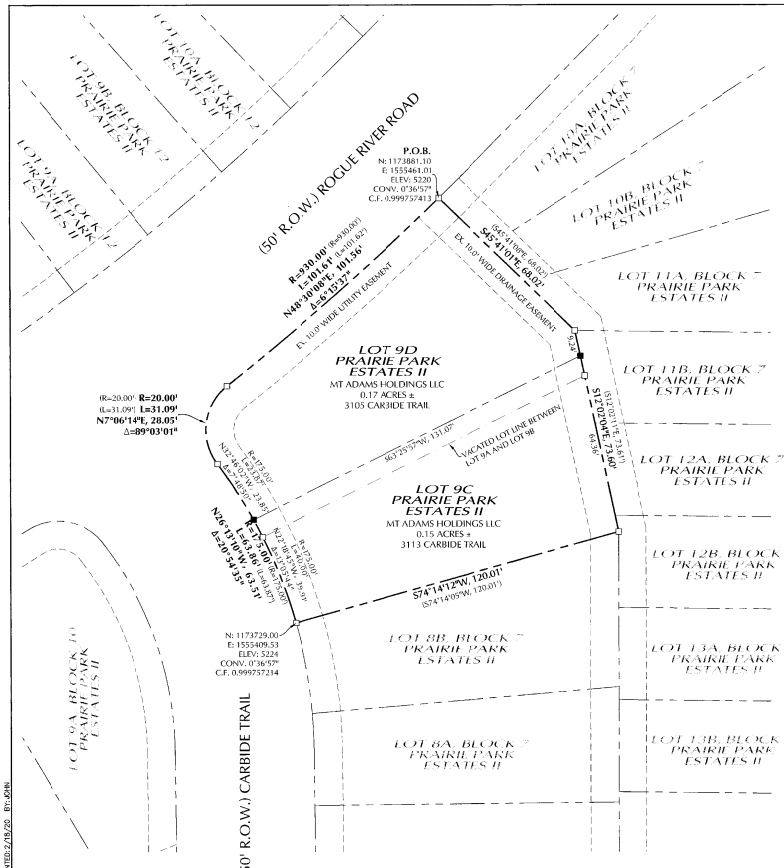
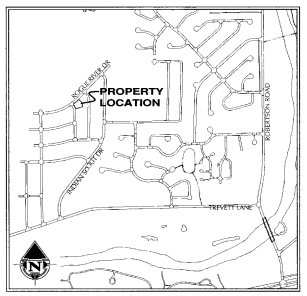
MINOR BOUNDARY ADJUSTMENT OF LOTS 9A AND 9B, BLOCK 7, PRAIRIE PARK ESTATES NO. 2 AS PRAIRIE PARK ESTATES NO. 2, BLOCK 7, LOTS 9C AND 9D, AN ADDITION TO THE CITY OF CASPER, WYOMING LOCATED IN THE NE1/4NW1/4, SECTION 22 TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING

SCALE: 1"=20'





VICINITY MAP
1" = 1000'

CERTIFICATE OF DEDICATION

MT Adams Holdings, LLC, hereby certifies that they are the owner and proprietor of the forgoing minor boundary adjustment plat creating two newly configured lots within the Prairie Park Estates No. 2. A minor boundary adjustment plat of Lot 9A and 9B, Block 7, Prairie Park Estates No. 2 (Instrument No. 800016) an addition to the City of Casper, designated as Lots 9C and 9D, located in the NE1/4NW1/4, Section 22, Township 33 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming, being more particularly described as follows:

Beginning at the northeast corner of the Parcel being described and the northwest corner of .ot 10A, said Block 7, and a point in the southerly right-of-way line of Rogue River Road; thence from said Point of Beginning and along the northeast line of said Parcel, S45°41'01"E, 68.02 feet to the southwest corner of Lot 11A of said Prairie Park Estates No. 2; thence continuing along the northeast line of said Parcel, S12°02'04"E, 73.60 feet to the northeast corner of Lot 8B of said Pairie Park Estates No. 2; hence along the north line of said Lot 8B, S74°14'12"W, 120.01 feet to a point on the east right-of-way line of Carbide Trail and a point of non-tangent curve; hence along the east rig·t-of-way line of Carbide Trail, 63.86 feet along the arc of a true curve to the left having a radius of 175.00 feet, a central angle of 20°54'35", a chord bearing of N26°13'10"W, and a chord length of 63.51 feet to a point of tangency; thence 31.09 feet along the arc of a true curve to the right having a radius of 20.00 feet, a central angle of 89°03'01", a chord bearing of N7°06'14"E, and a chord length of 28.05 feet to a point on the south right-of-way line of Rogue River Road and a point of tangency; thence along the south right-of-way line of Rogue River Road, 101.61 feet along the arc of a true curve to the left having a radius of 930.00 feet, a central angle of 6°15'37", a chord bearing of N48°30'08"E, and a chord length of 101.56 feet to the Point of Beginning and containing 0.32 acres, more or less.

That all utility easements, as designated on this plat are hereby dedicated to the public and private utility companies for the purpose of installing, repairing, reinstalling, replacing and maintaining sewer lines, water lines, gas lines, electrical lines, telephone lines, cable television lines and other forms and types of public utilities now or hereafter generally utilized by the public.

OWNER
MT Adams Holdings
P.O. Box 2207
Gillette, Wyoming 82717

JOHN C. ALT - MANAGING MEMBER

STATE OF WYOMING)
NATRONA COUNTY) SS

The foregoing instrument was acknowledged before me this
___ day of _____, 2020, by:
JOHN C. ALT - MANAGING MEMBER

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: _____

NOTARY PUBLIC

NOTARY PUBLIC
SHANNON STEWART
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires November 8, 2021

CERTIFICATE OF SURVEYOR

I, James F. Jones, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Wyoming, that this plat was prepared from an accurate survey of said property by me or under my direct supervision, All perimeter corners are well and accurately monumented as of the date of this certification.

Professional Land Surveyor
James F. Jones
5529
Date: 2/18/20
WYOMING

STATE OF WYOMING)
NATRONA COUNTY) SS

The foregoing instrument was acknowledged before me this
18th day of Feb., 2020, by:
James F. Jones, P.L.S.

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: Jan. 29, 2022

NOTARY PUBLIC

NOTARY PUBLIC
LEWIS JAMES
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires January 29, 2022

APPROVALS

INSPECTED AND APPROVED THIS 10th DAY OF March ,2020.

Liz Becher
COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 9th DAY OF March ,2020.

CITY ENGINEER

NOTES

1. ERROR OF CLOSURE = 1:45,475
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86
3. D STANCES ARE GROUND - U.S. FOOT

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 24th DAY OF March ,2020.

INSTRUMENT NO. 1079062

COUNTY CLERK Tracy Good
by Gina Cameron
Deputy Clerk

SCALE: 1"=20'

LEGEND
- □ RECOVERED ALUMINUM CAP
- ■ SET 5/8" REBAR WITH ALUMINUM CAP
- PLAT BOUNDARY
- LOT LINES
- EASEMENT LINES
- N52° 4'56" W, 308.40' MEASURED
- (N52°14'56" W, 308.40') RECORD

ENGINEERING • SURVEYING • GIS MAPPING
CONSTRUCTION MANAGEMENT
111 W. 2nd St., Ste 420 • Casper, Wyoming 82601
Ph: 307-265-4601 • Fax: 307-265-4672
J·K·C ENGINEERING

MINOR BOUNDARY ADJUSTMENT OF
LOTS 9A AND 9B, BLOCK 7, PRAIRIE PARK ESTATES NO. 2 AS
PRAIRIE PARK ESTATES NO. 2, BLOCK 7, LOTS 9C AND 9D,
AN ADDITION TO THE CITY OF CASPER, WYOMING
LOCATED IN THE NE1/4NW1/4, SECTION 22 TOWNSHIP 33 NORTH, RANGE 80
WEST OF THE 6TH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

DATE: 2/18/2020
PROJECT #: 16-05
DRAWN BY: SAS
SHEET TITLE: MINOR BOUNDARY ADJUSTMENT
SHEET NUMBER
1 OF 1

1079062
2/24/2020 2:49:18 PM
NATRONA COUNTY CLERK
Pages: 1
Tracy Good
Fee: 35.00
DC

S:\LAND\2016\16-05\DWG\PLAT\16-05_BLOCK 7.dwg SAVED: 2/14/20 PRINTED: 2/19/20 BY: JOHN