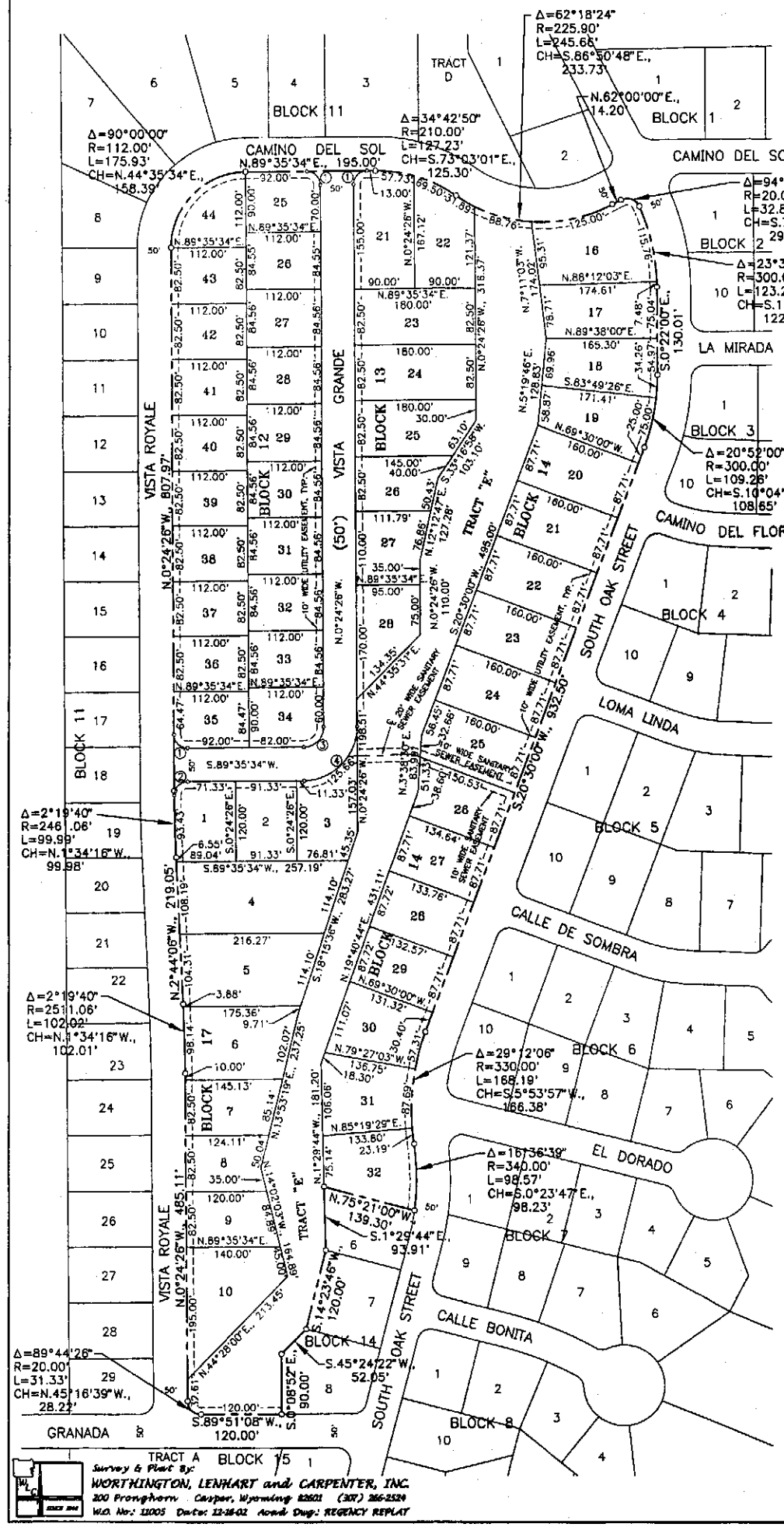
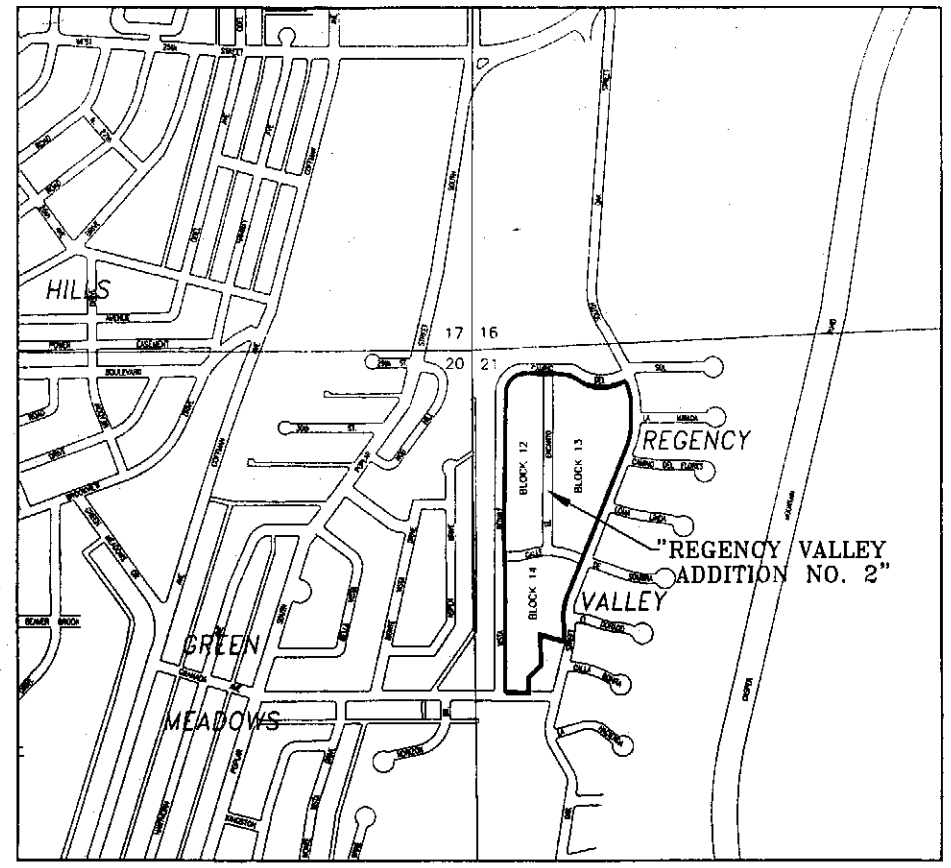
REGENCY VALLEY ADDITION NO. 2
Recorded 2-19-03
Instrument # 710438

#1811



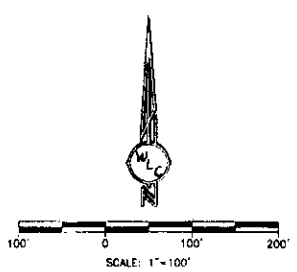
Survey & Plat By:
WORTHINGTON, LENHART and CARPENTER, INC.
200 Pronghorn Casper, Wyoming 82601 (307) 266-2524
W.O. No.: 11005 Date: 12-16-02 Acad Dwg: REGENCY REPLAT



LOCATION & VICINITY MAP
SCALE: 1"=500'

EASEMENT NOTE:

IN ADDITION TO THE EASEMENTS SPECIFICALLY SET FORTH BY THIS PLATTING, AN ADDITIONAL 5' WIDE DRAINAGE EASEMENT ALONG AND ADJACENT TO EACH SIDE OF ALL SIDE LOT LINES IS HEREBY RESERVED BY THIS PLATTING.



LEGEND:
BRASS CAP CORNER o
PLAT BOUNDARY
EASEMENT
PLAT RECORD N.0°09'20"W., 150.50'

Plat closure ratio; 1:1,208,553

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	90°00'00"	20.00'	31.42'	20.00'
2	90°09'09"	20.00'	31.47'	20.05'
3	90°00'00"	30.00'	47.12'	30.00'
4	90°00'00"	80.00'	125.66'	80.00'

A PLAT OF "REGENCY VALLEY ADDITION NO. 2" TO THE CITY OF CASPER, WYOMING

A REPLAT OF
ALL OF BLOCKS 12 AND 13,
AND LOTS 1 THROUGH 5 AND 9 THROUGH 15,
AND TRACT B, BLOCK 14
"REGENCY VALLEY ADDITION"
TO THE CITY OF CASPER
A SUBDIVISION OF PORTIONS OF THE
W1/2SW1/4, SECTION 16 AND NW1/4, SECTION 21
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=100'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA } ss

I, Steve M. Castle of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the period of January, 1982 through October, 2002 and that this map correctly represents said surveys. All perimeter corners shall be well and accurately monumented by brass caps upon completion of construction. 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 STEVE M. CASTLE 6010 WYOMING

Wyoming Registration No. 6010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this 3RD day of FEBRUARY, 2003.

NOTARY PUBLIC KENNETH R. MOORE COUNTY OF NATRONA STATE OF WYOMING My Commission Expires June 29, 2006

My commission expires JUNE 29, 2006

Notary Public

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 26th day of November, 2002 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary — Commission Chairman

APPROVED: City Council of the City of Casper, Wyoming by Resolution No 02-318 duly passed, adopted and approved on the 17th day of December, 2002.

Attest: City Clerk — Mayor

INSPECTED AND APPROVED on the 13th day of February, 2003.

City Engineer

INSPECTED AND APPROVED on the 14th day of February, 2003.

County Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 19th day of February, 2003.

My term of office expires January 2, 2007

COUNTY CLERK

Deputy Chief Deputy County Clerk

CERTIFICATE OF DEDICATION

JAYNES CORPORATION, hereby certify that they are the owners of the foregoing property located in and being all of Blocks 12 and 13 and Lots 1 through 5 and 9 through 15, and Tract B, Block 14, Regency Valley Addition to the City of Casper, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the southeasterly corner of the Parcel being described and the southwesterly corner of Lot 8, Block 14, Regency Valley Addition and a point in the northerly line of Granada (Street); thence from said Point of Beginning and along the southerly line of said Parcel and Block 14, Regency Valley Addition and the northerly line of said Granada, S.89°51'08"W., 120.00 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 20.00 feet and through a central angle of 89°44'26", northwesterly, 31.33 feet and the chord of which bears N.45°16'39"W., 28.22 feet to a point of tangency in the easterly line of Vista Royale (Street); thence along the westerly line of said Parcel and Block 14 and the easterly line of said Vista Royale, N.0°24'26"W., 485.11 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 2511.06 feet and through a central angle of 2°19'40", northwesterly, 102.02 feet and the chord of which bears N.1°34'16"W., 102.01 feet to a point of tangency; thence continuing along the westerly line of said Parcel and Blocks 14 and 12 of said Addition and the easterly line of said Vista Royale, N.2°44'06"W., 219.05 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 2461.06 feet and through a central angle of 2°19'40", northwesterly, 99.99 feet and the chord of which bears N.1°34'16"W., 99.98 feet to a point of tangency; thence continuing along the westerly line of said Parcel and Block 12 and the easterly line of said Vista Royale, N.0°24'26"W., 807.97 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 112.00 feet and through a central angle of 90°00'00", northeasterly, 175.93 feet and the chord of which bears N.44°35'34"E., 158.39 feet to a point of tangency in the northerly line of said Block 12 and the southerly line of Camino Del Sol (Street); thence along the northerly line of said Parcel and Blocks 12 and 13 and the southerly line of said Camino Del Sol, N.89°35'34"E., 195.00 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 210.00 feet and through a central angle of 34°42'50", southeasterly, 127.23 feet and the chord of which bears S.73°03'01"E., 125.30 feet to a point of reverse curve; thence along the arc of a true curve to the left, having a radius of 225.90 feet and through a central angle of 62°18'24", southeasterly, 245.66 feet and the chord of which bears S.86°50'48"E., 233.73 feet to a point of tangency; thence continuing along the northerly line of said Parcel and Block 13 and the southerly line of said Camino Del Sol, N.62°00'00"E., 14.20 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 20.00 feet and through a central angle of 94°05'52", southeasterly, 32.84 feet and the chord of which bears S.70°57'05"E., 29.28 feet to a point of compound curve in the easterly line of said Block 13 and the westerly line of South Oak Street; thence along the easterly line of said Parcel and Block 13 and the westerly line of said South Oak Street and the arc of a true curve to the right, having a radius of 300.00 feet and through a central angle of 23°32'14", southeasterly, 123.24 feet and the chord of which bears S.12°08'05"E., 122.37 feet to a point of tangency; thence continuing along the easterly line of said Parcel and Block 13 and the westerly line of said South Oak Street, S.0°22'00"E., 130.01 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 300.00 feet and through a central angle of 20°52'00", southwesterly, 109.26 feet and the chord of which bears S.10°04'00"W., 108.65 feet to a point of tangency; thence continuing along the easterly line of said Parcel and Blocks 13 and 14 and the westerly line of said South Oak Street, S.20°30'00"W., 932.50 feet to a point of curve; thence along the arc of a true curve to the left, having a radius of 330.00 feet and through a central angle of 29°12'06", southwesterly, 168.19 feet and the chord of which bears S.5°53'57"W., 166.38 feet to a point of reverse curve; thence along the arc of a true curve to the right, having a radius of 340.00 feet and through a central angle of 16°36'39", southeasterly, 98.57 feet and the chord of which bears S.0°23'47"E., 98.23 feet to a point and northeasterly corner of Lot 6, Block 14, Regency Valley Addition; thence along the southerly line of said Parcel and the northerly line of said Lot 6, Block 14, N.75°21'00"W., 139.30 feet to a point and northwesterly corner of said Lot 6, Block 14; thence along the easterly line of said Parcel and the westerly line of said Lot 6, Block 14, S.1°29'44"E., 93.91 feet to a point; thence continuing along the easterly line of said Parcel, S.14°23'46"W., 120.00 feet to a point and northwesterly corner of Lot 8, Block 14; thence along the easterly line of said Parcel and the westerly line of said Lot 8, Block 14, S.45°24'22"W., 52.05 feet to a point; thence S.0°08'52"E., 90.00 feet to the Point of Beginning and containing 20.244 acres, more or less.

The subdivision of the foregoing described lands as appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of said replat and subdivision shall be known as "REGENCY VALLEY ADDITION NO. 2" to the City of Casper, Wyoming and all easements as shown hereon are hereby reserved for purposes of construction, operation and maintenance of utilities, conduits, ditches and access as required for the proper development of said subdivision and all streets as shown hereon are hereby dedicated to the use of the public. Tract "E" as shown hereon is hereby dedicated to the City of Casper for parks, drainage, pathways and other public purposes.

JAYNES CORPORATION
P.O. BOX 25841
ALBUQUERQUE, NEW MEXICO 87125

HOWARD MOCK

ACKNOWLEDGMENT

State of New Mexico }
County of Bernalillo } ss

The foregoing instrument was acknowledged before me by Howard Mock this 6th day of February, 2003.

Witness my hand and official seal.

My commission expires: 2/9/07

Notary Public

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

02/19/03 710438