NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: 5#
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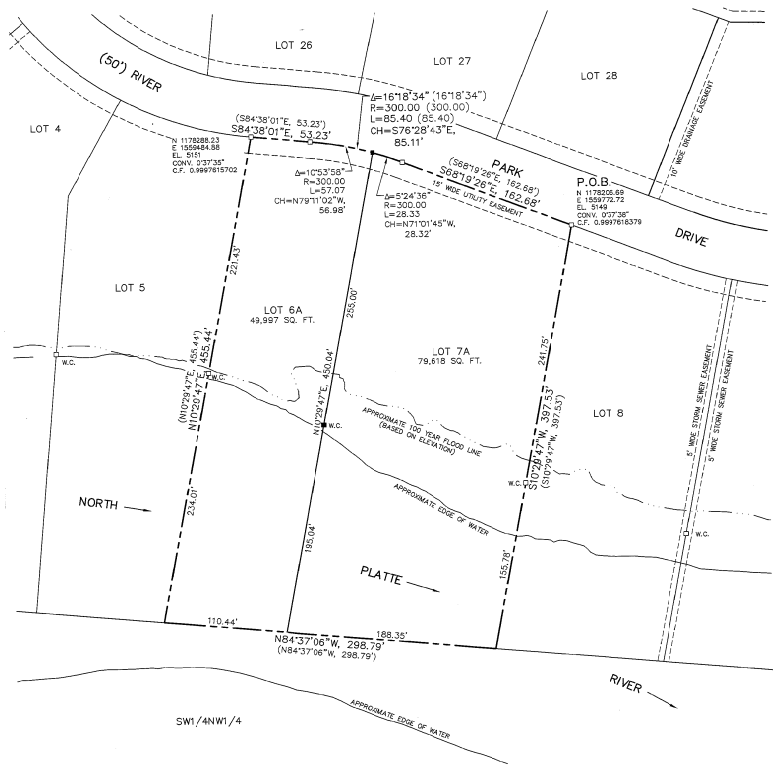
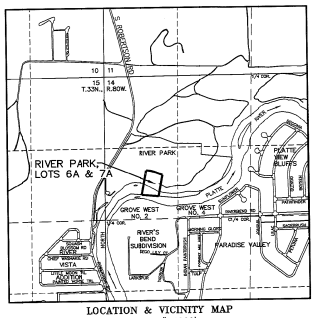
May 27, 2015 02:31:22 PM
Pages: 1 Fee: $75.00
CITY OF CASPER

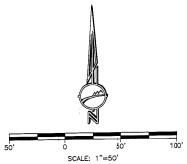
MINOR BOUNDARY ADJUSTMENT PLAT OF "RIVER PARK, LOTS 6A & 7A"

AN ADDITION TO THE CITY OF CASPER, WYOMING
A VACATION AND REPLAT OF LOTS 6 AND 7, RIVER PARK
AN ADDITION TO THE CITY OF CASPER, WYOMING
AND A SUBDIVISION OF A PORTION OF
THE SW1/4NW1/4, SECTION 14
TOWNSHIP 33 NORTH, RANGE 80 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=50'





LOCATION & VICINITY MAP
SCALE: 1"=1000'



SCALE: 1"=50'

LEGEND

□	RECOVERED ALUMINUM CAP
■	SET 5/8" REBAR W/AL. CAP
W.C.	WITNESS CORNER
— — —	SUBDIVISION BOUNDARY
- - - - -	EASEMENT
— · — · —	APPROXIMATE 100 YEAR FLOOD LINE (BASED ON ELEVATION)
N84°37'06"W, 298.79'	MEASURED BEARING & DISTANCE
(N84°37'06"W, 298.79')	RECORD BEARING & DISTANCE

CERTIFICATE OF DEDICATION

RP DEVELOPMENT, LLC and RIVER VALLEY BUILDERS, INC., hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Lots 6 and 7, River Park, an Addition to the City of Casper, Wyoming, a subdivision of a portion of the SW1/4NW1/4, Section 14, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northeasterly corner of the Parcel being described and also the northwesterly corner of Lot 8, River Park, an Addition to the City of Casper, Wyoming; thence from said Point of Beginning and along the easterly line of said Parcel and the westerly line of said Lot 8, S.10°29'47"W., 397.53 feet to the southeasterly corner of said Parcel, the southwesterly corner of said Lot 8 and a point in and intersection with the southerly line of said River Park; thence along the southerly line of said Parcel and River Park, N.84°37'06"W., 298.79 feet to the southeasterly corner of said Parcel and southeasterly corner of Lot 5, River Park; thence along the westerly line of said Parcel and the easterly line of said Lot 5, N.10°29'47"E., 455.44 feet to the northwesterly corner of said Parcel, the northeasterly corner of said Lot 5 and a point in and intersection with the southery line of River Park Drive; thence along the northerly line of said Parcel and the southerly line of said River Park Drive, S.84°38'01"E., 53.23 feet to a point of curve; thence continuing along the northerly line of said Parcel and the southerly line of said River Park Drive and along the arc of a true curve to the right, having a radius of 300.00 feet and through a central angle of 16°18'34", southeasterly, 85.40 feet and the chord of which bears S.76°28'43"E., 85.11 feet to a point of tangency; thence continuing along the northerly line of said Parcel and the southerly line of saic River Park Drive, S.68°19'26"E., 162.68 feet to the Point of Beginning and containing 2.98 acres, more or less.

The vacation and replat of the foregoing described lands is with the free consent and in accordance with the desires of the above named owners and proprietors; the name of said vacation and replat shall be known as "RIVER PARK, LOTS 6A AND 7A" and all streets as shown hereon have previously been dedicated to the public and utility easements as shown hereon are hereby dedicated to the City of Casper for the use of public and private utility companies for purposes of access, construction, operation and maintenance of utility lines, concuits, ditches and drainage.

RP DEVELOPMENT, LLC
421 S. Center Street, Suite 201
Casper, Wyoming 82601

KEITH P. TYLER, MANAGING MEMBER

RIVER VALLEY BUILDERS, INC.
6021 Rivers Gate
Casper, Wyoming 82604

JOHN LANCE, VICE PRESIDENT

APPROVALS

INSPECTED AND APPROVED on the 21st day of May 2015.

Liz Becher
Community Development Director

INSPECTED AND APPROVED on the 20th day of May 2015.

City Engineer

ACKNOWLEDGMENTS

State of Wyoming) ss
County of Natrona)

The foregoing instrument was acknowledged before me by Keith P. Tyler, Managing Member of RP Development, LLC on this 13th day of May 2015.

Witness my hand and official seal.

My commission expires: June 20, 2017

Kenneth R. Moore
Notary Public

NOTARY PUBLIC
KENNETH R. MOORE
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Jun 20, 2017

State of Wyoming) ss
County of Natrona)

The foregoing instrument was acknowledged before me by John Lance, Vice President of River Valley Builders, Inc. on this 13th day of May, 2015.

Witness my hand and official seal.

My commission expires: June 20, 2017

Kenneth R. Moore
Notary Public

NOTARY PUBLIC
KENNETH R. MOORE
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Jun 20, 2017

PLAT CLOSURE RATIO; EXCEEDS 1:100,000

DATUM:
GROUND DISTANCE – U.S. FOOT
BASIS OF BEARING – GEODETIC BASED ON GPS COORDINATES REFER TO CITY OF CASPER GIS DATUM, WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83/86. ELEVATIONS ARE REFERRED TO NAVD88 AND ARE FOR REFERENCE ONLY AND NOT TO BE USED AS BENCH MARKS.

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 month of February, 2015 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map. 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.

WLC
ENGINEERING · SURVEYING · PLANNING
200 PRONGHORN, CASPER, WY, 82601
W.O. NO.: 19713 DATE: 4-28-15 FILE NAME: RIVER PARK MBA L6 & 7