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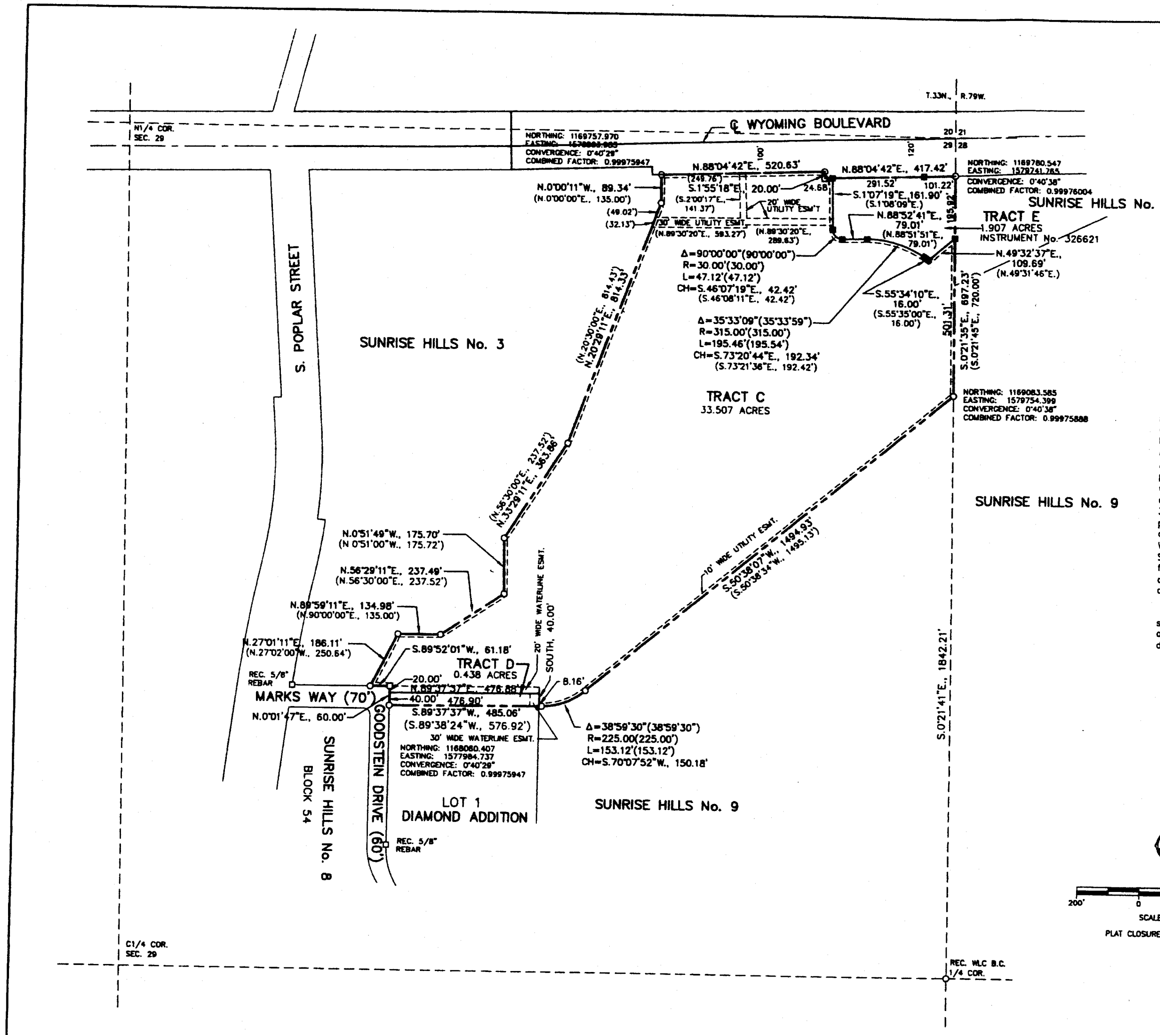
NATRONA COUNTY CLERK, WY
Renea Vitto Recorded
Nov 20, 2009 03:00:41 PM
Pages: 1 Fee: $50.00
CITY & CASPER

PLAT OF "SUNRISE HILLS ADDITION NO. 12"
TO THE CITY OF CASPER, WYOMING
A VACATION AND REPLAT OF TRACTS A AND B,
SUNRISE HILLS NO. 10
AN ADDITION TO THE CITY OF CASPER, WYOMING
A SUBDIVISION OF PORTIONS OF
THE NE1/4, SECTION 29
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=200'



CERTIFICATE OF DEDICATION

KIP TRUE, Member, Pavilion Property, LLC, Wyoming Limited Liability Company and SERGE M. D'ELIA and LILIAN C.S.L. D'ELIA, Trustees of the D'Elia Family Trust under Declaration of Trust dated August 22, 1990 and SERGE MAX D'ELIA and CHING SHIO LAI D'ELIA, Husband & Wife, hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Tracts A and B, Sunrise Hills No. 10, an Addition to the City of Casper, Wyoming, a subdivision of portions of the NE1/4, Section 29, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the southeasterly corner of the Parcel being described and a point in the northerly line of Sunrise Hills No. 9, an Addition to the City of Casper, Wyoming, and from which point the 1/4 corner common to said sections 28 and 29 bears S.0°21'41"E., 1842.21 feet; thence from said Point of Beginning and along the southeasterly line of said Parcel and the northwesterly line of said Sunrise Hills No. 9, S.50°38'07"W., 1494.93 feet to a point; thence continuing along the southerly line of said Parcel and the northerly line of said Sunrise Hills No. 9, on the arc of a true curve to the right, having a radius of 225.00 feet and through a central angle of 38°59'30", southwesterly, 153.12 feet and the chord of which bears S.70°07'52"W., 150.18 feet to a point; thence continuing along the southerly line of said Parcel and the northerly line of said Sunrise Hills No. 9, and the northerly line of Lot 1, Diamond Addition, to the City of Casper, Wyoming, S.89°37'37"W., 485.06 feet to the southwesterly corner of said Parcel, also being the northwesterly corner of said Lot 1, Diamond Addition, and a point in and intersection with the easterly line of Sunrise Hills No. 8, an Addition to the City of Casper, Wyoming; thence along the westerly line of said Parcel and the easterly line of said Sunrise Hills No. 8, N.0°01'47"E., 60.00 feet to a point and the northeasterly corner of said Sunrise Hills No. 8; thence continuing along the westerly line of said Parcel and the northerly line of said Sunrise Hills No. 8, S.89°52'01"W., 61.18 feet to a point and the southeasterly corner of Sunrise Hills No. 3, an Addition to the City of Casper, Wyoming; thence continuing along the westerly line of said Parcel and the easterly line of said Sunrise Hills No. 3, N.27°01'11"E., 186.11 feet to a point; thence continuing along the westerly line of said Parcel and the easterly line of said Sunrise Hills No. 3, N.89°59'11"E., 134.98 feet to a point; thence continuing along the westerly line of said Parcel and the easterly line of said Sunrise Hills No. 3, N.56°29'11"E., 237.49 feet to a point; thence continuing along the westerly line of said Parcel and the easterly line of said Sunrise Hills No. 3, N.0°51'49"W., 175.70 feet to a point; thence continuing along the westerly line of said Parcel and the easterly line of said Sunrise Hills No. 3, N.33°29'11"E., 363.86 feet to a point; thence continuing along the westerly line of said Parcel and the easterly line of said Sunrise Hills No. 3, N.20°29'11"E., 814.33 feet to a point; thence continuing along the westerly line of said Parcel and the easterly line of said Sunrise Hills No. 3, N.0°00'11"W., 89.34 feet to the northwesterly corner of said Parcel and a point in and intersection with the southerly right of way line of Wyoming Boulevard; thence along the northerly line of said Parcel and the southerly right of way line of said Wyoming Boulevard, N.88°04'42"E., 520.63 feet to a point; thence continuing along the northerly line of said Parcel and the southerly right of way line of said Wyoming Boulevard, S.1°55'18"E., 20.00 feet to a point; thence continuing along the northerly line of said Parcel and the southerly right of way line of said Wyoming Boulevard, N.88°04'42"E., 417.42 feet to the northeasterly corner of said Parcel and a point in and intersection with the westerly line of Sunrise Hills No. 5, an Addition to the City of Casper, Wyoming; thence along the easterly line of said Parcel and the westerly line of said Sunrise Hills No. 5 and westerly line of said Sunrise Hills No. 9 extended, S.0°21'35"E., 697.23 feet to the Point of Beginning and containing 35.852 acres, more or less.

The subdivision 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 subdivision shall be known as "SUNRISE HILLS NO. 12" an Addition to the City of Casper, Wyoming. All streets as shown hereon were previously dedicated to the use of the public and easements as shown hereon are hereby reserved for the purposes of construction, operation and maintenance of utility lines, conduits and ditches as required for the proper development of said subdivision. Tract "E" is hereby dedicated to the City of Casper for storm drainage and water detention purposes.

Pavilion Property LLC, Wyoming Limited Liability Company
350 Big Horn Road, Bldg B
Casper, WY 82601

Kip True
KIP TRUE, Member

Serge M. D'Elia and Lilian C.S.L. D'Elia
Trustees of the D'Elia Family Trust under Declaration of Trust dated August 22, 1990
P.O. Box 577
Casper, WY 82602

SERGE M. D'ELIA, Trustee — LILIAN C.S.L. D'ELIA, Trustee

Serge Max D'Elia and Ching Shio Lai D'Elia
P.O. Box 577
Casper, WY 82602

Serge Max D'Elia
SERGE MAX D'ELIA — CHING SHIO LAI D'ELIA

ACKNOWLEDGMENTS

State of Wyoming) ss
County of Natrona)

The foregoing instrument was acknowledged before me by Kip True, Member, Pavilion Property, LLC. on this 24th day of September, 2009.

Witness my hand and official seal.

My commission expires: December 29, 2012

NOTARY PUBLIC SUE ANN SCHULTE STATE OF WYOMING COUNTY OF NATRONA

Sue Ann Schulte
Notary Public

State of Wyoming) ss
County of Natrona)

The foregoing instrument was acknowledged before me by Serge M. D'Elia and Lilian C.S.L. D'Elia, Trustees of the D'Elia Family Trust under Declaration of Trust dated August 22, 1990, on this 25 day of August, 2009.

Witness my hand and official seal.

My commission expires: June 14, 2012

NOTARY PUBLIC BECKY JO LATIMER STATE OF WYOMING COUNTY OF NATRONA

Becky Jo Latimer
Notary Public

State of Wyoming) ss
County of Natrona)

The foregoing instrument was acknowledged before me by Serge Max D'Elia and Ching Shio Lai D'Elia on this 25 day of August, 2009.

Witness my hand and official seal.

My commission expires: June 14, 2012

NOTARY PUBLIC BECKY JO LATIMER STATE OF WYOMING COUNTY OF NATRONA

Becky Jo Latimer
Notary Public

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 23rd day of July, 2009 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 Ordinance No. 09-295 duly passed, adopted and approved on the 18th day of August, 2009.

Attest: City Clerk — Mayor

INSPECTED AND APPROVED on the 28th day of SEPTEMBER, 2009. — City Engineer

INSPECTED AND APPROVED on the 28th day of SEPTEMBER, 2009. — City Surveyor

INSPECTED AND APPROVED on the 29th day of September, 2009. — County Surveyor

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 20th day of November, 2009.

Renea Vitto
County Clerk

// term of office expires January 6, 2011

CERTIFICATE OF SURVEYOR

STATE OF WYOMING) ss
COUNTY OF NATRONA)

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 May, 2009 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.

Wyoming Registration No. 6010 L.S.

Professional Land Surveyor STEVE M. CASTLE 6010 WYOMING

Subscribed in my presence and sworn to before me by Steve M. Castle this 20th day of August, 2009.

My commission expires:

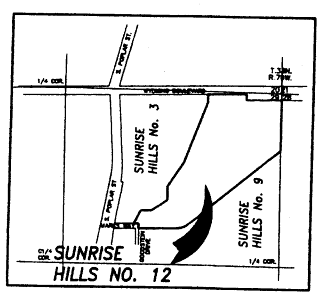
KENNETH R. MOORE STATE OF WYOMING COUNTY OF NATRONA

Kenneth R. Moore
Notary Public

LEGEND

- ■ SET 5/8" REBAR WITH ALUMINUM CAP
- □ RECOVERED CORNER (AS NOTED)
- ⊠ HIGHWAY R.O.W. MARKER
- ● SET BRASS CAP
- ○ RECOVERED BRASS CAP
- BOUNDARY
- EASEMENT
- N.64°32'30"E., 469.86' MEASURED BEARING & DISTANCE
- (N.64°32'30"E 520.35') RECORD BEARING & DISTANCE

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 AND ELEVATIONS REFER TO NGVD29.



LOCATION & VICINITY MAP
SCALE 1"=800'

SURVEY & PLAT BY:
WLC
ENGINEERING · SURVEYING · PLANNING
200 PRONGHORN, CASPER, WY. 82601
W.O. NO. 13466 DATE: 5-14-09 FILE NAME: DELIA-NICOLAYSEN REPLAT 13466