

STATE OF WYOMING } ss
COUNTY OF NATRONA

THE UNDERSIGNED, CHARLES J. PATER AND LUKAS M. AND AMY J. MUNSELL, AND STEVEN PAUL CARLSON AND PAULETTE JOAN CARLSON, TRUSTEES UNDER THE STEVE AND POLLY CARLSON REVOCABLE TRUST, DATED JUNE 15, 2012 DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOREGOING VACATION AND REPLAT OF LOTS 1 - 4, BLOCK 16, COTTONWOOD ADDITION, LOTS 13 - 19, BLOCK 17, TRAILS WEST ESTATES, LOT 20A, BLOCK 17, TRAILS WEST ESTATES NO. 3 AND LOT 14 OF LOTS 8 - 14, BLOCK 17, TRAILS WEST ESTATES NO. 2, THE WESTERLY PORTION OF INDIAN SCOUT DRIVE AND THE SOUTHERLY PORTION OF WHISPERING SPRINGS ROAD CITY OF CASPER, WYOMING, BEING A SUBDIVISION OF A PORTION OF THE NE1/4 AND THE NW1/4 OF SECTION 22, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL BEING DESCRIBED, ALSO BEING THE NORTHEAST CORNER OF LOT 13, OF LOTS 8-14, BLOCK 17, TRAILS WEST ESTATES NO. 2, AND A POINT IN THE SOUTHERLY LINE OF TREVETT LANE;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID TREVETT LANE, N.71°48'52"E, 163.09 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID TREVETT LANE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, AND THROUGH A CENTRAL ANGLE OF 90°00'00", EASTERLY 311.48 FEET, AND THE CHORD OF WHICH BEARS S.80°15'33"E., AND DISTANCE OF 310.34 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID TREVETT LANE, N.88°45'21"E., 1222.86 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF WHISPERING SPRINGS ROAD AND A POINT OF CURVATURE;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL AND THE SOUTHWESTERLY LINE OF SAID WHISPERING SPRINGS ROAD ALONG THE ARC OF A TRUE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AND THROUGH A CENTRAL ANGLE OF 90°00'00", SOUTHEASTERLY 31.42 FEET, AND THE CHORD OF WHICH BEARS S.46°14'39"E., AND DISTANCE OF 28.28 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID WHISPERING SPRINGS ROAD, S.11°35'E., 231.92 FEET TO A POINT;

THENCE N.88°46'25"E., ACROSS WHISPERING SPRINGS ROAD, 50.00 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID ROAD;

THENCE S.01°13'33"E., ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF LOT 11, RIVER LOTS ADDITION, 122.93 FEET TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE;

THENCE CONTINUING ALONG THE EASTERLY LINE OF THE PARCEL AND THE WESTERLY LINE OF SAID LOT 11, RIVER LOTS ADDITION, AND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 114.15 FEET, THROUGH A CENTRAL ANGLE OF 87°33'04", A DISTANCE OF 174.43 FEET, AND THE CHORD OF WHICH BEARS S.42°21'52"W., AND DISTANCE OF 157.95 FEET TO THE END OF CURVE;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID LOT 11, RIVER LOTS ADDITION, S.08°43'17"E., 373.48 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND A POINT WITHIN THE NORTH PLATTE RIVER;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, N.83°19'50"W., 385.47 FEET TO A POINT, LOCATED WITHIN THE NORTH PLATTE RIVER;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, N.83°21'29"W., 257.48 FEET TO A POINT LOCATED WITHIN THE NORTH PLATTE RIVER;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL, S.86°27°01"W., 356.12 FEET, TO A POINT LOCATED WITHIN THE NORTH PLATTE RIVER;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL, S.86°27°01"W., 175.24 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL AND THE SOUTHEASTERLY CORNER OF LOT 13, LOTS 8-14, BLOCK 17, TRAILS WEST ESTATES NO. 2 AND A POINT LOCATED WITHIN THE NORTH PLATTE RIVER;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL AND THE EASTERLY LINE OF SAID LOT 13, LOTS 8-14, BLOCK 17, TRAILS WEST ESTATES NO. 2, N.01°09'12"W., 701.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 30.59 ACRES MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "TRAILS WEST ESTATES NO. 4" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "15' UTILITY EASEMENT" AS SHOWN ON THIS PLAT. TREVETT LANE AND THE EASTERLY PORTION OF WHISPERING SPRINGS ROAD, AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC. THE SOUTHERLY END OF WHISPERING SPRINGS ROAD AND THE WESTERLY PORTION OF INDIAN SCOUT DRIVE, WILL BE VACATED AS SHOWN HEREON.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "TRAILS WEST ESTATES NO. 4" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "15' UTILITY EASEMENT" AS SHOWN ON THIS PLAT. TREVETT LANE AND THE EASTERLY PORTION OF WHISPERING SPRINGS ROAD, AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC. THE SOUTHERLY END OF WHISPERING SPRINGS ROAD AND THE WESTERLY PORTION OF INDIAN SCOUT DRIVE, WILL BE VACATED AS SHOWN HEREON.

CHARLES J. PATER
6505 TREVETT LANE
CASPER, WYOMING 82604

Charles J. Pater
CHARLES J. PATER - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES J. PATER, OWNER THIS 15th DAY OF May, 2021

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 3/9/2024

William R. Fehringer
NOTARY PUBLIC

William R. Fehringer
NOTARY PUBLIC

WILLIAM R. FEHRINGER - NOTARY PUBLIC
COUNTY OF NATRONA STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 09, 2024

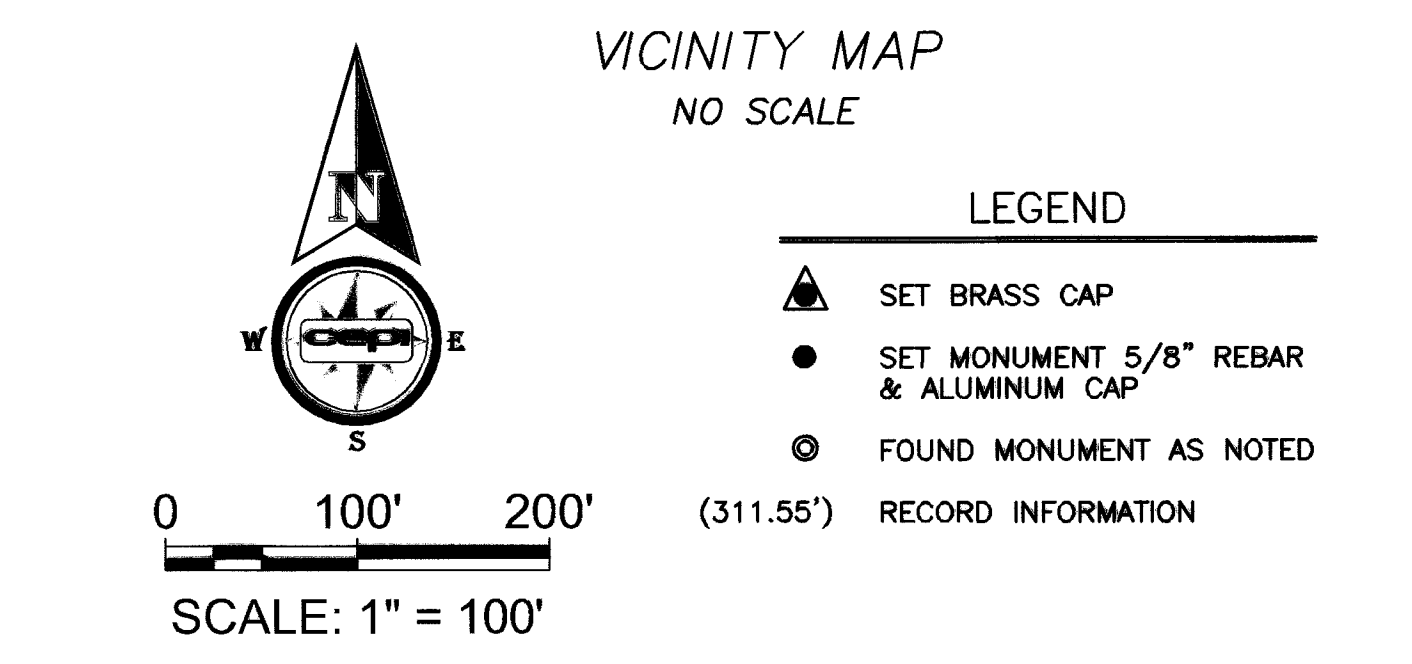
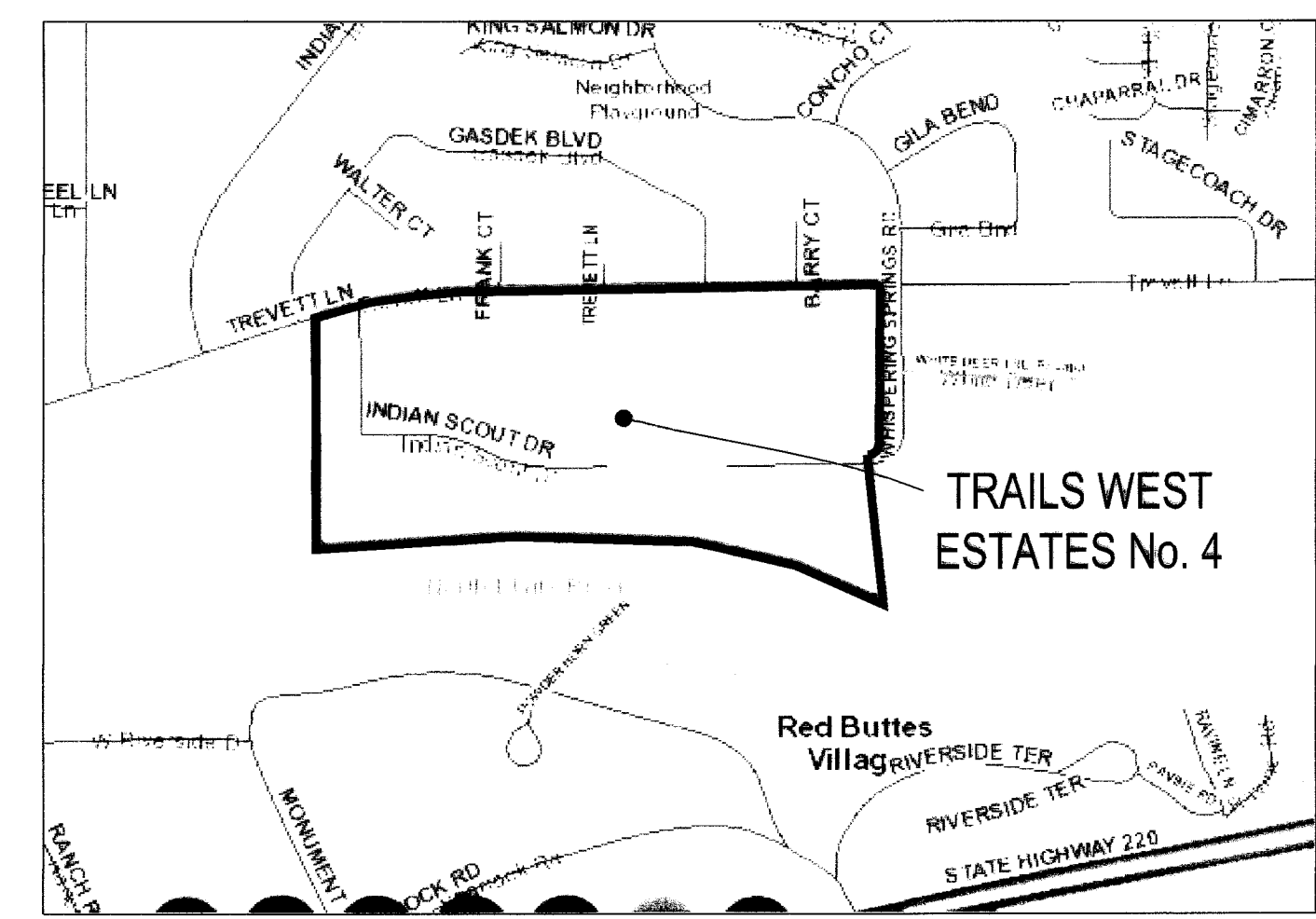
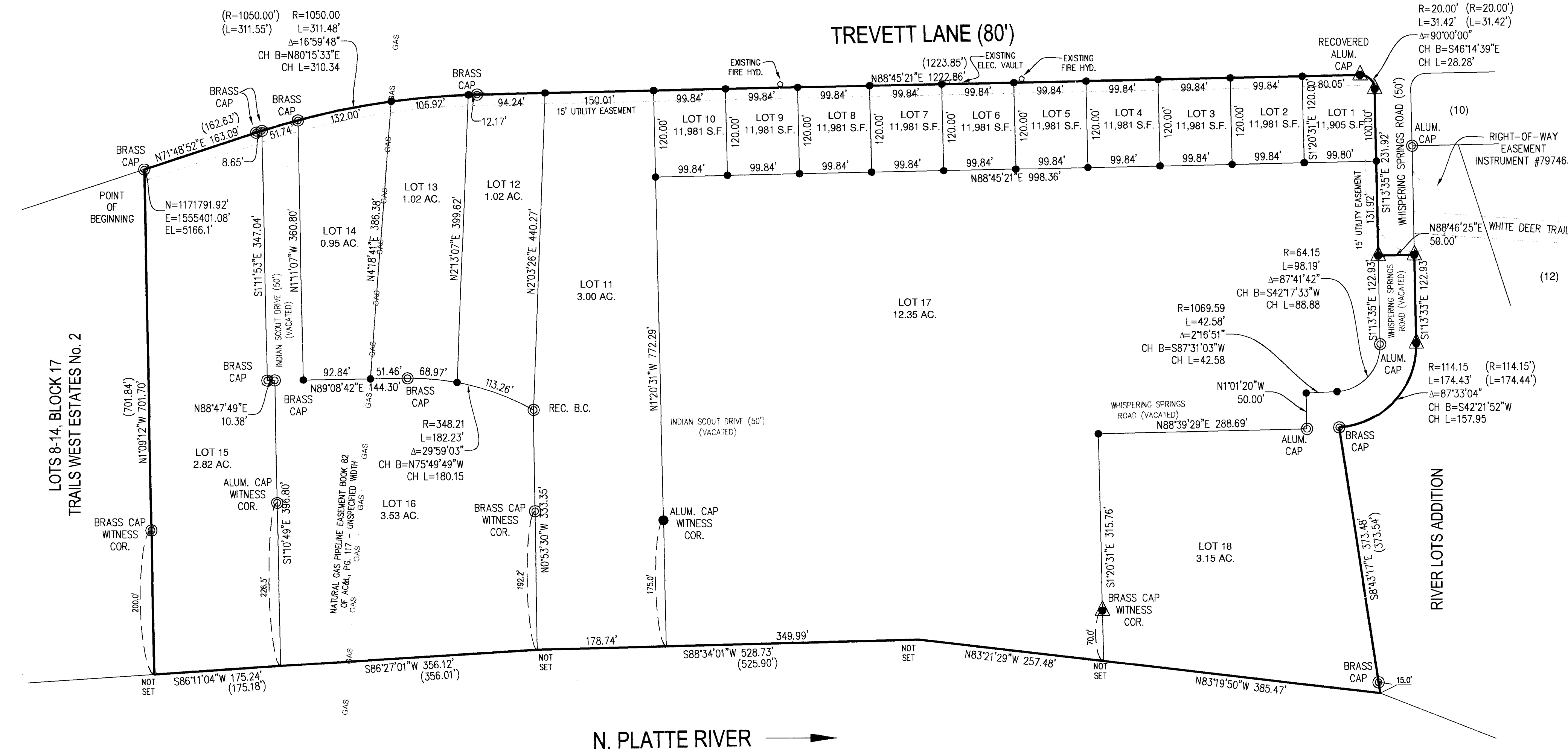
VACATION AND REPLAT OF LOTS 1-4, BLOCK 16, COTTONWOOD ADDITION, LOTS 13-19, BLOCK 17, TRAILS WEST ESTATES, AND LOT 20A, BLOCK 17, TRAILS WEST ESTATES NO. 3, AND LOT 14 OF LOTS 8 - 14, BLOCK 17, TRAILS WEST ESTATES NO. 2 AND THE WESTERLY PORTION OF INDIAN SCOUT DRIVE AND THE SOUTHERLY PORTION OF WHISPERING SPRINGS ROAD AS THE

PLAT OF

TRAILS WEST ESTATES No. 4

TO THE CITY OF CASPER, WYOMING BEING PORTIONS OF THE NE1/4SW1/4, AND THE NW1/4SE1/4, SECTION 22, T.33N., R.80W., 6TH P.M. NATRONA COUNTY, WYOMING

W.O. #20-263



APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 22nd DAY OF January, 2021.

ATTEST: [Signature] SECRETARY [Signature] CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 7-21 DULY PASSED, ADOPTED AND APPROVED THIS 16th DAY OF March, 2021.

ATTEST: [Signature] CITY CLERK [Signature] MAYOR

INSPECTED AND APPROVED THIS 23rd DAY OF May, 2021. [Signature] CITY ENGINEER

INSPECTED AND APPROVED THIS 27th DAY OF May, 2021. [Signature] CITY SURVEYOR

LUKAS M. & AMY J. MUNSELL
6758 WHISKEY GAP RD.
CASPER, WYOMING 82604

[Signature] LUKAS M. MUNSELL - OWNER [Signature] AMY J. MUNSELL - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LUKAS M. MUNSELL AND AMY J. MUNSELL, OWNERS, THIS 21st DAY OF May, 2021

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 3/9/2024

William R. Fehringer
NOTARY PUBLIC

WILLIAM R. FEHRINGER - NOTARY PUBLIC
COUNTY OF NATRONA STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 09, 2024

STEVEN PAUL & PAULETTE JOAN CARLSON, TRUSTEES UNDER THE STEVE AND POLLY CARLSON REVOCABLE TRUST dated JUNE 15, 2012 6642 RIVERSIDE DRIVE CASPER, WY 82604

[Signature] STEVEN PAUL CARLSON - TRUSTEE OF THE STEVE & POLLY CARLSON REVOCABLE TRUST [Signature] PAULETTE JOAN CARLSON - TRUSTEE OF THE STEVE & POLLY CARLSON REVOCABLE TRUST

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVEN PAUL AND PAULETTE JOAN CARLSON, TRUSTEES OF THE STEVE AND POLLY CARLSON REVOCABLE TRUST, DATED JUNE 15, 2012, THIS 7th DAY OF May, 2021.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 3/9/2024

William R. Fehringer
NOTARY PUBLIC

WILLIAM R. FEHRINGER - NOTARY PUBLIC
COUNTY OF NATRONA STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 09, 2024

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
COUNTY OF NATRONA

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN OCTOBER, 2020, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND COURSES REFERRED TO WYOMING STATE PLANE COORDINATE SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] WILLIAM R. FEHRINGER
Professional Land Surveyor
WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 15TH DAY OF APRIL, 2021.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 3-27-21

[Signature] NOTARY PUBLIC - WYOMING
NATRONA COUNTY
My Commission Expires Mar. 29, 2021

NOTES

- 1. ERROR OF CLOSURE EXCEEDS 1:596,678.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°36'56.384", AND THE COMBINED FACTOR IS 0.9997599.
4. ALL DISTANCES ARE GRID.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.