

#2197

Surveyed by: C.E.P.I. Valley Hills, #2197
Lot 1114 Valley Hills No. 2
Recorded March 2, 2006
Instrument #786519

CERTIFICATE OF DEDICATION
STATE OF WYOMING } 85
COUNTY OF NATRONA }

786519
Page: 1
Printed: 11/13/06 12:13 PM
Native County Clerk, Wyoming
New 311 2004 12:13 PM
Fax: 508 98

THE UNDERSIGNED, GEORGE D. AXLUND AND MARLENE R. AXLUND DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCELS OF LAND BEING LOCATED IN THE MESA ADDITION NO. 2 AND IN THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83/03, VALLEY HILLS NO. 2 TO THE CITY OF CASPER, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE N. CORNER CORNER TO SAID SECTIONS 19 AND 20, UNMARKED BY A BRASS CAP;

THENCE SOUTH 151.1° E, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 19 AND 20, 464.55 FEET TO THE POINT OF BEGINNING OF THIS SURVEY, BEING THE SOUTHWEST CORNER OF LOT 1012, VALLEY HILLS NO. 2, ADDITION;

THENCE SOUTH 17.1° E, ALONG THE NORTHERLY LINE OF THIS PARCEL AND THE SOUTHWEST CORNER OF LOT 1012, 117.37 FEET TO A BRASS CAP SET IN THE WESTERN FOOT OF WAY LINE OF PLACED DRINK;

THENCE SOUTHERLY, ALONG THE WESTERN FOOT OF WAY LINE OF PLACED DRINK, THE EASTERN LINE OF THIS PARCEL, AND ALONG THE ARC OF A CIRCLE WITH A RADIUS OF 120.00 FEET AND A CHORD BEARING S 85.13° E, 117.37 FEET TO A BRASS CAP SET AT THE SOUTHWEST CORNER OF THIS PARCEL AND THE NORTHEAST CORNER OF LOT 1010, VALLEY HILLS NO. 2, ADDITION;

THENCE SOUTHERLY, ALONG THE SOUTHERLY LINE OF THIS PARCEL, AND THE NORTHERLY LINE OF LOT 1010, 125.20 FEET TO A BRASS CAP SET IN THE WESTERN FOOT OF WAY LINE OF PLACED DRINK;

THENCE WESTERLY, ALONG THE WESTERLY LINE OF THIS PARCEL, 104.54 FEET TO A BRASS CAP SET THIS SURVEY AT AN ANGLE POINT IN THIS LOCAL DESCRIPTION;

THENCE NORTHWEST, ALONG THE WESTERLY LINE OF THIS PARCEL, 47.10 FEET TO A BRASS CAP SET THIS SURVEY AT AN ANGLE POINT IN THIS LOCAL DESCRIPTION;

THENCE NORTHWEST, ALONG THE NORTHERLY LINE OF THIS PARCEL, 42.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.45 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS OF WAY AND/OR EASEMENTS, RESTRICTIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND AS IT APPEARS ON THIS PLAT IS REPRESENTED WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE TERMS OF THE DEEDS, GRANTS AND PROCEEDINGS, THE NAME OF THE SUBMISSION SHALL BE "LOT 1114, VALLEY HILLS NO. 2" 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, OVER, UNDER OR ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT.

GEORGE D. AXLUND
MARLENE R. AXLUND

GEORGE D. AND MARLENE R. AXLUND
CASSIDY PLACE DRIVE
CASPER, WYOMING 82404

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GEORGE D. AXLUND AND MARLENE R. AXLUND, THIS 13th DAY OF February, 2006

Witness My Hand and Official Seal
MY COMMISSION EXPIRES FEBRUARY 2007

Notary Public
James J. Jones

CERTIFICATE OF SURVEYOR
STATE OF WYOMING } 85
COUNTY OF NATRONA }

JAMES F. JONES, 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 AUGUST, 2005, AND THAT THIS PLAT, ACCURATELY AND CORRECTLY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND COUSERS ARE REFERRED TO THE TRUE MERIDIAN. ALL BEING TRUE AND CORRECT TO THE BEST OF MY INFORMATION AND BELIEF.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES F. JONES THIS 13th DAY OF February, 2006.

Witness My Hand and Official Seal
MY COMMISSION EXPIRES March 2007

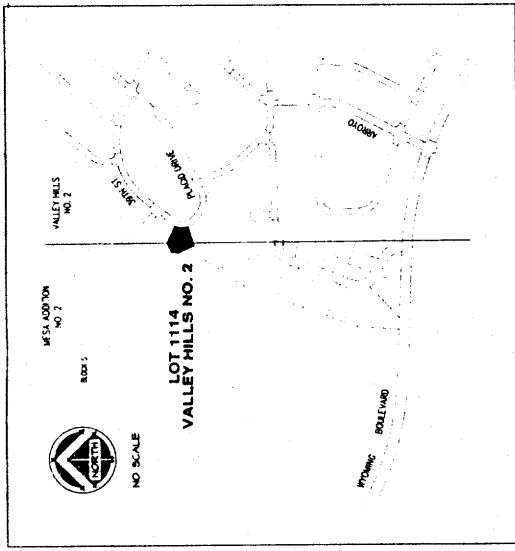
Notary Public
James J. Jones



REPLAT OF

LOT 1011, VALLEY HILLS NO. 2 AND
A PORTION OF BLOCK 5, MESA ADDITION NO. 2 AS
LOT 1114, VALLEY HILLS NO. 2

TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE
NW/4SW/4 SECTION 20, AND OF THE
NE/4SE/4 SECTION 19, T. 33N., R. 79W., 6TH P.M.
NATRONA COUNTY WYOMING



VICINITY MAP

APPROVALS
APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS 25th DAY OF October, 2005

ATTEST: *Shirley R. Hays*
SECRETARY

CHAIRMAN: *David R. B. Orr*

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 4, 06, DULY PASSED.
ADOPTED AND APPROVED THIS 17th DAY OF February, 2006

ATTEST: *W. McNeill*
CITY CLERK

INSPECTED AND APPROVED THIS 15th DAY OF February, 2006

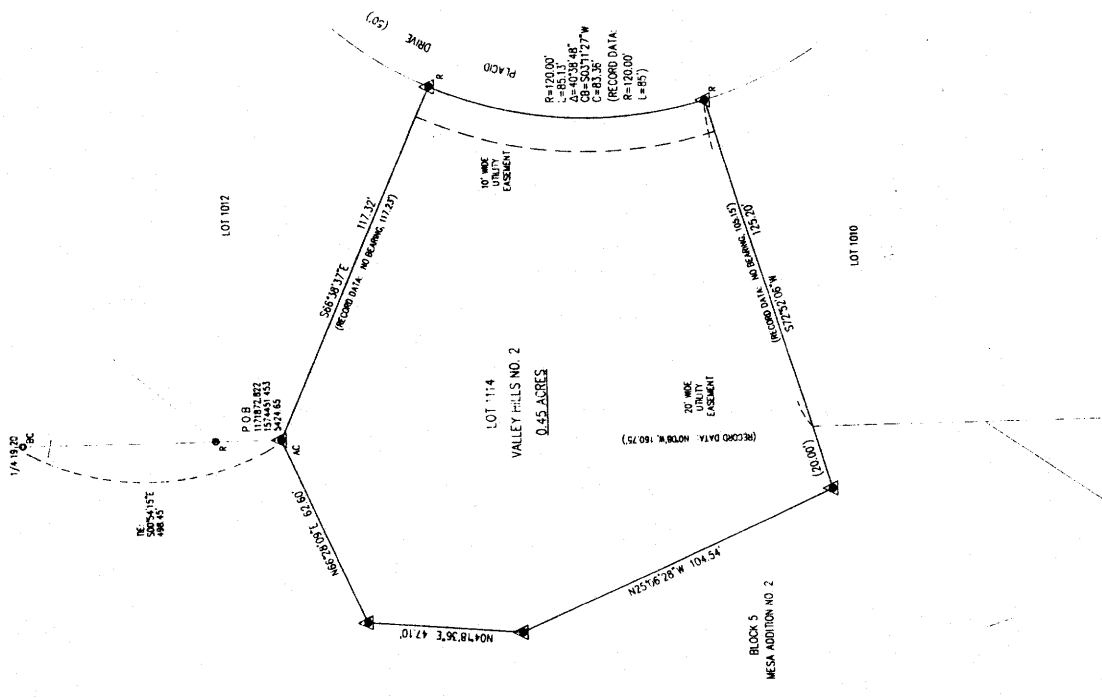
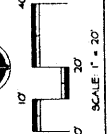
INSPECTED AND APPROVED THIS 15th DAY OF February, 2006

INSPECTED AND APPROVED THIS 17th DAY OF February, 2006

RECORDED
FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 3rd DAY OF March, 2006
INSTRUMENT NO. 786519

County Clerk: *Debra J. White*

NOTES
1. ERROR OF CLOSURE IS 1/780,040
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83/03
3. THE CONVERGENCE ANGLE IS 0°39'30.0784". THE COMBINED FACTOR IS 0.999726



C.E.P.I.
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155 West Lincoln Street - Casper, Wyoming 82401
(307) 261-4444 • (307) 264-4093 Fax
AUGUST 2005
WYO. 05-239