

LOCATION MAP  
CASPER, WYOMING

# FINAL PLAT OF WOLF CREEK EIGHT ADDITION

TO THE CITY OF CASPER

11/4/2016 10:43:44 AM  
NATRONA COUNTY CLERK  
Page: 1  
Renee Vito  
Recorder, SA  
Fee: \$75.00  
CITY OF CASPER  
**1021845**

A VACATION & REPLAT OF LOTS 3 AND 4 AND WEST 37th STREET IN MOUNTAIN PLAZA ADDITION NO. 5 TO THE CITY OF CASPER, WYOMING, AND LOT 11 IN MOUNTAIN PLAZA ADDITION NO. 6 TO THE CITY OF CASPER, WYOMING AND BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE $\frac{1}{4}$ NW $\frac{1}{4}$ ), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE $\frac{1}{4}$ SW $\frac{1}{4}$ ), LOT 2, AND LOT 3 OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

### CERTIFICATE OF DEDICATION

THE UNDERSIGNED, RANDALL S. HALL, PRESIDENT OF MESA DEVELOPMENT INC., HEREBY CERTIFIES THAT HE IS THE OWNER AND PROPRIETOR OF THE FOREGOING VACATION & REPLAT OF LOTS 3 AND 4 AND WEST 37th STREET IN MOUNTAIN PLAZA ADDITION NO. 5 TO THE CITY OF CASPER, WYOMING, AND LOT 11 IN MOUNTAIN PLAZA ADDITION NO. 6 TO THE CITY OF CASPER, WYOMING AND BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE $\frac{1}{4}$ NW $\frac{1}{4}$ ), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE $\frac{1}{4}$ SW $\frac{1}{4}$ ), LOT 2, AND LOT 3 OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 3, ASPEN ESTATES, THENCE S 01°17'48"E, 133.50 FEET ALONG THE EAST LINE OF SAID PARCEL, AND THE WEST LINE OF LOT 3 OF ASPEN ESTATES TO A POINT MONUMENTED WITH A BRASS CAP THAT IS THE NORTHEAST CORNER OF LOT 11, BLOCK 3 OF WOLF CREEK 6, THENCE S 89°21'07"W, 887.74 FEET ALONG THE SOUTH LINE OF SAID PARCEL AND THE NORTH LINE OF LOTS 5-11 OF WOLF CREEK 6 TO A POINT MONUMENTED WITH A BRASS CAP THAT IS THE NORTHWEST CORNER OF LOT 5, BLOCK 3 OF WOLF CREEK 6, THENCE N 00°38'44"W, 132.07 FEET ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF LOT 4, BLOCK 3 OF WOLF CREEK 6 TO A POINT MONUMENTED WITH A BRASS CAP, THENCE N 89°05'50"E, 201.79 FEET ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 19, T. 33N., R. 79W., TO A POINT, THENCE N 65°17'20"W, 256.89 FEET ALONG THE WEST LINE OF SAID PARCEL AND THE EAST BOUNDARY OF AN UNPLATTED PARCEL TO A POINT, THENCE N 07°54'10"W, A DISTANCE OF 80.98 FEET ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF LOT 10 OF MOUNTAIN PLAZA ADDITION NO. 5 TO THE BEGINNING OF A CURVE AND ALONG SAID CURVE 202.43 FEET, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°25'94", HAVING A RADIUS OF 470.00 FEET, AND WHOSE LONG CHORD BEARS N 11°18'22"E, 200.90 FEET ALONG THE WEST LINE OF SAID PARCEL, AND THE EAST LINE OF LOT 10 OF MOUNTAIN PLAZA ADDITION NO. 5 TO THE BEGINNING OF A NON-TANGENTIAL CURVE AND ALONG SAID CURVE 217.13 FEET, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 248°49'02", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS N 77°50'06"E, 83.50 FEET ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH RIGHT-OF-WAY LINE OF TALON DRIVE TO THE BEGINNING OF A NON-TANGENTIAL CURVE AND ALONG SAID CURVE 27.28 FEET, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 78°05'29", HAVING A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS N 07°31'41"W, 25.20 FEET ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH RIGHT-OF-WAY LINE OF TALON DRIVE TO THE BEGINNING OF A NON-TANGENTIAL CURVE AND ALONG SAID CURVE 418.79 FEET, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°27'31", HAVING A RADIUS OF 425.00 FEET, AND WHOSE LONG CHORD BEARS N 61°17'55"E, 432.05 FEET ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH RIGHT-OF-WAY LINE OF TALON DRIVE TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE N 89°07'07"E, 157.73 FEET ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH RIGHT-OF-WAY LINE OF TALON DRIVE TO A POINT MONUMENTED WITH A BRASS CAP, THENCE N 89°07'07"E, 296.40 FEET ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH RIGHT-OF-WAY LINE OF TALON DRIVE TO A POINT, THENCE S 80°52'58"E, 211.82 FEET ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF LOT 2 OF MOUNTAIN PLAZA ADDITION NO. 5 TO A POINT, THENCE N 89°19'02"E, 185.48 FEET ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF LOT 2 OF MOUNTAIN PLAZA ADDITION NO. 5 TO A POINT MONUMENTED WITH A BRASS CAP THAT IS THE SOUTHEAST CORNER OF LOT 2 OF MOUNTAIN PLAZA NO. 5 TO THE BEGINNING OF A NON-TANGENTIAL CURVE AND ALONG SAID CURVE 83.49 FEET, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 143°39'47", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS S 89°08'07"E, 83.27 FEET ALONG THE EAST LINE OF SAID PARCEL AND THE WEST RIGHT-OF-WAY LINE OF ASPEN PLACE TO A POINT MONUMENTED WITH A BRASS CAP AND THE BEGINNING OF A CURVE AND ALONG SAID CURVE 82.94 FEET, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°28'20", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 08°38'46"E, 82.02 FEET ALONG THE EAST LINE OF SAID PARCEL AND THE WEST RIGHT-OF-WAY LINE OF ASPEN PLACE TO A POINT MONUMENTED WITH A BRASS CAP AND A POINT ON A LINE, THENCE S 02°05'24"W, 94.5 FEET ALONG THE EAST LINE OF SAID PARCEL AND THE WEST RIGHT-OF-WAY LINE OF ASPEN PLACE TO A POINT MONUMENTED WITH A BRASS CAP, THENCE S 89°21'54"W, 315.47 FEET ALONG THE SOUTH LINE OF SAID PARCEL AND THE NORTH LINE OF LOT 3 OF ASPEN ESTATES MONUMENTED WITH A BRASS CAP TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 18.107 ACRES (788757 SQ. FT.), 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 REPLAT AND VACATION SHALL BE KNOWN AS "WOLF CREEK EIGHT ADDITION". ALL STREETS AS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC AND EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF CITY ROADS, UTILITY LINES, CONDUITS, DITCHES, DRAINAGE, AND ACCESS.

EXECUTED THIS 4<sup>th</sup> DAY OF October, 2016.

BY: [Signature]  
RANDALL S. HALL, PRESIDENT, MESA DEVELOPMENT INC.

STATE OF WYOMING )  
COUNTY OF NATRONA ) SS

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4<sup>th</sup> DAY OF October, 2016, BY RANDALL S. HALL, PRESIDENT, MESA DEVELOPMENT INC.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature] October 23, 2017  
NOTARY PUBLIC MY COMMISSION EXPIRES

### APPROVALS

APPROVED: PLANNING AND ZONING COMMISSION CASPER WYOMING

THIS 20<sup>th</sup> DAY OF July, 2016 AND FORWARDED TO THE CITY COUNCIL OF CASPER, WYOMING WITH RECOMMENDATION THAT SAID PLAT BE

APPROVED:

[Signature] [Signature]  
COMMISSION CHAIRMAN SECRETARY

APPROVED: CITY COUNCIL OF THE CITY OF CASPER, WYOMING BY ORDINANCE NUMBER

9-10, QUILY PASSED, ADOPTED AND APPROVED ON THIS 4<sup>th</sup> DAY OF

[Signature] 2016.  
[Signature]  
MAYOR ATTEST: CITY CLERK

INSPECTED AND APPROVED ON THIS 6<sup>th</sup> DAY OF October, 2016.  
[Signature]  
CITY ENGINEER

INSPECTED AND APPROVED ON THIS 5<sup>th</sup> DAY OF October, 2016.  
[Signature]  
CITY SURVEYOR

### NOTES

1. PLAT CLOSURE RATIO: 1:354.449
2. DISTANCES ARE GROUND (GROUND DISTANCE - U.S. FOOT)
3. BASIS OF BEARING - GEODETIC BASED ON GPS
4. COORDINATES REFER TO CITY OF CASPER GIS DATUM, WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83 AND ELEVATIONS REFER TO NAVD83
5. ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED AS BENCHMARKS.

### CERTIFICATE OF SURVEYOR

I, ROBERT L. ST. CLAIRE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF WOLF CREEK EIGHT ADDITION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING )  
COUNTY OF NATRONA ) SS

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4<sup>th</sup> DAY OF October, 2016, BY ROBERT L. ST. CLAIRE.

WITNESS MY HAND AND OFFICIAL SEAL

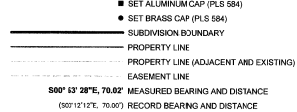
[Signature] October 23, 2017  
NOTARY PUBLIC MY COMMISSION EXPIRES

Curve #	Length	Radius	Delta
C1	28.83	330.00	049°39'32"
C2	30.56	20.00	104°44'02"
C3	29.27	20.00	079°19'57"
C4	31.42	20.00	069°09'07"
C5	31.42	20.00	049°59'41"
C6	31.44	00.00	024°33'51"
C7	43.37	00.00	048°42'10"
C8	43.20	00.00	048°39'13"
C9	43.20	00.00	048°39'13"
C10	43.20	00.00	048°39'13"
C11	43.20	00.00	048°39'13"
C12	6.73	00.00	007°42'31"
C13	17.45	20.00	049°59'41"
C14	31.42	20.00	069°09'07"
C15	31.42	20.00	069°09'07"
C16	13.12	00.00	069°09'07"
C17	13.43	20.00	021°19'44"
C18	31.42	20.00	069°09'07"
C19	36.56	20.00	104°44'02"
C20	53.27	470.00	069°21'30"
C21	28.78	470.00	033°50'07"
C22	40.36	470.00	005°22'34"
C23	28.27	20.00	079°19'57"
C24	16.50	20.00	069°19'57"
C25	65.90	20.00	017°19'59"



### LEGEND

- RECOVERED ALUMINUM CAP
- RECOVERED BRASS CAP
- SET ALUMINUM CAP (P.L.S 584)
- SET BRASS CAP (P.L.S 584)



**EC**  
ENGINEERS  
Environmental and Civil Solutions, LLC  
111 West 2nd Street, Suite 600  
Casper, WY 82504  
Phone: 307.337.2883  
www.ecsengineers.net  
PROJECT NO. 140147

OWNER:  
MESA DEVELOPMENT INC.  
550 N. POPLAR  
CASPER, WY 82501

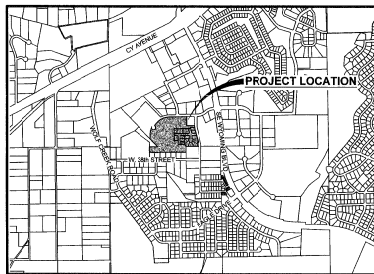
SURVEYOR:  
FIELD: JEFF CONLEY  
REVIEW: ROBERT L. ST. CLAIRE, P.L.S.

DATE DRAWN:  
05.11.2016  
DRAWN BY:  
CAO

**LEGEND**

- RECOVERED ALUMINUM CAP
- RECOVERED BRASS CAP
- SET ALUMINUM CAP (PLS 584)
- SET BRASS CAP (PLS 584)
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- - - PROPERTY LINE (ADJACENT AND EXISTING)
- - - EASEMENT LINE

500° 57' 28" E, 70.02' MEASURED BEARING AND DISTANCE  
(500°12'12", 70.00') RECORD BEARING AND DISTANCE

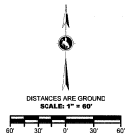


LOCATION MAP  
CASPER, WYOMING

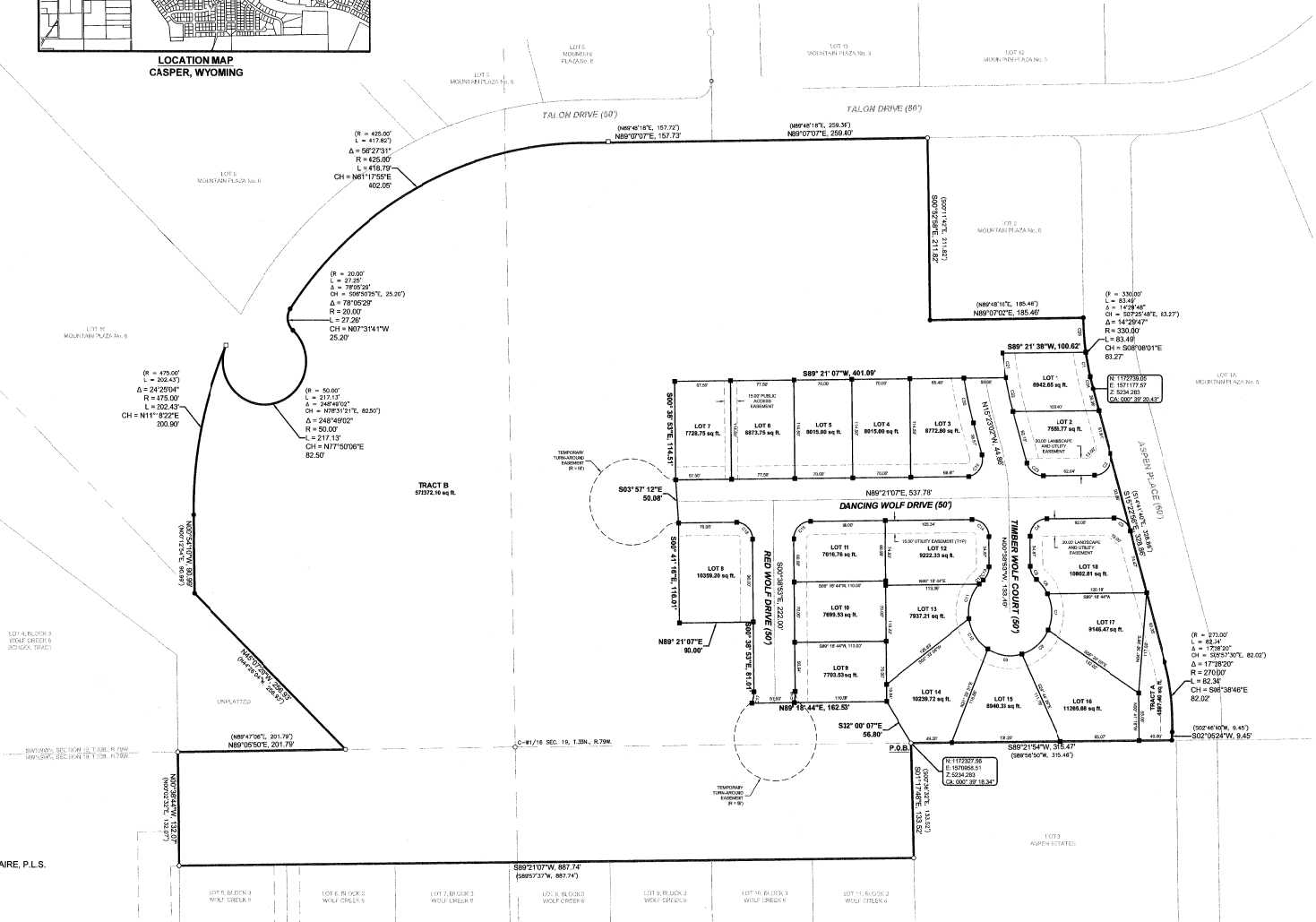
FINAL PLAT OF  
**WOLF CREEK EIGHT ADDITION**  
TO THE CITY OF CASPER

11/4/2016 10:43:44 AM NATRONA COUNTY CLERK  
Page: 2 Reel: VSD  
Record: 56  
File: 575.00  
CITY OF CASPER  
**1021845**

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DISTANCES ARE GROUND  
SCALE: 1" = 80'



**NOTES**

1. PLAT CLOSURE RATIO: 1:354.440
2. DISTANCES ARE GROUND (GROUND DISTANCE - U.S. FOOT)
3. BASIS OF BEARING - GEODETIC BASED ON NAD83
4. COORDINATES REFER TO CITY OF CASPER 088 DATUM, WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83/86 AND ELEVATIONS REFER TO NAVD83.
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Environmental and Civil Solutions, LLC  
111 West 2nd Street, Suite 600  
Casper, WY 82604  
Phone: 307.337.2883  
www.ecsengineers.net

**OWNER:**  
MESA DEVELOPMENT INC  
550 N. POPULAR  
CASPER, WY 82601

**SURVEYOR:**  
FIELD: JEFF CONLEY  
REVIEW: ROBERT L. ST. CLAIRE, P.L.S.

**DATE DRAWN:**  
35.11.2016

**DRAWN BY:** CAO