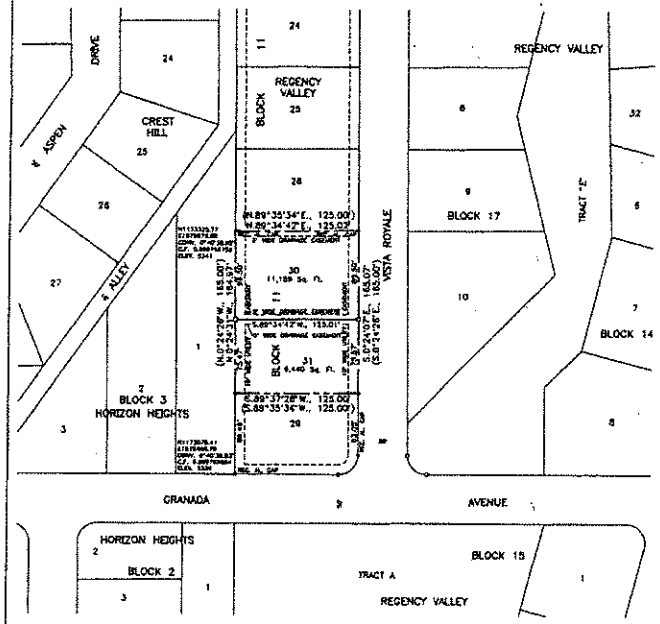
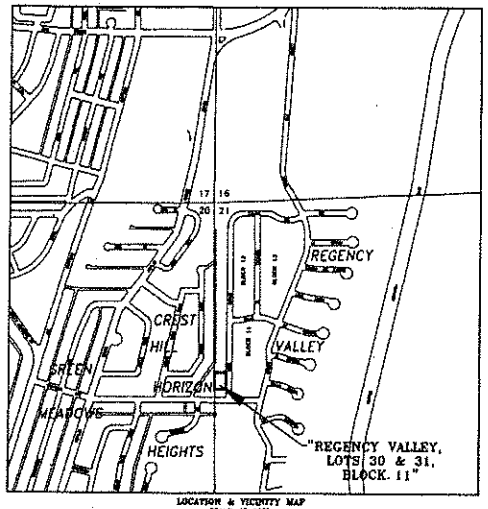
834343

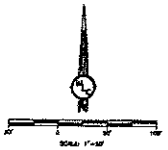
A MINOR BOUNDARY ADJUSTMENT PLAT OF "REGENCY VALLEY ADDITION, LOTS 27 & 28, BLOCK 11 AS REGENCY VALLEY ADDITION, LOTS 30 & 31, BLOCK 11" TO THE CITY OF CASPER, WYOMING

A VACATION & REPLAT OF
ALL OF LOTS 27, 28 & 29, BLOCK 11,
REGENCY VALLEY ADDITION
TO THE CITY OF CASPER
A SUBDIVISION OF A PORTION OF THE
SW1/4NW1/4, SECTION 21
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=50'





LOCATION & VICINITY MAP
SCALE: 1"=800'



LEGEND:
RECOVERED BRASS CAP
RECOVERED AL. CAP
SET BRASS CAP ON 3/4" REBAR
PLAT BOUNDARY
EASEMENT
PLAT RECORD (N.0°09'20"W., 150.50')
MEASURED N.0°09'20"W., 150.50'

Plat closure ratio; 1:500,000

BASIS OF BEARING – GEODETIC BASED ON GPS.

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, NAD83/94 AND ELEVATIONS REFER TO NGVD29. ELEVATIONS ARE FOR REFERENCE ONLY AND NOT TO BE USED AS BENCH MARKS.

APPROVALS

INSPECTED AND APPROVED on the 20th day of December, 2007. Carol Ostrowski
Community Development Director

INSPECTED AND APPROVED on the 11th day of December, 2007. [illegible]
City Engineer

INSPECTED AND APPROVED on the 11th day of December, 2007. [illegible]
City Attorney

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 20th day of December, 2007. Renee Vitto
County Clerk

STATE OF WYOMING COUNTY CLERK NATRONA COUNTY

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 field surveys made by me and by others under my direct supervision during the period of April, 2006 to September, 2007 and that this plat correctly represents said surveys. All particular corners were instrumented by brass caps as of the date of this plat and all dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true to the best of my knowledge and belief.

STEVEN M. CASTLE 2010 WYOMING

Subscribed to my presence and sworn to before me by Steve M. Castle this 6th day of December, 2007.

Witness my hand and notarial seal.

My commission expires: [illegible]
Notary Public

CERTIFICATE OF DEDICATION

STEVEN SCHLEGER, REBECCA SCHLEGER AND KATHLEEN EDSHOFF, hereby certify that they are the owners and proprietors of the foregoing vacation and replat of all of Lots 27 and 28, Block 11, Regency Valley Addition to the City of Casper, Wyoming, a subdivision of a portion of the SW1/4NW1/4, Section 21, 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 southwesterly corner of the Parcel being described and also the northwesterly corner of Lot 28, Regency Valley Addition to the City of Casper, Wyoming and a point in the easterly line of Lot 1, Block 3, Horizon Heights, an Addition to the City of Casper, Wyoming; thence from said Point of Beginning and along the easterly line of said Parcel and the easterly line of said Lot 1, Block 3, Horizon Heights, N.0°21'03"E., 184.57 feet to the northeasterly corner of said Parcel and the southeasterly corner of Lot 28, Block 11, Regency Valley Addition to the City of Casper, Wyoming; thence along the northerly line of said Parcel and the southerly line of said Lot 28, Block 11, Regency Valley Addition, N.89°34'42"E., 125.02 feet to the northeasterly corner of said Parcel and the southeasterly corner of said Lot 28, Block 11, Regency Valley Addition and a point in one intersection with the westerly line of Vista Royale; thence along the westerly line of said Parcel and the westerly line of said Vista Royale, S.0°24'07"E., 165.07 feet to the southeasterly corner of said Parcel and the northeasterly corner of said Lot 29, Regency Valley Addition; thence along the southerly line of said Parcel and the northerly line of said Lot 29, Regency Valley Addition, S.89°37'28"W., 125.00 feet to the Point of Beginning and containing 0.474 acres, more or less.

The vacation and replat of the foregoing described lands as appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors of said lands; the name of said replat and subdivision shall be known as "REGENCY VALLEY ADDITION, LOTS 27 and 28, BLOCK 11 AS REGENCY VALLEY ADDITION, LOTS 30 & 31, BLOCK 11" to the City of Casper, Wyoming. All streets as shown hereon have previously been dedicated to the use of the public and all easements are hereby reserved for purposes of construction, operation and maintenance of utilities and drainage as needed.

STEVEN AND REBECCA SCHLEGER
3400 Vista Royale
Casper, Wyoming 82601

STEVEN SCHLEGER — REBECCA SCHLEGER

KATHLEEN EDSHOFF
3440 Vista Royale
Casper, Wyoming 82601

KATHLEEN EDSHOFF

ACKNOWLEDGMENTS

STATE OF WYOMING }
COUNTY OF NATRONA } ss

The foregoing instrument was acknowledged before me by Steven and Rebecca Schleger this 6th day of December, 2007.

Witness my hand and notarial seal.

My commission expires: [illegible]
Notary Public

STATE OF WYOMING }
COUNTY OF NATRONA } ss

The foregoing instrument was acknowledged before me by Kathleen Edshoff this 6th day of December, 2007.

Witness my hand and notarial seal.

My commission expires: [illegible]
Notary Public

Survey & Plat By:
WLC Engineering, Surveying & Planning
300 Youghiorn Casper, Wyoming 82601 (307) 266-2324
WLC No: 12088 Date: 10-23-07 Acad Dwg: LP-REGENPL.0