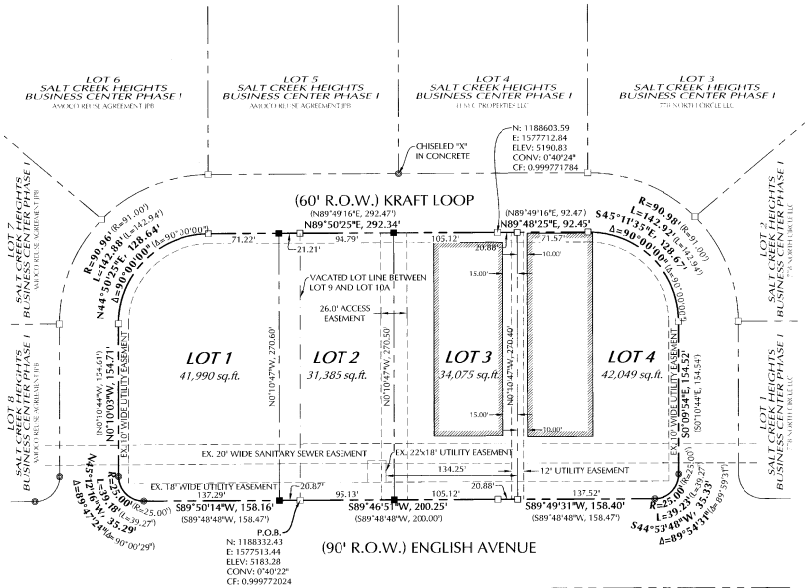
2/6/2019 9:31:04 AM NATRONA COUNTY CLERK
Pages: 1
1059307
Tracy Good
Recorded: SA
Fee: $75.00
NC PLANNING

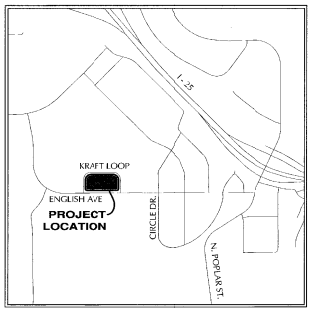
"BECKER BUSINESS CENTER"

A VACATION AND REPLAT OF SALT CREEK HEIGHTS BUSINESS CENTER PHASE I, LOT 9 AS RECORDED IN THE OFFICE OF THE NATRONA COUNTY CLERK AS INSTRUMENT No. 934095, AND SALT CREEK HEIGHTS BUSINESS CENTER PHASE I, LOTS 10A AND 11A AS RECORDED IN THE OFFICE OF THE NATRONA COUNTY CLERK AS INSTRUMENT No. 1028998

A SUBDIVISION OF A PORTION OF THE SW1/4NE1/4 OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

SCALE: 1"=60'





VICINITY MAP
1" = 1000'

LEGEND

- RECOVERED ALUMINUM CAP
- RECOVERED 5/8" REBAR UNLESS NOTED
- SET 5/8" REBAR WITH ALUMINUM CAP
- PLAT BOUNDARY
- LOT LINES
- EASEMENT LINES
- VACATED LOT LINES
- N52°14'56" W, 308.40' MEASURED
- (N52°14'56" W, 308.40') RECORD
- EX. BUILDING

SCALE: 1" = 60'

NOTES

1. ERROR OF CLOSURE EXCEEDS = 1:157,000
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983
3. DISTANCES: U.S. SURVEY FOOT

Becker Development, LLC, hereby certifies that they are the owner and proprietor of the foregoing vacation and replat of Salt Creek Heights Business Center Phase I, Lot 9 as recorded in the office of the clerk of Natrona County, Wyoming, on August 17, 2012, as Instrument No. 934095, and Salt Creek Heights Business Center Phase I, Lots 10A, and 11A as recorded in the office of the clerk of Natrona County, Wyoming, on April 12, 2017, as Instrument No. 1028998, being more particularly described as follows:

Beginning at a found aluminum cap at the southeast corner of Lot 9 of said Salt Creek Heights Business Center Phase I, and a point on the north right-of-way line of English Avenue; thence along the north right-of-way line of said English Avenue, S89°50'14"W, 158.16 feet to a found 5/8 inch rebar at a point of curvature; thence 39.18 feet along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 89°47'24", a chord bearing of N45°12'16"W, and a chord length of 35.29 feet to a found 5/8 inch rebar at the end of the curve on the east right-of-way line of Kraft Loop; thence along the east right-of-way line of Kraft Loop, N0°10'03"W, 154.71 feet to a found aluminum cap at a point of curvature; thence 142.88 feet along the arc of a non-tangent curve to the right, having a radius of 90.96 feet, a central angle of 90°00'00", a chord bearing of N44°50'25"E, and a chord length of 128.64 feet to a found aluminum cap at the end of the curve; thence along the south right-of-way line of Kraft Loop, N89°50'25"E, 292.34 feet to a found aluminum cap; thence continuing along the south right-of-way line of Kraft Loop, N89°48'25"E, 92.45 feet to a found aluminum cap at a point of curvature; thence 142.92 feet along the arc of a non-tangent curve to the right, having a radius of 90.18 feet, a central angle of 90°00'00", a chord bearing of S45°11'35"E, and a chord length of 128.67 feet to a found aluminum cap at the end of the curve; thence along the west right-of-way line of Kraft Loop S0°09'54"E, 154.52 feet to a a found 5/8 inch rebar at a point of curvature; thence 39.23 feet along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 89°54'31", a chord bearing of S44°53'48"W, and a chord length of 35.33 feet to a found 5/8 inch rebar at the end of the curve; thence along the north right-of-way line of English Avenue, S89°49'31"W, 158.40 feet to a found aluminum cap; thence continuing along the north right-of-way line of English Avenue, S89°46'51"W, 200.25 feet to the Point of Beginning.

The above described Parcel contains 3.43 acres and is subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

The subdivision of the forgoing described land as it appears on this plat 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 "BECKER BUSINESS CENTER". The above named owner and proprietor does 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, along or across the strips of land marked as utility easements as shown on this plat.

OWNER
Becker Development, LLC
2948 Hogan Drive
Casper, Wyoming 82601

Richard Becker - Managing Member

STATE OF WYOMING)
NATRONA COUNTY) SS

The foregoing instrument was acknowledged before me this 26th day of October, 2018, by:
Richard Becker - Managing Member

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

Shannon Stewart
NOTARY PUBLIC

NOTARY PUBLIC SHANNON STEWART STATE OF WYOMING COUNTY OF NATRONA My Commission Expires November 9, 2021

CERTIFICATE OF SURVEYOR

I, James F. Jones, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of "BECKER BUSINESS CENTER", being a vacation of Salt Creek Heights Business Center Phase I, Lots 9, 10A, and 11A, as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the Natrona County regulations governing the subdivision of land.

PROFESSIONAL LAND SURVEYOR JAMES F. JONES 5529 WYOMING Date 10/24/18

STATE OF WYOMING)
NATRONA COUNTY) SS

The foregoing instrument was acknowledged before me this 24th day of October, 2018, by:
James F. Jones, P.L.S.

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

Shannon Stewart
NOTARY PUBLIC

NOTARY PUBLIC SHANNON STEWART STATE OF WYOMING COUNTY OF NATRONA My Commission Expires November 9, 2021

NOTARY PUBLIC SHANNON STEWART STATE OF WYOMING COUNTY OF NATRONA My Commission Expires November 9, 2021

CERTIFICATE OF APPROVAL

STATE OF WYOMING)
NATRONA COUNTY) SS

I, do hereby certify that this vacation and replat has been examined by me and found to comply with the regulations for Natrona County, Wyoming, and is therefore, approved for recording.

APPROVED BY THE TOWN COUNCIL OF MILLS, WYOMING BY RESOLUTION NO. 2018-74, DULY PASSED, ADOPTED AND APPROVED THIS 28th DAY OF November, 2018.

TOWN CLERK ATTEST: MAYOR

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 18-4, DULY PASSED, ADOPTED AND APPROVED THIS 16th DAY OF January, 2018.

CITY CLERK ATTEST: MAYOR

INSPECTED AND APPROVED THIS 7th DAY OF November, 2018.
COUNTY SURVEYOR

INSPECTED AND APPROVED THIS 5th DAY OF February, 2019
COUNTY COMMISSIONER

ATTEST: COUNTY CLERK
My term of office expires January 3, 2023

2-1-19
COUNTY DEVELOPMENT DIRECTOR / DATE

01/30/2019
NATRONA COUNTY HEALTH OFFICER / DATE

ENGINEERING • SURVEYING • GIS MAPPING
CONSTRUCTION MANAGEMENT
111 W. 2nd St., Ste 420 • Casper, Wyoming 82601
Ph: 307-265-4601 • Fax: 307-265-4672

J·K·C ENGINEERING

"BECKER BUSINESS CENTER"
A VACATION AND REPLAT OF SALT CREEK HEIGHTS BUSINESS CENTER PHASE I, LOTS 9, 10A AND 11A,
A PORTION OF THE SW1/4NE1/4 OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

DATE: 8/24/2018
PROJECT #: 17-01
DRAWN BY: JRB/SAS
SHEET TITLE: RECORD OF SURVEY
SHEET NUMBER 1 OF 1

S:\JKA2017\17-01\DWG\P-17-01_PLAT2.dwg SAVED: 10/24/18 PRINTED: 10/24/18 BY: JOHN