

#197

7410205  
 FEB 14 2003  
 TO THE CITY OF CASPER, WYOMING  
 A SUBDIVISION OF PORTIONS OF THE  
 SE1/4SW1/4, SECTION 1 & NE1/4NW1/4, SECTION 12  
 TOWNSHIP 33 NORTH, RANGE 79 WEST  
 SIXTH PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING  
 AND A REPLAT OF  
 A PORTION OF LOT 1  
 "LOTS 1, 2 & 3, SOUTHWEST KENWORTH"  
 AN ADDITION TO THE CITY OF CASPER  
 NATRONA COUNTY, WYOMING  
 SCALE: 1"=40'

**CERTIFICATE OF DEDICATION**

BENCOR/ZW LIMITED PARTNERSHIP, FERGUSON & ASSOCIATES, INC., WELLS FARGO BANK, TEXAS  
 COUNTY OF NATRONA, WYOMING, do hereby certify that they are the  
 owners of the foregoing property located in and being a portion of Lot 1, 2 & 3, Southwest  
 Kenworth, an addition to the City of Casper, Wyoming, and  
 portions of the SE1/4SW1/4, Section 1 and NE1/4NW1/4, Section 12, 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 southeasterly corner of the Parcel being described and also the  
 southeasterly corner of the Parcel being described and also the  
 intersection of the northerly line of East Second Street with the westerly line of Wyoming  
 Boulevard; thence from said Point of Beginning and along the southerly line of said Parcel and  
 Lot 1 and the northerly line of said East Second Street, S89°22'46"W, 245.48 feet to the  
 southeasterly corner of said Parcel; thence along the westerly line of said Parcel and  
 Lot 1 and along the westerly line of Lot 2 of said Lots 1, 2  
 and 3, Southwest Kenworth, N0°08'52"W, 203.37 feet to a point and northeasterly corner of  
 said Parcel and Lot 2, S58°17'38"W, 122.93 feet to a point and northeasterly corner of  
 said Parcel and Lot 2, S89°17'27"E, 245.50 feet to the westerly line of said Parcel and  
 Lot 2, KTW0 Addition, N0°01'10"W, 198.39 feet to the northerly line of said Parcel; thence  
 along the westerly line of said Parcel and the westerly line of Lot 1 and Lot 2 of said Block  
 2, KTW0 Addition, N0°01'10"W, 198.39 feet to the northerly line of said Parcel; thence  
 along the northerly line of said Parcel, N89°17'27"E, 245.50 feet to the westerly line of said  
 Parcel and Lot 2, S0°01'11"E, 198.41 feet to a point and northeasterly corner of said Parcel  
 and Lot 1, 2 & 3, Southwest Kenworth; thence continuing along the easterly line of said Parcel and  
 Lot 1, 2 & 3, Southwest Kenworth, S0°05'10"E, 203.74 feet to the Point of Beginning  
 and containing 2.826 acres, more or less.

The subdivision 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 promoters, the  
 name of said subdivision shall be known as "BENCOR ADDITION" to the City of Casper, Wyoming  
 and all easements as shown hereon are hereby reserved for purposes of construction, operation  
 and maintenance of utilities, conduits, ditches and access as required for the proper development  
 of said subdivision.

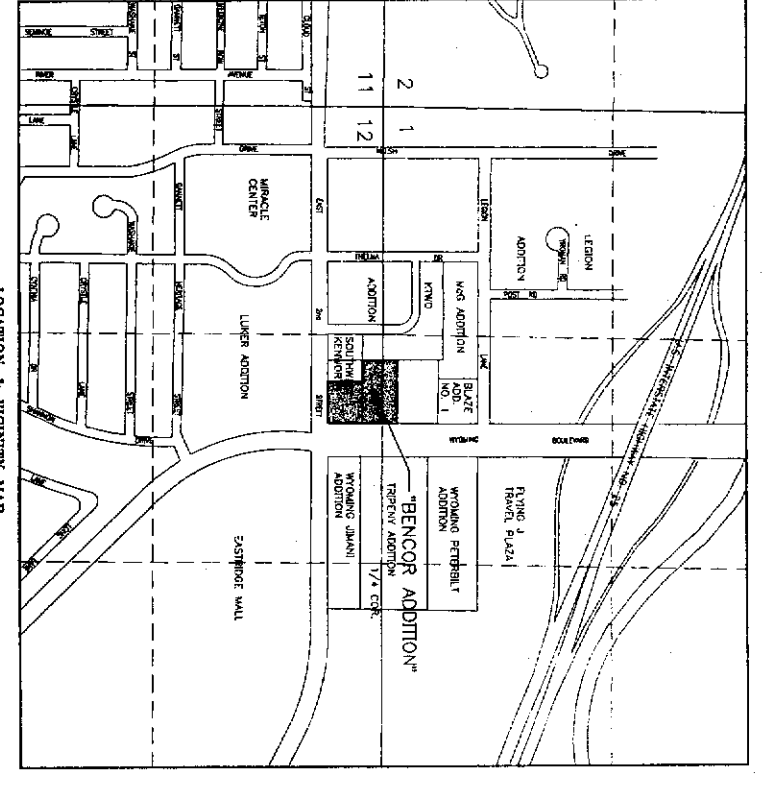
BENCOR/ZW LIMITED PARTNERSHIP  
 BY BENCOR DEVELOPMENT, LLC  
 ITS GENERAL PARTNER  
 90 S. Cascade Ave., Suite 330  
 Colorado Springs, CO 80903  
 Benjamin Vachon, Manager of BENCOR Development, LLC  
 Casper, WY 82504-3863

WELLS FARGO BANK TEXAS, N.A.  
 2301 Kell Boulevard  
 Wichita Falls, TX 76798  
 REVERSE EXCHANGE SERVICES, INC.  
 MEMBER  
 3 South Harte Street, Suite C  
 Dillon, Montana 59725

POWELL REAL ESTATE SERVICES, INC.  
 P.O. Box 15828073  
 Laramie, Wyoming 82073

ACKNOWLEDGMENTS  
 State of Colorado  
 County of El Paso  
 The foregoing instrument was acknowledged before me by Benjamin T. Horton, Manager of  
 Bencor Development, LLC, general partner of BENCOR/ZW Limited Partnership this 14th day of  
 February, 2003.

ACKNOWLEDGMENTS  
 State of Wyoming  
 County of Natrona  
 The foregoing instrument was acknowledged before me by Cory Ferguson, President of Ferguson  
 & Associates Inc. this 14th day of February, 2003.



**ACKNOWLEDGMENTS (CONT.)**

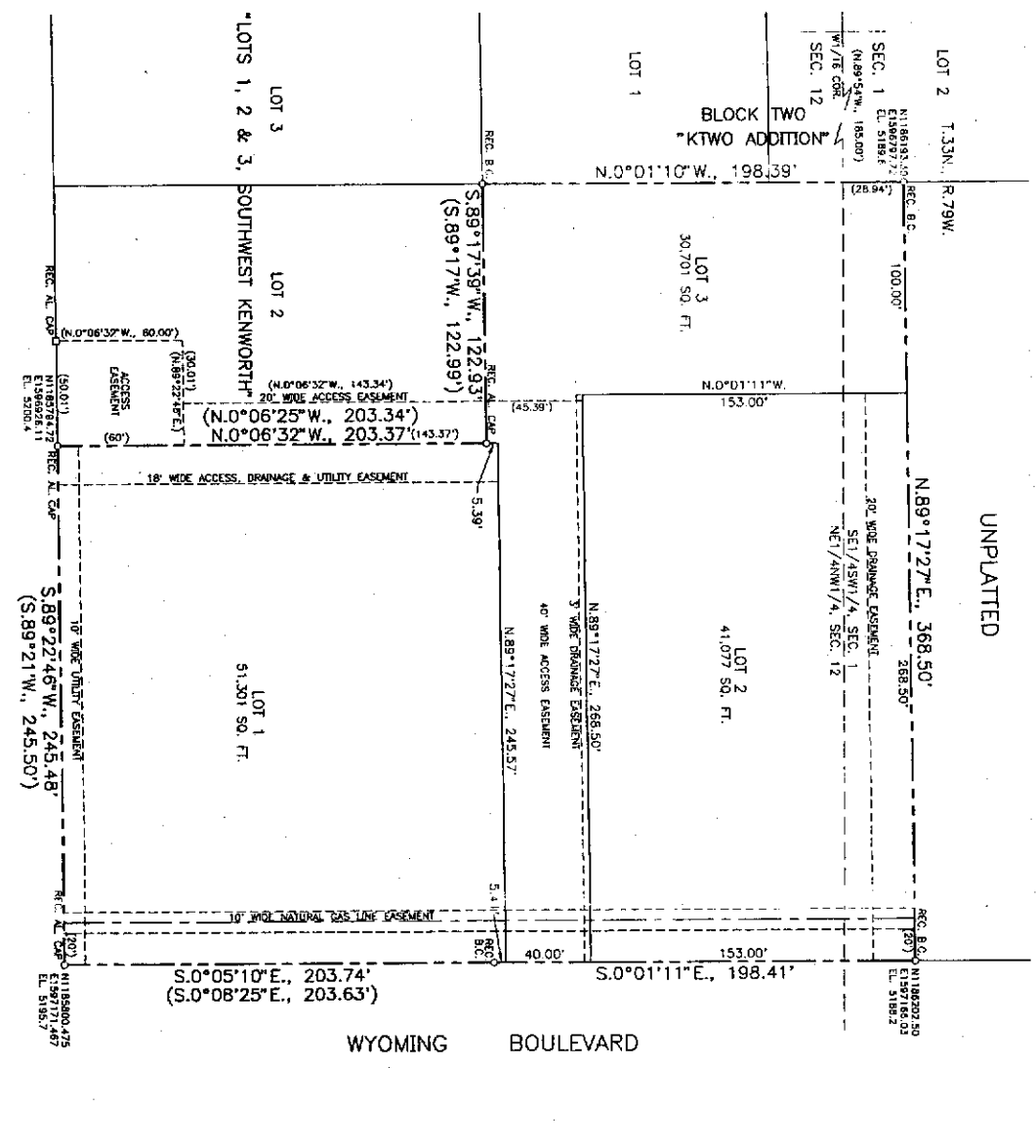
State of Texas  
 County of Wichita } ss  
 The foregoing instrument was acknowledged before me by Jeff Franklin, Vice President of Wells  
 Fargo Bank Texas, N.A. this 14th day of February, 2003.  
 Witness my hand and official seal.  
 My commission expires: 3-4-2004  
 State of Montana  
 County of Beaverhead } ss  
 The foregoing instrument was acknowledged before me by Gary K. Hagan,  
 Vice President of Wells Fargo Bank, this 14th day of February, 2003.  
 Witness my hand and official seal.  
 My commission expires: 12-30-2003

State of Wyoming } ss  
 The foregoing instrument was acknowledged before me by Tommy J. Powell, President of  
 Powell Real Estate Services, Inc. this 14th day of February, 2003.  
 Witness my hand one official seal.  
 My commission expires: 4/1/05

APPROVALS  
 Commission of Casper, Wyoming this 27th day of  
 February, 2003, and forwarded to the City Council of Casper, Wyoming with recommend-  
 ation that said plat be approved.  
 APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. 02-237 duly passed,  
 adopted and approved on the 17th day of February, 2003.

INSPECTED AND APPROVED on the 19th day of February, 2003.  
 INSPECTED AND APPROVED on the 14th day of February, 2003.

Filed for Record in the Office of the County Clerk of Natrona County Wyoming this 14th  
 day of February, 2003.  
 My term of office begins  
 January 2, 2007



**NOTES:**

1. This plat does not grant any access easement for public access or public utilities. Access areas  
 shown on the plat do not grant any rights to the public or utility companies, and are granted pursuant to private  
 instruments recorded as Instrument No. 700042 and Instrument No. 700043, records of Natrona County, Wyoming,  
 and Instrument No. 700042 and Instrument No. 700043, records of Natrona County, Wyoming.  
 2. Before any building permit will be issued for any particular lot, the City of Casper must determine that the  
 drainage plan for that lot is consistent with the subdivision agreement.  
 3. Usage of the surface drainage easements that cross Bencor Addition are restricted and limited by the subdivision  
 agreement. The drainage easements are for the purpose of conveying stormwater runoff from off-site lots to the  
 Wyoming Boulevard right-of-way. The signatures to this  
 plat contemplate that of some point in the future, the underground utilities currently constructed within said  
 drainage easement will be dedicated to the City of Casper upon compliance with the Subdivision Agreement.

4. The 20 foot, more or less, drainage easement that crosses the north side of Lot 2 is for the purpose  
 of conveying stormwater runoff from off-site lots to the Wyoming Boulevard right-of-way. The signatures to this  
 plat contemplate that of some point in the future, the underground utilities currently constructed within said  
 drainage easement will be dedicated to the City of Casper upon compliance with the Subdivision Agreement.

1. Steve M. Castle of Casper, Wyoming hereby state that this plat was prepared from notes  
 taken during actual surveys made by me or others under my direct supervision during the months  
 of May, 2002 to July, 2002 and that this map correctly represents said surveys. All perimeter  
 corners are well and accurately monumented by cross caps as of the date of this map. All  
 dimensions are expressed in feet and decimals thereof and courses referred to the true meridian,  
 all being true and correct to the best of my knowledge and belief.

Subscribed in presence of me by Steve M. Castle this 17th  
 day of February, 2003.  
 My commission expires: 1/1/05

Survey & Plat By:  
**WORTHINGTON, LEMHART and CARPENTER, INC.**  
 200 Pennsylvania Casper, Wyoming 82401 (307) 266-4534  
 WYO No. 1088 Dates 5/0/02 Exp. 04/08/07

Subscribed in presence of me by Steve M. Castle this 17th  
 day of February, 2003.  
 My commission expires: 1/1/05

COMPLIMENTS OF  
**FIRST AMERICAN TITLE INSURANCE CO. INC.**  
 120 N. Center Street • Casper, WY 82601 • (307) 237-8486