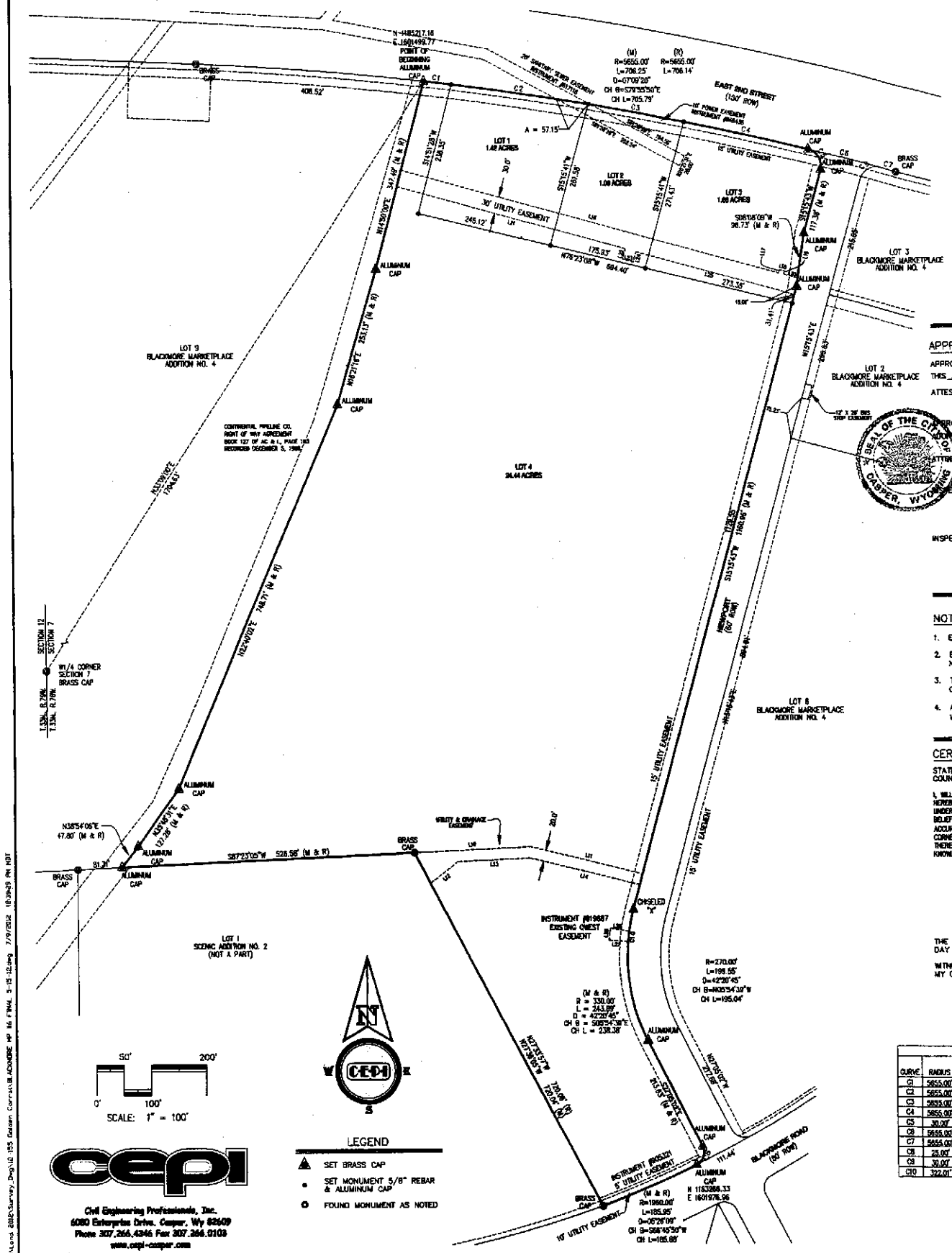

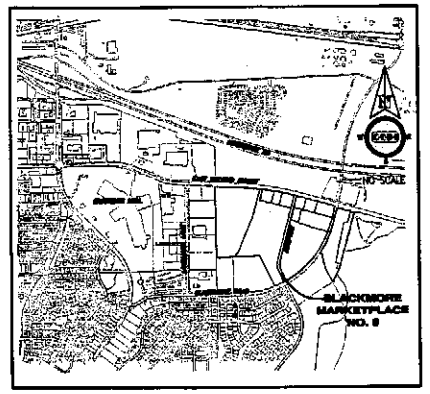

VICINITY MAP

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 23rd DAY OF May, 2012.

ATTEST: Liz Becher SECRETARY — Ed Fradkel CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 12-160 DULY PASSED, ADOPTED AND APPROVED THIS 19th DAY OF June, 2012.

CITY CLERK — Keny Schlager MAYOR

INSPECTED AND APPROVED THIS 1st DAY OF August, 2012. CITY ENGINEER

INSPECTED AND APPROVED THIS 31st DAY OF August, 2012. CITY SURVEYOR

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:446,899.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER DATUM.
3. THE CONVERGENCE ANGLE AT THE NORTHWEST CORNER OF THE PARCEL IS 00°44'00.034", AND THE COMBINED FACTOR IS 0.999780.
4. A BLANKET CROSS ACCESS EASEMENT IS PROVIDED OVER AND ACROSS ALL DRIVEABLE SURFACES WITHIN THIS DEVELOPMENT.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF NATRONA }

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF WYOMING, LICENSE NO. 5528, HEREBY STATE THAT THIS PLAT WAS PREPARED FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION IN THE MONTH OF APRIL, 2012 AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL BOUNDARY PERIMETER CORNERS ARE WELL AND ACCURATELY MONUMENTED BY BRASS CAPS (OR AS NOTED) AS OF THE DATE OF THIS SURVEY AND THAT ALL LOT CORNERS HAVE BEEN MONUMENTED AS SHOWN UPON THE PLAT. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND COURSES REFERRED TO THE TRUE MERIDIAN. I HEREBY CERTIFY AND CONNECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

William R. Fehringer 5528 WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 9TH DAY OF JULY, 2012

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES

NOTARY PUBLIC

SAM FAUBION Notary Public Natrona County, Wyoming My Commission Expires

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	5655.00'	50.51'	0°30'42"	N83°15'09"W	50.51'
C2	5655.00'	249.57'	2°31'07"	N81°44'15"W	249.55'
C3	5655.00'	176.06'	1°47'16"	N78°35'03"W	176.06'
C4	5655.00'	230.68'	2°20'14"	N77°01'17"W	230.67'
C5	30.00'	47.97'	91°37'04"	S30°32'46"E	43.02'
C6	5655.00'	132.73'	1°20'41"	N72°40'49"W	132.73'
C7	5655.00'	28.28'	0°17'11"	N74°51'53"W	28.28'
C8	23.00'	38.78'	91°31'42"	S18°28'52"W	34.76'
C9	30.00'	46.86'	89°31'48"	S80°01'32"W	42.23'
C10	322.01'	19.03'	3°23'12"	S86°37'43"W	19.03'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N87°32'08"E	210.83'
L11	S76°11'45"E	206.46'
L12	N52°08'22"E	82.85'
L13	N87°32'08"E	130.46'
L14	S76°11'45"E	203.09'
L15	N74°44'17"W	706.97'
L17	S15°15'43"W	5.67'
L18	N76°57'26"W	19.00'
L19	S15°15'43"W	8.13'
L20	N74°44'17"W	25.67'
L21	N74°44'17"W	428.65'
L22	S15°15'43"W	19.56'
L23	N74°44'17"W	20.00'
L24	N15°15'43"E	19.56'
L25	N74°44'17"W	257.64'
L26	S81°42'06"E	35.00'
L27	N85°01'09"W	35.00'
L28	N08°38'16"E	21.16'

NATRONA COUNTY CLERK, WY
Renea Vitto
Recorded: CR
Aug 20, 2012 02:08:41 PM
Pages: 1
Fee: $60.00
934186
CITY OF CASPER

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }

THE UNDERSIGNED, FORWARD DEVELOPMENT, LLC., DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE NW1/4 AND THE W1/2SW1/4 OF SECTION 7, T.33N., R.78W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO KNOWN AS LOT 7, BLACKMORE MARKETPLACE ADDITION NO. 4, TO THE CITY OF CASPER, RECORDED NOVEMBER 12, 2010 AS INSTRUMENT NO. 898871, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 7, MONUMENTED BY A BRASS CAP;

THENCE N33°09'00"E, A DISTANCE OF 1704.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, ALSO BEING THE NORTHEAST CORNER OF LOT 9, BLACKMORE MARKETPLACE ADDITION NO. 4, LOCATED ON THE SOUTH LINE OF EAST SECOND STREET, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF EAST SECOND STREET AND A CURVE TO THE RIGHT HAVING A RADIUS OF 5655.00 FEET, THROUGH A CENTRAL ANGLE OF 07°09'20", AN ARC DISTANCE OF 706.25 FEET, HAVING A CHORD BEARING OF S79°55'50"E, A DISTANCE OF 705.79 FEET TO A POINT OF CURVATURE MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 91°37'04", AN ARC LENGTH OF 47.97 FEET, HAVING A CHORD BEARING OF S30°32'46"E, A DISTANCE OF 43.02 FEET TO THE END OF CURVE, LOCATED ON THE WEST LINE OF NEWPORT, MONUMENTED BY A BRASS CAP;

THENCE S15°15'43"W, ALONG THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF NEWPORT, A DISTANCE OF 117.38 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S05°08'08"W ALONG THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF NEWPORT, A DISTANCE OF 96.73 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S15°15'43"W, ALONG THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF NEWPORT, A DISTANCE OF 1160.98 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP IN THE CONCRETE SIDEWALK;

THENCE CONTINUING ALONG THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF NEWPORT AND A CURVE TO THE LEFT HAVING RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 42°20'45", AN ARC DISTANCE OF 243.88 FEET, HAVING A CHORD BEARING OF S05°54'38"E, A DISTANCE OF 238.38 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S37°05'02"E, ALONG THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF NEWPORT, A DISTANCE OF 213.63 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91°07'47", AN ARC DISTANCE OF 39.76 FEET, HAVING A CHORD BEARING OF S18°28'52"W, A DISTANCE OF 35.70 FEET TO A POINT OF CURVATURE, LOCATED ON THE SOUTH LINE OF SAID LOT 7 AND THE NORTH LINE OF BLACKMORE ROAD, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE SOUTH LINE OF SAID LOT 7 AND THE NORTH LINE OF BLACKMORE ROAD AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 1860.00 FEET, THROUGH A CENTRAL ANGLE OF 05°26'09", AN ARC DISTANCE OF 185.95 FEET, HAVING A CHORD BEARING OF S66°45'30"W, A DISTANCE OF 185.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND THE SOUTHEAST CORNER OF SCENIC ADDITION NO. 2, MONUMENTED BY A BRASS CAP;

THENCE N27°36'05"W, ALONG THE WEST LINE OF SAID LOT 7 AND THE EAST LINE OF SCENIC ADDITION NO. 2, A DISTANCE OF 720.04 FEET TO THE NORTHEAST CORNER OF SAID SCENIC ADDITION NO. 2, MONUMENTED BY A BRASS CAP;

THENCE S87°23'05"W, ALONG THE SOUTH LINE OF SAID LOT 7 AND THE NORTH LINE OF SCENIC ADDITION NO. 2, A DISTANCE OF 528.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 9, MONUMENTED BY A BRASS CAP;

THENCE N38°54'06"E, ALONG THE WEST LINE OF SAID LOT 7 AND THE EAST LINE OF SAID LOT 9, A DISTANCE OF 47.80 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N35°48'31"E, ALONG THE WEST LINE OF SAID LOT 7 AND THE EAST LINE OF SAID LOT 9, A DISTANCE OF 127.28 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N22°46'02"E, ALONG THE WEST LINE OF SAID LOT 7 AND THE EAST LINE OF SAID LOT 9, A DISTANCE OF 746.71 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N16°21'16"E, ALONG THE WEST LINE OF SAID LOT 7 AND THE EAST LINE OF SAID LOT 9, A DISTANCE OF 253.15 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N14°30'00"E, ALONG THE WEST LINE OF SAID LOT 7 AND THE EAST LINE OF SAID LOT 9, A DISTANCE OF 347.49 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 28.60 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACCURED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "BLACKMORE MARKETPLACE ADDITION NO. 6" 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, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. EAST SECOND STREET, BLACKMORE ROAD AND NEWPORT, AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC. A BLANKET CROSS ACCESS EASEMENT IS GRANTED ACROSS ALL DRIVABLE SURFACES WITHIN THIS DEVELOPMENT.

FORWARD DEVELOPMENT, LLC
P.O. BOX 2390
CASPER, WYOMING 82602

NEIL A. McMURRY - MANAGING PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NEIL A. McMURRY, ALSO KNOWN AS MICK McMURRY, MANAGING PARTNER, THIS 17th DAY OF July, 2012.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 1/6/2015

NOTARY PUBLIC

William R. Fehringer - Notary Public County of Natrona State of Wyoming My Commission Expires January 06, 2015

RECORDED

FILED FOR RECORD IN THIS OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 20 DAY OF August, 2012.

INSTRUMENT NO. 934186

Renea Vitto COUNTY CLERK

My term of office expires January 6, 2015

VACATION AND REPLAT OF LOT 7, BLACKMORE MARKETPLACE ADDITION NO. 4 AS

BLACKMORE MARKETPLACE ADDITION NO. 6

TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE
NW1/4, N1/2SW1/4, SECTION 7
T.33N., R.78W., 6TH P.M.
NATRONA COUNTY WYOMING
APRIL, 2012

W.O. #12-155