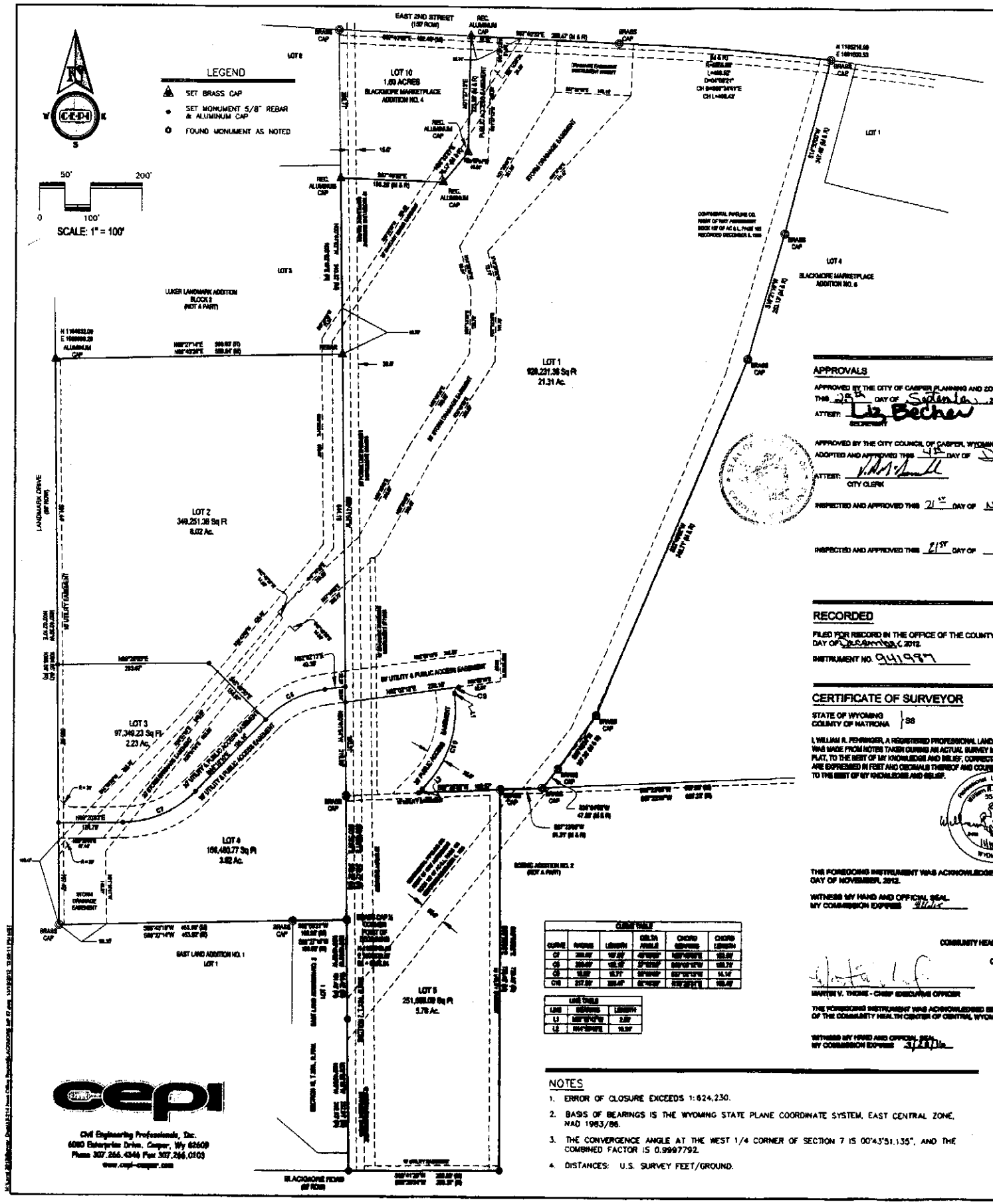

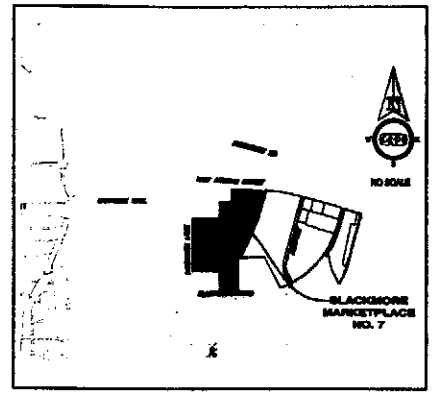

VICINITY MAP

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS 25th DAY OF September, 2012.
ATTEST: Liz Becher, SECRETARY — Ed Fuller, CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 33-12 DULY PASSED.
ADOPTED AND APPROVED THIS 16th DAY OF October, 2012.
ATTEST: CITY CLERK — Bruce Hallay, MAYOR

INSPECTED AND APPROVED THIS 21st DAY OF November, 2012.
CITY ENGINEER

INSPECTED AND APPROVED THIS 21st DAY OF November, 2012.
CITY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 14th DAY OF December, 2012.
INSTRUMENT NO. 941987
My term of office expires January 5, 2015
Renea Vitto, COUNTY CLERK

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF NATRONA }

I, WILLIAM R. PERRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN JULY, 2012, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. 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.

William R. Perringer, Professional Land Surveyor, 5528, Wyoming

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. PERRINGER THIS 16TH DAY OF NOVEMBER, 2012.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES March 16, 2015
NOTARY PUBLIC

COMMUNITY HEALTH CENTER OF CENTRAL WYOMING, INC.
P.O. BOX 2389
CASPER, WYOMING 82602
MARTIN V. THONE - CHIEF EXECUTIVE OFFICER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARTIN V. THONE, CHIEF EXECUTIVE OFFICER OF THE COMMUNITY HEALTH CENTER OF CENTRAL WYOMING, INC. THIS 7th DAY OF November, 2012.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3/16/15
NOTARY PUBLIC

SAMI FAUBER, Notary Public, Natrona County, Wyoming, My Commission Expires March 16, 2015

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:624,230.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT THE WEST 1/4 CORNER OF SECTION 7 IS 00°43'51.135", AND THE COMBINED FACTOR IS 0.9997792.
4. DISTANCES: U.S. SURVEY FEET/GROUND.

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }

THE UNDERSIGNED, FORWARD DEVELOPMENT, LLC., PLATTE RIVER CROSSING, LLC AND COMMUNITY HEALTH CENTER OF CENTRAL WYOMING, INC. DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE NW1/4 AND THE NW1/4NE1/4 OF SECTION 7, T.33N., R.78W., 6TH P.M., AND THE SE1/4SW1/4 OF SECTION 12, T.33N., R.79W., 6TH P.M. NATRONA COUNTY, WYOMING, ALSO KNOWN AS LOT 11, BLACKMORE MARKETPLACE ADDITION NO. 4, LOTS 10 & 11, AND LOTS 4, 5 & 6, BLOCK 2, LUKER LANDMARK ADDITION, AND LOT 1, SCENIC ADDITION TO THE CITY OF CASPER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER COMMON TO SAID SECTIONS 7 & 12, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S89°59'21"W, ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 2, LUKER LANDMARK ADDITION AND THE NORTH LINE OF LOT 1, EAST LAND ADDITION NO. 2, A DISTANCE OF 165.86 FEET TO THE NORTHEAST CORNER OF LOT 1, EAST LAND ADDITION NO. 1, MONUMENTED BY A BRASS CAP;

THENCE S89°45'49"W, ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 2, LUKER LANDMARK ADDITION AND THE NORTH LINE OF LOT 1, EAST LAND ADDITION NO. 1, A DISTANCE OF 466.86 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, LOCATED ON THE EAST LINE OF LANDMARK DRIVE, MONUMENTED BY A BRASS CAP;

THENCE N00°14'53"W, ALONG THE EAST LINE OF LANDMARK DRIVE AND THE WEST LINE OF LOTS 4, 5 AND 6, BLOCK 2, LUKER LANDMARK ADDITION, A DISTANCE OF 169.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 AND THE PARCEL BEING DESCRIBED, MONUMENTED BY A BRASS CAP;

THENCE N89°45'06"E, ALONG THE NORTH LINE OF SAID LOT 4 AND THE SOUTH LINE OF LOT 3, BLOCK 2, A DISTANCE OF 659.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, LOCATED ON THE LINE COMMON TO SAID SECTIONS 7 AND 12, AND SAID LOT 11, BLACKMORE MARKETPLACE NO. 4, LOTS 10 & 11, MONUMENTED BY A BRASS CAP;

THENCE N89°41'59"E, ALONG THE LINE COMMON TO SAID SECTIONS 7 AND 12, AND SAID LOT 11, A DISTANCE OF 349.32 FEET TO THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHWEST CORNER OF LOT 18, BLACKMORE MARKETPLACE ADDITION NO. 4, LOTS 10 & 11, MONUMENTED BY A BRASS CAP;

THENCE S89°45'22"E, ALONG THE NORTHERLY LINE OF THE PARCEL AND THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 169.25 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N69°39'29"E, ALONG THE NORTHWESTERLY LINE OF THE PARCEL AND THE SOUTHEASTERLY LINE OF "J" ADDITION, LOT 18, A DISTANCE OF 76.17 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N01°22'15"E, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SAID LOT 18, A DISTANCE OF 333.66 FEET TO THE NORTHWEST CORNER OF THE PARCEL AND THE NORTHEAST CORNER OF SAID LOT 18 LOCATED ON THE SOUTH LINE OF EAST SECOND STREET, MONUMENTED BY A BRASS CAP;

THENCE S89°45'38"E, ALONG THE NORTH LINE OF SAID LOT 11 AND THE SOUTH LINE OF EAST SECOND STREET, A DISTANCE OF 338.47 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 11 AND THE SOUTH LINE OF EAST SECOND STREET AND A CURVE TO THE RIGHT HAVING A RADIUS OF 1859.86 FEET, THROUGH A CENTRAL ANGLE OF 04°49'21", AN ARC DISTANCE OF 468.66 FEET, HAVING A CHORD BEARING OF S87°34'47"E, A DISTANCE OF 467.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 11 ALSO BEING THE NORTHWEST CORNER OF LOT 4, BLACKMORE MARKETPLACE ADDITION NO. 5, MONUMENTED BY A BRASS CAP;

THENCE S14°59'06"E, ALONG THE EAST LINE OF SAID LOT 11 AND THE WEST LINE OF LOT 4, BLACKMORE MARKETPLACE ADDITION NO. 5, A DISTANCE OF 347.48 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S00°27'59"E, ALONG THE EAST LINE OF SAID LOT 11 AND THE WEST LINE OF SAID LOT 4, A DISTANCE OF 339.13 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S00°42'49"E, ALONG THE EAST LINE OF SAID LOT 11 AND THE WEST LINE OF LOT 4, A DISTANCE OF 749.71 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S89°49'39"W, ALONG THE EAST LINE OF SAID LOT 11 AND THE WEST LINE OF SAID LOT 4, A DISTANCE OF 157.38 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S00°04'49"W, ALONG THE EAST LINE OF SAID LOT 11 AND THE WEST LINE OF SAID LOT 6, A DISTANCE OF 47.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 7, MONUMENTED BY A BRASS CAP;

THENCE S89°39'59"E, ALONG THE SOUTH LINE OF SAID LOT 11 ALSO BEING THE NORTH LINE OF THE SCENIC ADDITION NO. 2, A DISTANCE OF 81.21 FEET TO THE NORTHWEST CORNER OF SAID SCENIC ADDITION NO. 2 ALSO BEING THE NORTHEAST CORNER OF LOT 1, SCENIC ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S00°19'59"E, ALONG THE LINE COMMON TO SCENIC ADDITION AND SCENIC ADDITION NO. 2, A DISTANCE OF 738.49 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SCENIC ADDITION AND THE SOUTHWEST CORNER OF SCENIC ADDITION NO. 2, MONUMENTED BY A BRASS CAP;

THENCE N89°47'59"W, ALONG THE SOUTH LINE OF SCENIC ADDITION AND THE NORTH LINE OF BLACKMORE ROAD, A DISTANCE OF 399.66 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SCENIC ADDITION AND THE SOUTHEAST CORNER OF EAST LAND ADDITION NO. 2, MONUMENTED BY A BRASS CAP;

THENCE N89°59'59"W, ALONG THE WEST LINE OF SCENIC ADDITION AND THE EAST LINE OF EAST LAND ADDITION NO. 2, A DISTANCE OF 280.91 FEET TO A POINT MONUMENTED S.Y.A BRASS CAP;

THENCE N89°49'59"W, LONG THE WEST LINE OF SCENIC ADDITION AND THE EAST LINE OF EAST LAND ADDITION NO. 2, A DISTANCE OF 161.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 41.18 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

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. 7" 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" AND "UTILITY AND ACCESS EASEMENT" AS SHOWN ON THIS PLAT. THE STORM DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY GRANTED TO THE PUBLIC FOR THE USE OF STORM DRAINAGE AND DETENTION PURPOSES. THE UTILITY AND PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE USE OF THE PUBLIC FOR ACCESS. THE PUBLIC ACCESS EASEMENTS IN LOTS 1 AND 5 ARE DEDICATED TO THE USE OF THE PUBLIC FOR ACCESS.

FORWARD DEVELOPMENT, LLC
P.O. BOX 2389
CASPER, WYOMING 82602
MRS. A. McMURRY - MANAGING PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MRS. A. McMURRY, ALSO KNOWN AS MICE McMURRY, MANAGING PARTNER OF FORWARD DEVELOPMENT, LLC, THIS 7th DAY OF November, 2012.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES March 16, 2015
NOTARY PUBLIC

PLATTE RIVER CROSSING, LLC
400 LANDMARK
CASPER, WYOMING 82609
MRS. A. McMURRY - MANAGING PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MRS. A. McMURRY, ALSO KNOWN AS MICE McMURRY, MANAGING PARTNER OF PLATTE RIVER CROSSING, LLC, THIS 7th DAY OF November, 2012.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES March 16, 2015
NOTARY PUBLIC

SAMI FAUBER, Notary Public, Natrona County, Wyoming, My Commission Expires March 16, 2015

941987
NATRONA COUNTY CLERK, WY
Renea Vitto — Recorded: 3P
Dec 14, 2012 11:13:06 AM
Pages: 1 — Fee: $50.00
CITY OF CASPER

VACATION AND REPLAT OF
LOT 11, BLACKMORE MARKETPLACE ADDITION NO. 4 LOTS 10 & 11
LOTS 4, 5 & 6, BLOCK 2 LUKER LANDMARK ADDITION
AND LOT 1, SCENIC ADDITION
AS

BLACKMORE MARKETPLACE ADDITION NO. 7

TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE
NW1/4 SECTION 7, T.33N., R.78W., 6TH P.M.
SE1/4NE1/4 SECTION 12, T.33N., R.79W., 6TH P.M.
NATRONA COUNTY WYOMING
SEPTEMBER, 2012

W.S. 013-214