

VICINITY MAP
BLACKMORE VISTA ADDITION NO. 4

CERTIFICATE OF DEDICATION
STATE OF WYOMING
COUNTY OF NATRONA

WE, THE UNDERSIGNED, BLACKMORE HOMES, INC. DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCELS OF LAND SITUATE WITHIN THE SW1/4 OF SECTION 7, T.33N., R.78W., 6TH P.M., NATRONA COUNTY, WYOMING: PARCEL NO. 1 ALSO KNOWN AS BLOCK 1, LOTS 22A THROUGH 34B AND BLOCK 2, LOTS 2A THROUGH 14B, BLACKMORE VISTA ADDITION, RECORDED SEPTEMBER 23, 2005 AS INSTRUMENT NO. 779279; AND PARCEL NO. 2 ALSO KNOWN AS BLOCKS 6 AND 7, BLACKMORE VISTA ADDITION NO. 2, RECORDED JULY 13, 2007 AS INSTRUMENT NO. 823156, BOTH IN THE CITY OF CASPER, NATRONA COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

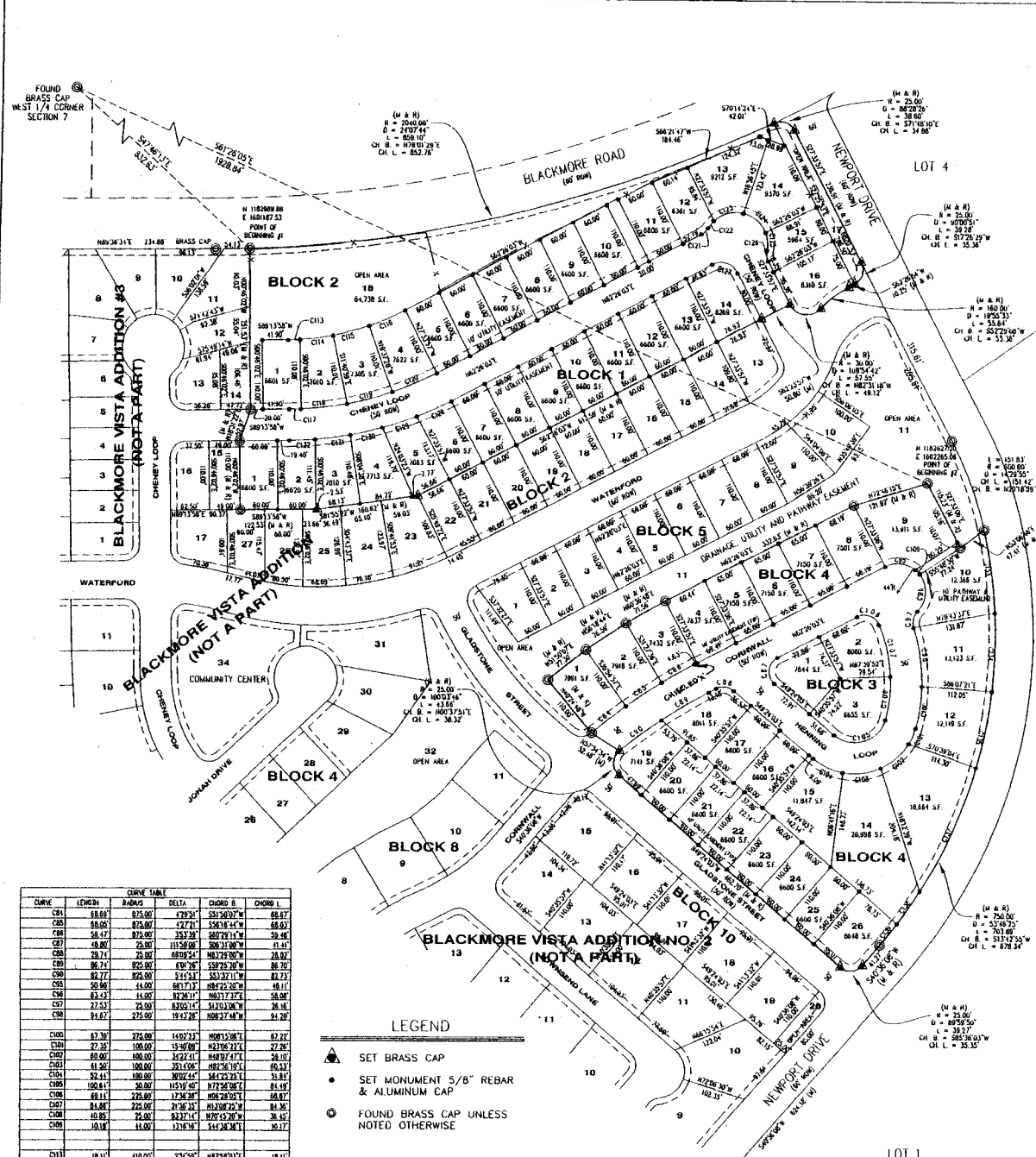
PARCEL NO. 1:
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 7, MONUMENTED BY A BRASS CAP;
THENCE S47°45'13"E, A DISTANCE OF 832.63 FEET TO THE NORTHWEST CORNER OF THE PARCEL, LOCATED ON THE SOUTH LINE OF BLACKMORE ROAD, AND BEING THE NORTHEAST CORNER OF BLACKMORE VISTA ADDITION NO. 3, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;
THENCE ALONG THE SOUTH LINE OF BLACKMORE ROAD AND A CURVE TO THE LEFT HAVING A RADIUS OF 2040.00 FEET, THROUGH A CENTRAL ANGLE OF 210°7'44", AN ARC DISTANCE OF 859.10 FEET, HAVING A CHORD BEARING OF N76°07'23"E, A DISTANCE OF 852.76 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88°28'26", AN ARC DISTANCE OF 38.60 FEET, HAVING A CHORD BEARING OF S71°48'10"E, A DISTANCE OF 34.88 FEET TO THE END OF CURVE, LOCATED ON THE WEST LINE OF NEWPORT DRIVE, MONUMENTED BY A BRASS CAP;
THENCE S27°33'57"E, ALONG THE WEST LINE OF NEWPORT DRIVE, A DISTANCE OF 236.51 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 90°00'51", AN ARC DISTANCE OF 39.28 FEET, HAVING A CHORD BEARING OF S17°26'29"W, A DISTANCE OF 35.36 FEET TO THE END OF CURVE, LOCATED ON THE NORTH LINE OF WATERFORD, MONUMENTED BY A BRASS CAP;
THENCE S62°26'54"W, ALONG THE NORTH LINE OF WATERFORD, A DISTANCE OF 10.25 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;
THENCE CONTINUING ALONG THE NORTH LINE OF WATERFORD AND A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 19°55'33", AN ARC DISTANCE OF 55.64 FEET, HAVING A CHORD BEARING OF S52°29'08"W, A DISTANCE OF 55.36 FEET TO A POINT OF REVERSE CURVE, MONUMENTED BY A BRASS CAP;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 109°54'42", AN ARC DISTANCE OF 51.55 FEET, HAVING A CHORD BEARING OF N82°31'30"W, A DISTANCE OF 49.12 FEET TO THE END OF CURVE LOCATED ON THE EAST SIDE OF CHENEY LOOP, MONUMENTED BY A BRASS CAP;
THENCE S62°23'57"W, CROSSING CHENEY LOOP, A DISTANCE OF 50.00 FEET TO A POINT LOCATED ON THE WEST SIDE OF CHENEY LOOP, MONUMENTED BY A BRASS CAP;
THENCE S62°26'03"W, ALONG THE NORTH LINE OF LOTS 13 - 22, BLOCK 2, BLACKMORE VISTA ADDITION, A DISTANCE OF 613.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 22, MONUMENTED BY A BRASS CAP;
THENCE S81°55'22"W, ALONG THE NORTH LINE OF LOTS 23 - 25, SAID BLOCK 2, A DISTANCE OF 160.62 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID LOT 25, MONUMENTED BY A BRASS CAP;
THENCE S89°13'58"W, ALONG THE NORTH LINE OF LOTS 26 - 27, SAID BLOCK 2, A DISTANCE OF 122.53 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID LOT 27 AND BEING THE SOUTHWEST CORNER OF LOT 15 OF BLACKMORE VISTA ADDITION NO. 3, MONUMENTED BY A BRASS CAP;
THENCE N60°46'02"W, ALONG THE EAST LINE OF BLACKMORE VISTA ADDITION NO. 3, A DISTANCE OF 110.00 FEET TO A POINT LOCATED ON THE SOUTH LINE OF CHENEY LOOP, MONUMENTED BY A BRASS CAP;
THENCE N61°31'22"E, ALONG THE EAST LINE OF BLACKMORE VISTA ADDITION NO. 3, A DISTANCE OF 52.97 FEET TO A POINT LOCATED ON THE NORTH LINE OF CHENEY LOOP, MONUMENTED BY A BRASS CAP;
THENCE N40°46'02"W, ALONG THE EAST LINE OF BLACKMORE VISTA ADDITION NO. 3, A DISTANCE OF 251.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL NO. 1 CONTAINS 7.631 (332,392 S.F.), MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.
PARCEL NO. 2:
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 7, MONUMENTED BY A BRASS CAP;
THENCE S81°26'05"E, A DISTANCE OF 1928.84 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;
THENCE S27°33'06"E, A DISTANCE OF 115.23 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE N63°06'46"E, A DISTANCE OF 47.41 FEET TO A POINT LOCATED ON THE WEST LINE OF NEWPORT DRIVE, MONUMENTED BY A BRASS CAP;
THENCE ALONG THE WEST LINE OF NEWPORT DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET, THROUGH A CENTRAL ANGLE OF 53°46'25", AN ARC DISTANCE OF 703.89 FEET, HAVING A CHORD BEARING OF S13°42'55"W, A DISTANCE OF 678.34 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;
THENCE CONTINUING ALONG THE WEST LINE OF NEWPORT DRIVE, S40°36'08"W, A DISTANCE OF 41.27 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 88°59'50", AN ARC DISTANCE OF 39.27 FEET, HAVING A CHORD BEARING OF S83°30'10"W, A DISTANCE OF 35.35 FEET TO THE END OF CURVE LOCATED ON THE NORTHEASTERLY LINE OF CORNWALL STREET, MONUMENTED BY A BRASS CAP;
THENCE N67°34'34"W, A DISTANCE OF 52.48 FEET TO A POINT LOCATED ON THE NORTHWESTERLY LINE OF CORNWALL, MONUMENTED BY A BRASS CAP;
THENCE N40°24'48"W, ALONG THE WEST LINE OF LOT 1, BLOCK 4, AND THE EASTERLY LINE OF LOT 11, BLOCK 5, BLACKMORE VISTA ADDITION, A DISTANCE OF 110.00 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE N51°30'07"E, ALONG THE NORTH LINE OF LOT 1, BLOCK 4, AND THE SOUTHERLY LINE OF LOT 11, BLOCK 5, BLACKMORE VISTA ADDITION, A DISTANCE OF 77.30 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE N05°16'44"E, ALONG THE NORTH LINE OF LOT 2, BLOCK 4, AND THE SOUTHERLY LINE OF LOT 11, BLOCK 5, BLACKMORE VISTA ADDITION, A DISTANCE OF 76.59 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE N60°36'46"E, ALONG THE NORTH LINE OF LOT 3, BLOCK 4, AND THE SOUTHERLY LINE OF LOT 11, BLOCK 5, BLACKMORE VISTA ADDITION, A DISTANCE OF 71.56 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE N62°26'03"E, ALONG THE NORTH LINE OF LOTS 4 THROUGH 8, BLOCK 4, AND THE SOUTHERLY LINE OF LOT 11, BLOCK 5, BLACKMORE VISTA ADDITION, A DISTANCE OF 332.63 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE N72°46'15"E, ALONG THE NORTH LINE OF LOT 9, BLOCK 4, AND THE SOUTHERLY LINE OF LOT 11, BLOCK 5, BLACKMORE VISTA ADDITION, A DISTANCE OF 121.97 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 7.383 ACRES (321,617 S.F.), MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.
THE PARCELS OF LAND, AS THEY APPEAR ON THIS PLAN, ARE DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "BLACKMORE VISTA ADDITION NO. 4" AND THE OWNER HEREBY GRANTS 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 "DRAINAGE, UTILITY AND PATHWAY EASEMENT" AS SHOWN ON THIS PLAN. ALL ROADS AND STREETS AS SHOWN HEREON ARE DEDICATED TO THE USE OF THE PUBLIC.

VACATION AND REPLAT OF
BLACKMORE VISTA ADDITION, PORTION OF BLOCKS 1 & 2 AND
BLACKMORE VISTA ADDITION NO. 2, BLOCKS 6 & 7
AS
BLACKMORE VISTA ADDITION NO. 4

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

WYO #12-107



CLERK	CHEBY	CHENEY	CHENEY	CHENEY	CHENEY	CHENEY
C81	58.88	815.87	4292.31	531.92077	68.87	
C82	58.88	815.87	4292.31	531.92077	68.87	
C83	58.88	815.87	4292.31	531.92077	68.87	
C84	58.88	815.87	4292.31	531.92077	68.87	
C85	58.88	815.87	4292.31	531.92077	68.87	
C86	58.88	815.87	4292.31	531.92077	68.87	
C87	58.88	815.87	4292.31	531.92077	68.87	
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C90	58.88	815.87	4292.31	531.92077	68.87	
C91	58.88	815.87	4292.31	531.92077	68.87	
C92	58.88	815.87	4292.31	531.92077	68.87	
C93	58.88	815.87	4292.31	531.92077	68.87	
C94	58.88	815.87	4292.31	531.92077	68.87	
C95	58.88	815.87	4292.31	531.92077	68.87	
C96	58.88	815.87	4292.31	531.92077	68.87	
C97	58.88	815.87	4292.31	531.92077	68.87	
C98	58.88	815.87	4292.31	531.92077	68.87	
C99	58.88	815.87	4292.31	531.92077	68.87	
C100	58.88	815.87	4292.31	531.92077	68.87	

LEGEND
● SET BRASS CAP
● SET MONUMENT 5/8" REBAR & ALUMINUM CAP
○ FOUND BRASS CAP UNLESS NOTED OTHERWISE

BLACKMORE HOMES, INC.
P.O. BOX 2390
CASPER, WYOMING 82602
Neil Mcmurry
NEIL A. MCKMURRY - PRESIDENT
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NEIL A. MCKMURRY, ALSO KNOWN AS MICK MCKMURRY, PRESIDENT OF BLACKMORE HOMES, INC., THIS 18TH DAY OF APRIL, 2012.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES May 3, 2015

Rama Vitta
NOTARY PUBLIC
KENDALL HICKMAN
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires May 01, 2016

CERTIFICATE OF SURVEYOR
STATE OF WYOMING
COUNTY OF NATRONA

I, WILLIAM R. FAUBER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, LICENSE NO. 5528, HEREBY STATE THAT THIS PLAN WAS PREPARED FROM NOTES TAKEN DURING AN ACRUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION IN THE MONTH OF DECEMBER, 2011 AND JANUARY, 2012 AND THAT THIS PLAN, 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 PLAN. 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.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FAUBER THIS 18TH DAY OF APRIL, 2012.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES June

William R. Fauber
WILLIAM R. FAUBER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires 2016

RECORDED
FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS May 22 DAY OF May, 2012.
INSTRUMENT NO. 928660
My term of office expires January 5, 2016
Rama Vitta
COUNTY CLERK

APPROVALS
APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS 28th DAY OF February, 2012
ATTEST: *Lisa Ferns*
SECRETARY
Ed Frull
CHAIRMAN
APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 12-12, DULY PASSED,
ADOPTED AND APPROVED THIS 17th DAY OF April, 2012.
ATTEST: *W. J. D. Smith*
CITY CLERK
Bryenne Schlegel
MAYOR
INSPECTED AND APPROVED THIS 1st DAY OF May, 2012.
David D. Deussen
CITY ENGINEER
INSPECTED AND APPROVED THIS 1st DAY OF May, 2012.
Radell K. Juel
CITY SURVEYOR

NOTES
1. PARCEL NO. 1: ERROR OF CLOSURE EXCEEDS 1:387,308.
PARCEL NO. 2: ERROR OF CLOSURE EXCEEDS 1:296,321.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING PARCEL NO. 1 IS 00°43'56.621", AND THE COMBINATION SCALE FACTOR IS 0.999780.
4. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING PARCEL NO. 2 IS 00°44'06.362", AND THE COMBINATION SCALE FACTOR IS 0.999781.

