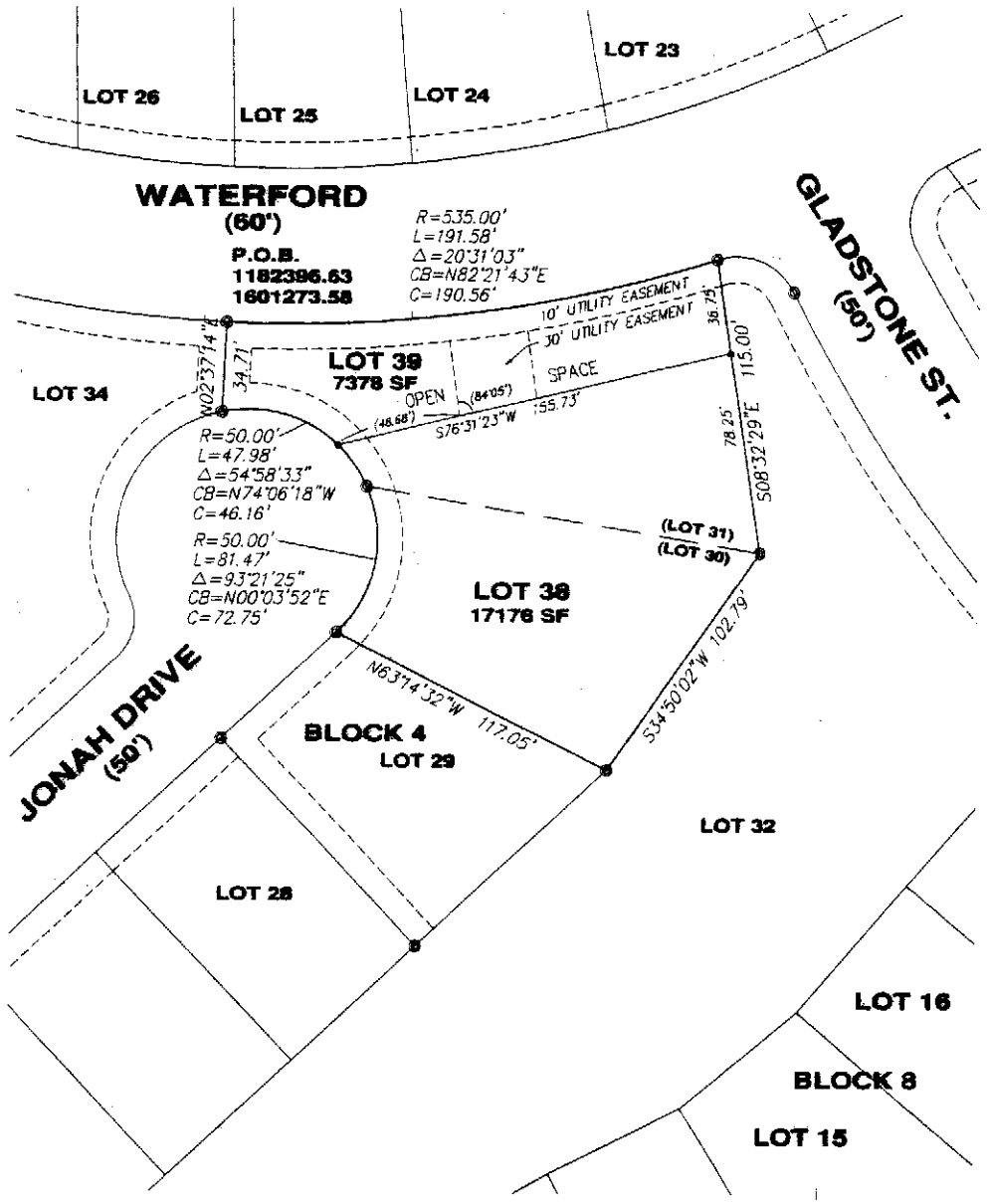


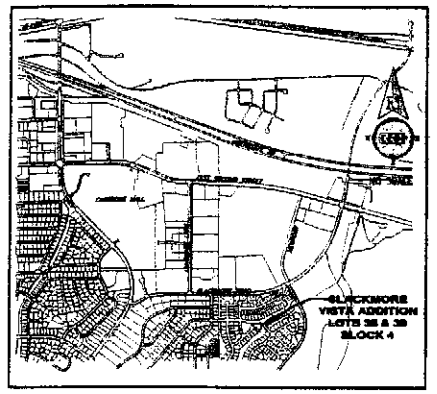


VICINITY MAP

APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 30th DAY OF _____, 2012.

COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 27th DAY OF July, 2012.

CITY ENGINEER

INSPECTED AND APPROVED THIS 27th DAY OF July, 2012.

CITY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 30th DAY OF July, 2012.

INSTRUMENT NO. 932736

COUNTY CLERK

My term of office exp... January 5, 2015

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF NATRONA } SS

I, JAMES F. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5329, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN APRIL, 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.

Professional Land Surveyor JAMES F. JONES 5329 Wyoming

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES F. JONES THIS 11th DAY OF July, 2012.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 4/16/16

NOTARY PUBLIC

SARA PALMER
Notary Public
Natrona County, Wyoming
My Commission Expires 4/16/16

CERTIFICATE OF DEDICATION

NATRONA COUNTY CLERK, WY
Renea Vitte Recorded: JP
Jul 30, 2012 08:27:52 AM
932736
Pages: 1 Fee: $20.00
CITY OF CASPER

STATE OF WYOMING
COUNTY OF NATRONA } SS

THE UNDERSIGNED, BLACKMORE HOMES, INC., DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE NW1/4 OF SECTION 7, T.33N., R.78W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO KNOWN AS LOTS 30 AND 31, BLOCK 4, BLACKMORE VISTA ADDITION TO THE CITY OF CASPER, RECORDED SEPTEMBER 23, 2005 AS INSTRUMENT NO. 776279, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 31, BLOCK 4 OF BLACKMORE VISTA ADDITION, MONUMENTED BY AN ALUMINUM CAP, BEING THE POINT OF BEGINNING;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT 31 AND ALONG THE ARC OF A TRUE CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET, THROUGH A CENTRAL ANGLE OF 20°31'03", AN ARC DISTANCE OF 191.58 FEET, HAVING A CHORD BEARING AND DISTANCE OF N82°21'43"E AND 190.56 FEET TO A FOUND ALUMINUM CAP AT THE NORTHEAST CORNER OF SAID LOT 31;

THENCE S08°32'29"E, ALONG THE EAST LINE OF SAID LOT 31, 115.00 FEET TO A FOUND ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID LOT 31;

THENCE S34°50'02"W, ALONG THE EAST LINE OF SAID LOT 30, 102.79 FEET TO A FOUND ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID LOT 30;

THENCE N83°14'32"W, ALONG THE SOUTH LINE OF SAID LOT 30, 117.05 FEET TO A FOUND ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID LOT 30;

THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID LOT 30 AND ALONG THE ARC OF A TRUE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 93°21'25", AN ARC DISTANCE OF 81.47 FEET, HAVING A CHORD BEARING AND DISTANCE OF N00°03'52"E AND 72.75 FEET TO AN ALUMINUM CAP SET THIS SURVEY AT THE COMMON CORNER OF THE NEW LOTS 38 AND 39;

THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SAID LOT 31 AND ALONG THE ARC OF A TRUE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 54°58'33", AN ARC DISTANCE OF 47.98 FEET, HAVING A CHORD BEARING AND DISTANCE OF N74°06'18"W AND 46.16 FEET TO A FOUND ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID LOT 31;

THENCE N02°53'14"E, ALONG THE WEST LINE OF SAID LOT 31, 34.71 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.58 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 VISTA ADDITION, LOTS 38 & 39" 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. WATERFORD, GLADSTONE STREET, AND JONAH DRIVE AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

BLACKMORE HOMES, INC.
CASPER, WYOMING

JERRY K. DAVIS – MANAGING PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JERRY K. DAVIS, MANAGING PARTNER OF BLACKMORE HOMES, INC, THIS 27 DAY OF July, 2012.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 4/16/16

NOTARY PUBLIC

SARA PALMER
Notary Public
Natrona County, Wyoming
My Commission Expires 4/16/16

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:93,000.
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 IS 00°43'57.256", AND THE COMBINED FACTOR IS 0.9997828.

MINOR BOUNDARY ADJUSTMENT AND
VACATION AND REPLAT OF

LOTS 30 & 31, BLOCK 4, BLACKMORE VISTA ADDITION

AS

# BLACKMORE VISTA ADDITION
# LOTS 38 & 39, BLOCK 4

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE
NW1/4 OF SECTION 7
T.33N., R.78W., 6TH P.M.
NATRONA COUNTY, WYOMING


Civil Engineering Professionals, Inc.
4000 Enterprise Drive, Casper, Wy 82609
Phone 307.266.4546 Fax 307.266.0103
www.cepi-casper.com


SCALE: 1" = 30'

LEGEND

- SET BRASS CAP
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- FOUND MONUMENT AS NOTED