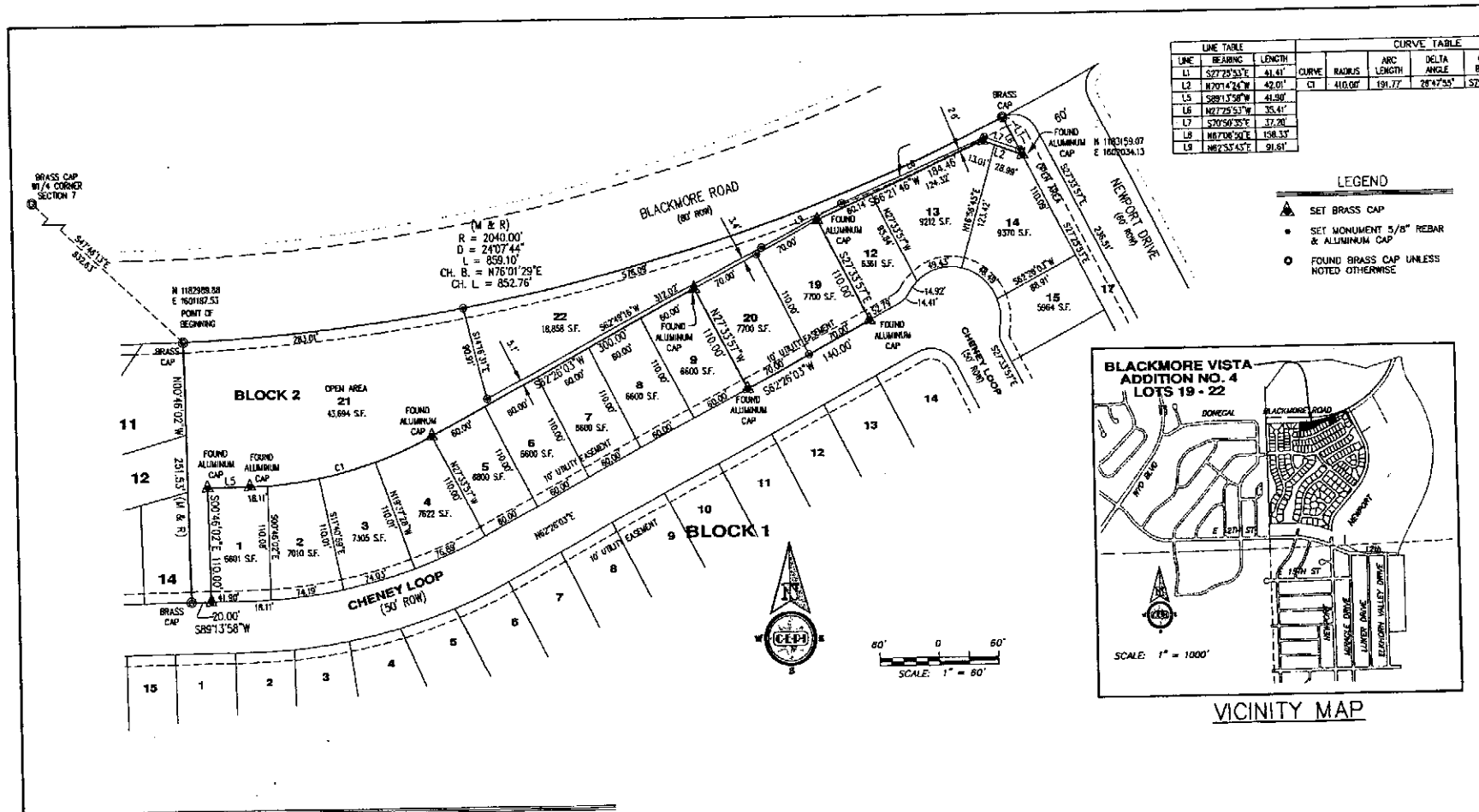
NATRONA COUNTY CLERK, WY
Renee Vitto Recorded: JF
Sep 4, 2013 03:42:58 PM
Pages: 1 Fee: $75.00
CITY OF CASPER
958212

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°25'53"E	41.41'
L2	N70°14'24"W	42.01'
L5	S89°13'58"W	41.98'
L6	N27°25'53"W	35.41'
L7	S70°50'35"E	37.20'
L8	N87°06'56"E	158.33'
L9	N62°53'43"E	91.67'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	410.00'	191.77'	26°47'55"	S75°30'01"W	190.02'



LEGEND

- ▲ SET BRASS CAP
- • SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- ○ FOUND BRASS CAP UNLESS NOTED OTHERWISE

VICINITY MAP

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 4th DAY OF September, 2013.

INSTRUMENT NO. 958212

Renee Vitto
COUNTY CLERK

My term of office expires January 5, 2016

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 8th DAY OF July, 2013.

ATTEST: Liz Bobbitt
SECRETARY

Fred Maguire
CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 13-195, DULY PASSED, ADOPTED AND APPROVED THIS 1st DAY OF August, 2013.

ATTEST: Mark McDonald
CITY CLERK

Keith Disney
MAYOR

INSPECTED AND APPROVED THIS 20th DAY OF August, 2013.

Andy Dienner
CITY ENGINEER

INSPECTED AND APPROVED THIS 19th DAY OF August, 2013.

CITY SURVEYOR

SEAL OF THE CITY OF CASPER, WYOMING

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:774,897.
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°43'56.621", AND THE COMBINATION SCALE FACTOR IS 0.999780.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF NATRONA }

I, WILLIAM R. FEHRINGER, 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 FEBRUARY, 2013, 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. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER GIS SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Professional Land Surveyor — William R. Fehringer — 5528 — Wyoming

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 14th DAY OF AUGUST, 2013.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 9/14/15

NOTARY PUBLIC

SAMI FAUBER
Notary Public
Natrona County, Wyoming
My Commission Expires 9/14/15

cepi
Civil Engineering Professionals, Inc.
6080 Enterprise Drive. Casper, Wy 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }

THE UNDERSIGNED, BLACKMORE HOMES, INC., DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE WITHIN THE N1/2SW1/4 OF SECTION 7, T.33N., R.78W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO KNOWN AS LOTS 10, 11 AND 18, BLOCK 2, BLACKMORE VISTA ADDITION NO 4, P.M., NATRONA COUNTY, WYOMING, RECORDED MAY 22, 2012, AS INSTRUMENT NO. 928650, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE S47°46'13"E, A DISTANCE OF 832.83 FEET TO THE NORTHWEST CORNER OF THE PARCEL, LOCATED ON THE SOUTH LINE OF BLACKMORE ROAD, AND BEING THE NORTHWEST CORNER OF SAID LOT 18, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF BLACKMORE ROAD AND THE NORTH LINE OF SAID LOT 18, AND A CURVE TO THE LEFT HAVING A RADIUS OF 2040.00 FEET, THROUGH A CENTRAL ANGLE OF 24°07'44", AN ARC DISTANCE OF 859.10 FEET, HAVING A CHORD BEARING OF N76°01'29"E A DISTANCE OF 852.76 FEET TO THE END OF CURVE AND THE NORTHEAST CORNER OF SAID LOT 18, MONUMENTED BY A BRASS CAP;

THENCE S27°25'53"E, ALONG THE EAST LINE OF SAID LOT 18 AND THE WEST LINE OF LOT 17, BLOCK 2, A DISTANCE OF 41.41 FEET TO THE SOUTHEAST CORNER OF THE PARCEL MONUMENTED BY A BRASS CAP;

THENCE N70°14'24"W, ALONG THE NORTHERLY LINE OF LOTS 13 AND 14, BLOCK 2, A DISTANCE OF 42.01 FEET TO AN ANGLE POINT COMMON TO SAID LOTS 13 AND 18, MONUMENTED BY A BRASS CAP;

THENCE S76°21'40"W, ALONG THE SOUTHERLY LINE OF SAID LOT 18 AND THE NORTHERLY LINE OF LOTS 12 AND 13, BLOCK 2, A DISTANCE OF 184.46 FEET TO THE NORTHWEST CORNER OF SAID LOT 12 AND THE NORTHEAST CORNER OF SAID LOT 11, MONUMENTED BY A BRASS CAP;

THENCE S27°33'57"E, ALONG THE LINE COMMON TO SAID LOTS 11 AND 12, BLOCK 2, A DISTANCE OF 110.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 AND THE SOUTHEAST CORNER OF SAID LOT 11, MONUMENTED BY A BRASS CAP;

THENCE S62°26'03"W, ALONG THE SOUTH LINE OF SAID LOTS 10 AND 11, BLOCK 2, AND THE NORTH LINE OF CHENEY LOOP, A DISTANCE OF 140.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10 AND THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, MONUMENTED BY A BRASS CAP;

THENCE N27°33'57"W, ALONG THE LINE COMMON TO SAID LOTS 9 AND 10, BLOCK 2, A DISTANCE OF 110.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10 AND THE NORTHEAST CORNER OF SAID LOT 9, MONUMENTED BY A BRASS CAP;

THENCE S62°26'03"W, ALONG THE SOUTH LINE OF SAID LOT 18 AND THE NORTH LINE OF LOTS 5 THROUGH 9, BLOCK 2, A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF LOT 4, BLOCK 2, ALSO BEING A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE SOUTH LINE OF SAID LOT 18 AND THE NORTH LINE OF LOTS 1 THROUGH 4, BLOCK 2, AND A CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET, THROUGH A CENTRAL ANGLE OF 26°47'55", AN ARC DISTANCE OF 191.77 FEET, HAVING A CHORD BEARING OF S75°30'01"W, A DISTANCE OF 190.02 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S89°13'58"W, ALONG THE SOUTH LINE OF SAID LOT 18 AND THE NORTH LINE OF SAID LOT 1, BLOCK 2, A DISTANCE OF 41.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, MONUMENTED BY A BRASS CAP;

THENCE S00°46'02"E, ALONG THE WEST LINE OF SAID LOT 1 AND THE EASTERLY LINE OF SAID LOT 18, A DISTANCE OF 110.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, LOCATED ON THE NORTH LINE OF CHENEY LOOP, MONUMENTED BY A BRASS CAP;

THENCE S89°13'58"W, ALONG THE SOUTHERLY LINE OF SAID LOT 18 AND THE NORTH LINE OF CHENEY LOOP, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18 AND THE SOUTHEAST CORNER OF LOT 14, BLACKMORE VISTA ADDITION NO. 3, MONUMENTED BY A BRASS CAP;

THENCE N00°46'02"W, ALONG THE WEST LINE OF SAID LOT 18 AND THE EAST LINE OF LOTS 11 THROUGH 14, BLACKMORE VISTA ADDITION NO. 3, A DISTANCE OF 251.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.79 ACRES, (77,952 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 PARCEL OF LAND, AS IT APPEARS ON THIS PLAT, IS 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, BLOCK 2, LOTS 19, 20, 21 & 22" 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" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

BLACKMORE HOMES, INC.
P.O. BOX 2390
CASPER, WYOMING 82602

NEIL A. "MICK" McMURRY – PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NEIL A. McMURRY, ALSO KNOWN AS MICK McMURRY, PRESIDENT OF BLACKMORE HOMES, INC., THIS 15 DAY OF August, 2013.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 9/14/15

NOTARY PUBLIC

SAMI FAUBER
Notary Public
Natrona County, Wyoming
My Commission Expires 9/14/15

VACATION AND REPLAT OF

BLACKMORE VISTA ADDITION NO. 4, BLOCK 2 LOTS 10, 11 & 18

AS

BLACKMORE VISTA ADDITION NO. 4 BLOCK 2, LOTS 19, 20, 21 & 22

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE
N1/2SW1/4 OF SECTION 7, T.33N., R.78W., 6TH P.M.
NATRONA COUNTY, WYOMING
JUNE, 2013

U:\Land Work\Survey Dwg\13-201 Blackmore Vista Replat-Open Space\VISTA 10-11 Rev 7/17/2013 2:48:52 PM MDT