

**BURLINGTON NORTHERN RAILROAD  
 RIGHT-OF-WAY (VARIES)**

NW COR.  
 LOT 44, BLK 10  
 BURLINGTON ADDITION  
 (TIE: S82°24'35"W, 75.01')

R: 1167907.35  
 E: 9587904.02  
 Z: 5116.15  
 CA: 0° 41' 51"  
 CSF: 0.0000000000

N82°09'E, 50.00' (R)  
 N82°24'35"E, 50.00'

**MINOR BOUNDARY ADJUSTMENT OF  
 BURLINGTON ADDITION, BLOCK 10, LOTS 47 & 48**

A MINOR BOUNDARY ADJUSTMENT OF LOTS 47 AND 48, BLOCK 10, BURLINGTON ADDITION TO THE CITY OF CASPER, WYOMING ADJUSTING THE SHARED BOUNDARY LINE BETWEEN SAID LOTS 47 AND 48 TO CREATE TWO NEWLY CONFIGURED LOTS THAT SHALL BE KNOWN AS AS LOTS 47A AND 48A, BLOCK 10, BURLINGTON ADDITION TO THE CITY OF CASPER, WYOMING  
 LOCATED IN THE NE1/4SW1/4 OF SECTION 3, T.33N., R.79W. OF THE 6TH PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING

**CERTIFICATE OF DEDICATION:**

Tricity Investments, LLC, do hereby certify that they are the owners and proprietors of a parcel of land described as lots 47 and 48, block 10, Burlington Addition to the City of Casper, Wyoming as recorded in the Office of Natrona County Clerk in Book 12, Page 290 and also being located in the NE1/4SW1/4, Section 3, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming being more particularly described by notes and boards as follows:

Beginning at the aluminum cap at the southwest corner of said Lot 47, thence along the west line of said Lot 47, N82°41'35"W, 100.15 feet to an aluminum cap at the northwest corner of said Lot 47, thence along the north line of said Lot 47 and 48 and the south line of the Burlington Northern Railroad right-of-way, N82°24'35"E, 50.00 feet to an aluminum cap at the northeast corner of said Lot 48, thence along the east line of said Lot 48, S87°41'35"E, 100.15 feet, more or less, to an aluminum cap at the southeast corner of said Lot 48 and a point in the north line of East Burlington Avenue, thence along the south line of said Lot 47 and 48 and the north line of East Burlington Avenue, S82°24'35"W, 50.00 feet to the Point of Beginning.

The above described Parcel contains 0.11 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances that have been legally acquired.  
 The minor boundary adjustment of the foregoing described land as it appears on this plat is with the free consent and in accordance with the desire of the named owner and proprietors. The name of the newly configured lots shall be known as Lots 47A and 48A, Block 10, Burlington Addition to the City of Casper, Wyoming.

**OWNER:**  
 TRICITY INVESTMENTS, LLC  
 910 RECLUSE CT  
 CASPER, WY 82509  
 DENIS HEORLE - PARTNER  
 PAUL PARRE - PARTNER

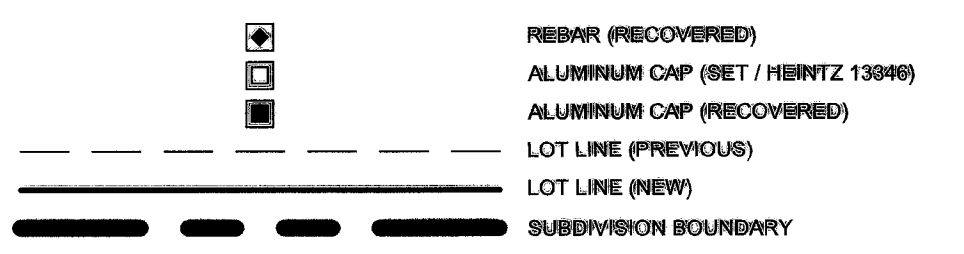
**APPROVALS:**  
 INSPECTED AND APPROVED THIS 9th DAY OF Nov., 2021  
 [Signature] COMMUNITY DEVELOPMENT DIRECTOR  
 INSPECTED AND APPROVED THIS 5th DAY OF Nov., 2021  
 [Signature] CITY ENGINEER

STATE OF WYOMING )  
 NATRONA COUNTY ) ss  
 The foregoing instrument was acknowledged before me this 29th day of October, 2021, by Denis Heorle and Paul Parre.

**RECORDED:**  
 FILED FOR RECORD IN THE OFFICE OF THE CLERK OF NATRONA COUNTY, WYOMING THIS 12th DAY OF Nov., 2021  
 INSTRUMENT NO. 1114769  
 COUNTY Clerk by Sine Arango Deputy Clerk

as a free and voluntary act and deed. Witness my hand and official seal.  
 My commission expires:

[Signature] CARLA RAY STAUCH - NOTARY PUBLIC  
 COUNTY OF NATRONA STATE OF WYOMING  
 MY COMMISSION EXPIRES AUGUST 28, 2022



**CERTIFICATE OF SURVEYOR:**

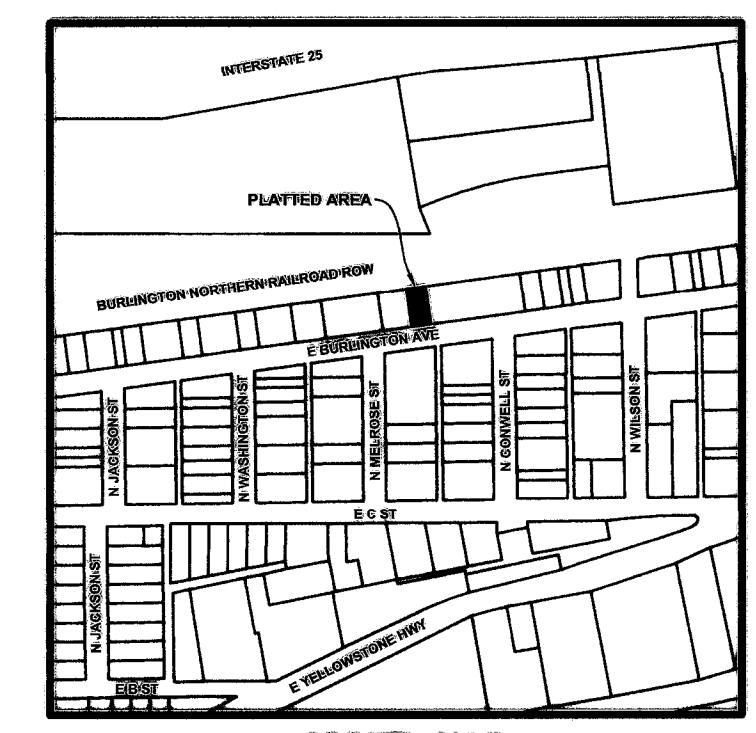
I, Paul A. Heintz, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of the Minor Boundary Adjustment of Lots 47 and 48, Block 10, Burlington Addition to the City of Casper, Wyoming to create 2 newly configured lots that shall be known as Lots 47A and 48A, Block 10, Burlington Addition to the City of Casper, as laid out, plotted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and levels of said subdivision as the same are shown upon the ground in compliance with the City of Casper regulations governing the subdivision of land.

STATE OF WYOMING )  
 NATRONA COUNTY ) ss  
 The foregoing instrument was acknowledged before me this 29th day of August, 2021, by Paul A. Heintz, P.L.S.

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: Feb 26, 2022.  
 [Signature] LAKE LAFFERTY  
 NOTARY PUBLIC

**NOTES:**

- (R) = RECORD MEASUREMENT
- ERROR OF CLOSURE = 1/728,925
- BASES OF BEARING: NAD83(2011) WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE
- DISTANCES: U.S. SURVEY FOOT (68RD)
- COORDINATES LISTED RELATE TO THE CITY OF CASPER DATUM
- ELEVATIONS LISTED ARE NOT INTENDED FOR USE AS BENCHMARKS



**MINOR BOUNDARY ADJUSTMENT**  
 OF BURLINGTON ADDITION, BLOCK 10, LOTS 47 AND 48  
 TO CREATE BURLINGTON ADDITION, BLOCK 10, LOTS 47A AND 48A  
 NE1/4SW1/4, SECTION 3, T.33N., R.79W.

PREPARED FOR: TRICITY INVESTMENTS, LLC  
 910 RECLUSE CT  
 CASPER, WY 82509  
 (307) 260-8100  
 PREPARED BY: WWC ENGINEERING  
 5800 ENTERPRISE DR., SUITE 600  
 CASPER, WY 82509  
 (307) 478-2100  
 www.wwcengineering.com

NO.	REVISION	BY	DATE	DESIGNED BY: 10002
1	LOT DESIGNATION NAME CHANGE	SWC	08/20/21	SHOWN BY: 3005
1	LOT DESIGNATION NAME CHANGE	PSH	07/20/21	CHECKED BY: 2001
				DATE: 08/20/21

SHEET 1 OF 1

**BURLINGTON ADDITION, BLOCK 10**

LOT 47A  
 2801 SQ FT

LOT 48A  
 2206 SQ FT

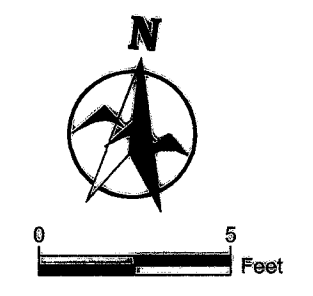
LOT 46,  
 BLOCK 10

LOT 47,  
 BLOCK 10

LOT 48,  
 BLOCK 10

LOT 49,  
 BLOCK 10

LOT LINE BETWEEN  
 LOTS 47 AND 48



N82°41'35"W, 100.15'  
 N82°24'35"E, 50.00'  
 N82°09'E, 50.00'

N07°41'35"W, 100.15'  
 N08°51'35"W, 100.00'  
 N82°09'E, 50.00'

S88°41'E, 100.00'  
 S07°41'35"E, 100.15'

P.O.B.

R: 1167907.49  
 E: 9587904.36  
 Z: 5116.15  
 CA: 0° 41' 51"  
 CSF: 0.0000000000

S82°24'35"W, 50.00'  
 S88°09'W, 50.00' (R)

**E. BURLINGTON AVE (60')**

SE COR.  
 LOT 50, BLK 10  
 BURLINGTON ADDITION

SW COR.  
 LOT 38, BLK 10  
 BURLINGTON ADDITION

KOMPASINVESTMENT.COMMERCIAL BOUNDARY ADJUSTMENT SURVEY AND SUBDIVISION MAP FOR LOTS 47 AND 48, BLOCK 10, BURLINGTON ADDITION TO THE CITY OF CASPER, WYOMING