



NOTES

1. ERROR OF CLOSURE EXCEEDS 1:98,883.
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°38'00.003", AND THE COMBINED FACTOR IS 0.9997650.
4. DISTANCES: U.S. SURVEY FEET/GROUND.
5. THERE WILL BE NO PUBLIC MAINTENANCE OF FAIRWAY DRIVE.

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 25th DAY OF February, 2014.
 ATTEST: Liz Becher SECRETARY
Paul Maguire CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 14-06, DULY PASSED, ADOPTED AND APPROVED THIS 18th DAY OF March, 2014.
 ATTEST: Paul J. Meyer CITY CLERK
Paul J. Meyer MAYOR

INSPECTED AND APPROVED THIS 7th DAY OF April, 2014.
David Deems CITY ENGINEER

INSPECTED AND APPROVED THIS 7th DAY OF April, 2014.
Bill Deems CITY SUPERVISOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 11th DAY OF March, 2014.
 INSTRUMENT NO. 969283
Renee Witte COUNTY CLERK

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 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 DECEMBER 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.

William R. Fehring
 3/11/14
 WILLIAM R. FEHRINGER
 5528
 WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 19th DAY OF MARCH, 2014.
 WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES March
Sam Fauber
 NOTARY PUBLIC

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
 COUNTY OF NATRONA }
 THE UNDERSIGNED, RPI DEVELOPMENT, LLC AND CABIN CREEK GOLF, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE SE1/4 SECTION 14, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO BEING LOTS 1A THROUGH 3B, CABIN CREEK ESTATES NO. 2, TO THE CITY OF CASPER, WYOMING AS RECORDED SEPTEMBER 22, 2008 AS INSTRUMENT NO. 852250, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHWEST CORNER OF LOT 4A, CABIN CREEK ESTATES NO. 2, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S82°42'54"E, ALONG THE LINE COMMON TO SAID LOTS 3B AND 4A, A DISTANCE OF 119.45 FEET TO THE NORTHEAST CORNER OF THE PARCEL AND SAID LOT 3B, MONUMENTED BY AN "X" IN THE CONCRETE IN THE CENTER OF FAIRWAY DRIVE;

THENCE S27°17'06"W, ALONG THE EAST LINE OF THE PARCEL ALSO BEING THE WEST LINE OF LOTS 15A & 15B, CABIN CREEK ESTATES NO. 2, A DISTANCE OF 36.78 FEET TO AN ANGLE POINT, MONUMENTED BY AN "X" IN THE CONCRETE IN THE CENTER OF FAIRWAY DRIVE;

THENCE S18°02'50"W, ALONG THE EAST LINE OF THE PARCEL ALSO BEING THE WEST LINE OF LOTS 15B TO 16B, CABIN CREEK ESTATES NO. 2, A DISTANCE OF 130.89 FEET TO A POINT OF CURVATURE, MONUMENTED BY AN "X" IN THE CONCRETE IN THE CENTER OF FAIRWAY DRIVE;

THENCE ALONG THE EAST LINE OF THE PARCEL ALSO BEING THE WEST LINE OF LOT 16B, CABIN CREEK ESTATES NO. 2 AND A CURVE TO THE LEFT HAVING A RADIUS OF 72.50 FEET, THROUGH A CENTRAL ANGLE OF 66°58'41", AN ARC LENGTH OF 84.75 FEET, HAVING A CHORD BEARING OF S15°26'31"E, A DISTANCE OF 84.01 FEET TO THE SOUTHEAST CORNER OF THE PARCEL AND SAID LOT 1A, MONUMENTED BY AN "X" IN THE CONCRETE IN THE CENTER OF FAIRWAY DRIVE;

THENCE S63°30'42"W, ALONG THE SOUTHEAST LINE OF THE PARCEL, A DISTANCE OF 113.08 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE N63°30'24"W, ALONG THE SOUTHERLY LINE OF THE PARCEL, A DISTANCE OF 83.83 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE N26°09'36"E, A DISTANCE OF 53.46 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N18°02'50"E, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 257.73 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.829 ACRES, (36,131.454 S.F.), MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACCORDED.

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 "CABIN CREEK ESTATES NO. 2" 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. ALL ROADS AND STREETS AS SHOWN HEREIN ARE TO BE CONSIDERED PRIVATE STREETS FOR THE USE OF THE RESIDENTS AND VISITORS TO THE AREA, BUT ARE HEREBY DEDICATED FOR USE AS A PUBLIC ACCESS EASEMENT FOR THE EXPRESS USE OF EMERGENCY VEHICLES, AND AS A PUBLIC UTILITY EASEMENT FOR THE EXPRESS USE AS A MAINTENANCE ACCESS FOR THE PUBLIC UTILITY SYSTEM. THE TWO VACATED PORTIONS OF THE ORIGINAL LOT 1A AS SHOWN HEREIN ARE HEREBY RETURNED TO THE OWNERSHIP OF CABIN CREEK GOLF, LLC.

RPI DEVELOPMENT, LLC CABIN CREEK GOLF, LLC
 CASPER, WYOMING 82604 CASPER, WYOMING

Robert P. Ingram Austin P. Ingram
 ROBERT P. INGRAM - MANAGER AUSTIN P. INGRAM, PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT P. INGRAM, MANAGER OF RPI DEVELOPMENT, LLC, THIS 27th DAY OF March, 2014.
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES March
Sam Fauber
 NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY AUSTIN P. INGRAM, AS PARTNER OF CABIN CREEK GOLF, LLC, THIS DAY OF March, 2014.
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES March
Sam Fauber
 NOTARY PUBLIC

A VACATION AND REPLAT OF
 LOTS 1A - 3B OF CABIN CREEK ESTATES NO. 2
 AS
CABIN CREEK ESTATES NO. 3
 TO THE CITY OF CASPER, WYOMING
 BEING A PORTION OF THE
 SE1/4 OF SECTION 14
 T.33N., R.80W., 6TH P.M.
 NATRONA COUNTY WYOMING
 JANUARY, 2014

W.0. #13-286

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

LEGEND

- SET BRASS CAP
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- FOUND MONUMENTED AS NOTED
- ⊗ SET "X" IN CONCRETE

SCALE: 1" = 30'

M:\land 2013\Surveying\13-286 CABIN CREEK\CABIN CREEK #13.dwg 3/19/2014 11:24:17 AM MDT