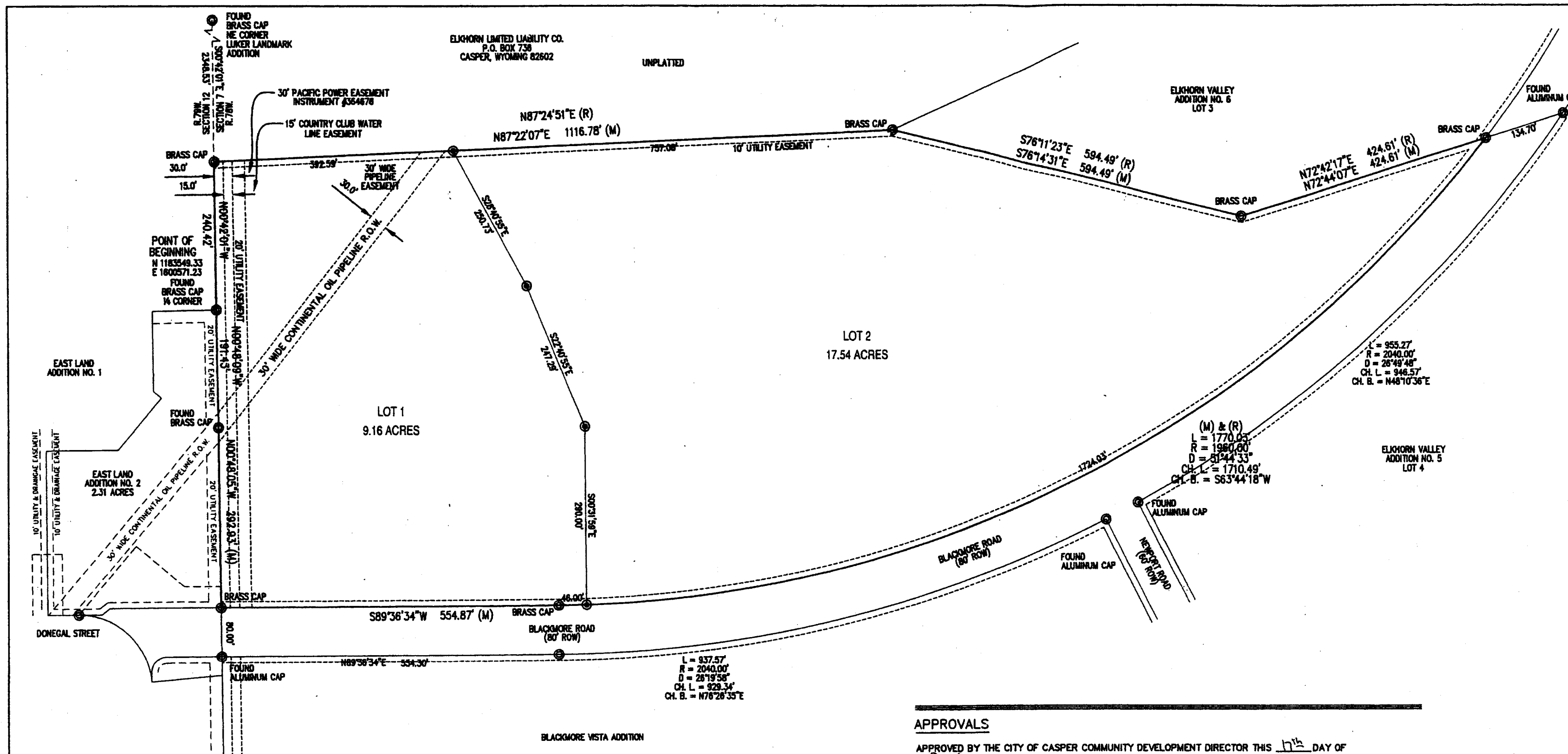


CERTIFICATE OF DEDICATION

841828

NATRONA COUNTY CLERK, WYOMING
Renea Vitto Recorded: TG
Apr 17, 2008 04:07:56 PM
Pages: 1 Fee: $8.00
CITY OF CASPER

STATE OF WYOMING
COUNTY OF NATRONA }SS

THE UNDERSIGNED, EAST LAND DEVELOPMENT, LLC, HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND. THE PARCEL OF LAND SITUATE IN THE N1/2SW1/4 AND THE S1/2NW1/4 OF SECTION 7, T.33N., R.78W. 6TH P.M., NATRONA COUNTY, WYOMING, ALSO KNOWN AS LOTS 5 & 6 OF ELKHORN VALLEY NO. 5 ADDITION TO THE CITY OF CASPER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE N00°42'01"W, ALONG THE WEST LINE OF SECTION 7, A DISTANCE OF 240.42 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE N87°22'07"E, A DISTANCE OF 1116.78 FEET TO A POINT, MONUMENTED BY A BRASS CAP ALSO BEING THE SOUTHWEST CORNER OF ELKHORN VALLEY ADDITION NO. 6;

THENCE S76°14'31"E, A DISTANCE OF 594.49 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE N72°44'07"E, A DISTANCE OF 424.61 FEET TO THE SOUTHEAST CORNER OF LOT 3 ELKHORN VALLEY ADDITION NO. 6, MONUMENTED BY A BRASS CAP;

THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE NORTHERLY LINE OF BLACKMORE ROAD AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1960.00 FEET, THROUGH A CENTRAL OF 51°44'33", A DISTANCE OF 1770.03 FEET, WITH A CHORD BEARING OF S63°44'18"W, A DISTANCE OF 1710.49 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S89°36'34"W, ALONG THE NORTH LINE OF BLACKMORE ROAD, A DISTANCE OF 554.87 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, LOCATED ON THE WEST LINE OF ELKHORN VALLEY ADDITION NO. 5, AND THE WEST LINE OF SAID SECTION 7, MONUMENTED BY A BRASS CAP;

THENCE N00°48'05"W, ALONG THE WEST LINE OF SAID SECTION 7 AND ELKHORN VALLEY ADDITION NO. 5, A DISTANCE OF 292.93 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N00°48'09"W, ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 191.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 26.70 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 OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "CANYON CREEK ADDITION" 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 HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

EAST LAND DEVELOPMENT, LLC
P.O. BOX 3003
CASPER, WYOMING 82602

Neil A. McMurry
NEIL A. McMURRY - MANAGING PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NEIL A. McMURRY, ALSO KNOWN AS MICK McMURRY, THIS 9th DAY OF April, 2008.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES June 4, 2011

NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 17th DAY OF April, 2008.

COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 17th DAY OF April, 2008.
CITY ENGINEER

INSPECTED AND APPROVED THIS 17th DAY OF APRIL, 2008.
CITY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 17th DAY OF April, 2008.

INSTRUMENT NO. 841828

My term of office expires January 6, 2011

Renea Vitto
COUNTY CLERK

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF NATRONA }SS

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 JANUARY, 2008, 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.

4/3/08

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 3rd DAY OF APRIL, 2008.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES June 4, 2011

NOTARY PUBLIC

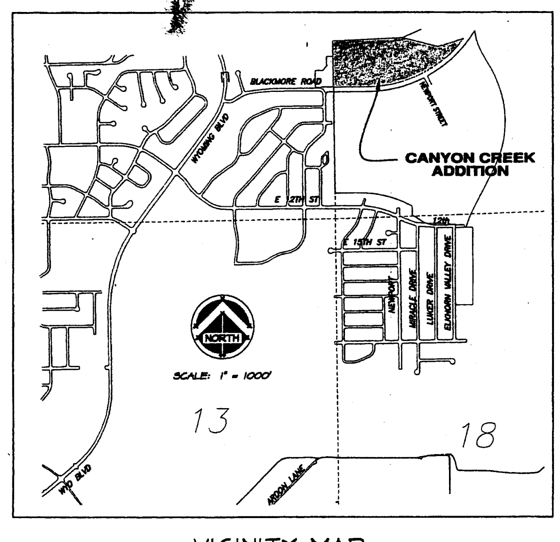
NOTES

1. ERROR OF CLOSURE EXCEEDS 1:1,137,040.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT THE WEST 1/4 CORNER OF SECTION 7 IS 00°43'51.138", AND THE COMBINATION SCALE FACTOR IS 0.99977992.

LEGEND

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

SCALE: 1" = 100'



VICINITY MAP

C·E·P·I
Civil Engineering Professionals, Inc.
6080 Enterprise Drive • Casper, Wyoming 82609
(307) 266-4346 • (307) 266-0103 Fax

MINOR BOUNDARY ADJUSTMENT PLAT OF

ELKHORN VALLEY ADDITION NO. 5, LOTS 5 & 6

AS

CANYON CREEK ADDITION

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE
N½SW¼, S½NW¼ OF SECTION 7
T.33N., R.78W., 6TH P.M.
NATRONA COUNTY WYOMING

W.O. #07-325