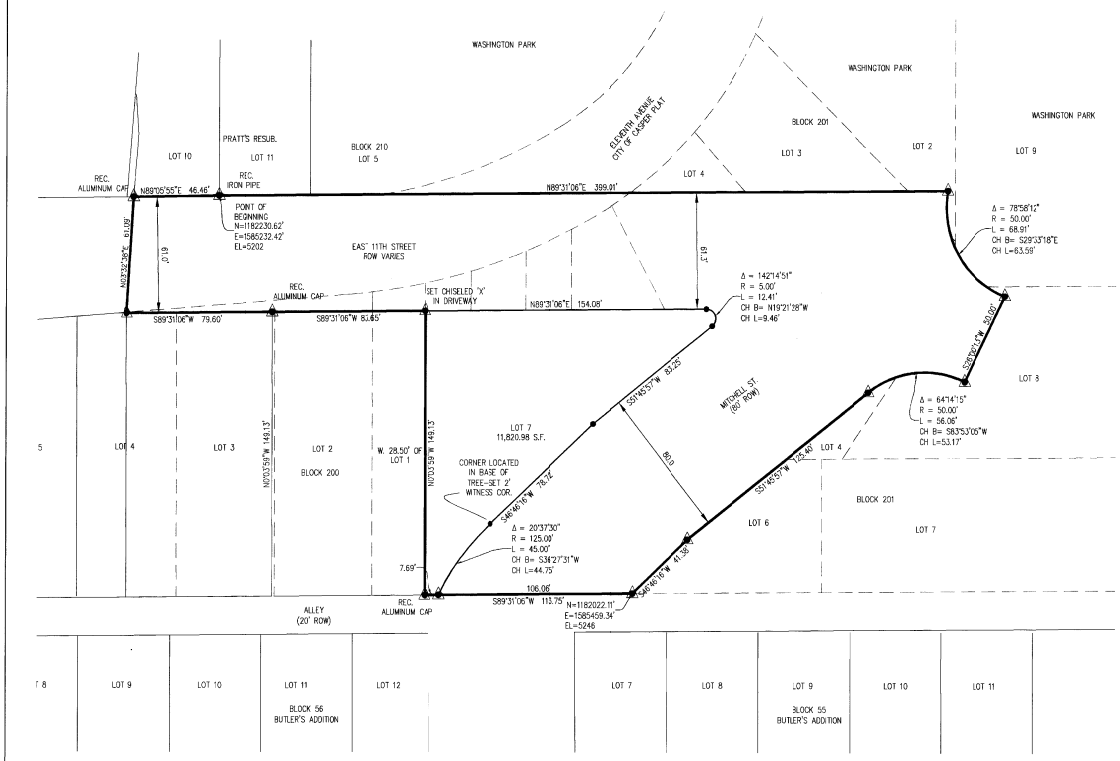
6/14/2017 2:38:06 PM NATRONA COUNTY CLERK
Pages: 1
1032196
Renea Vitto
Recorded: AK
Fee: $75.00
CITY OF CASPER



0 30' 60'
SCALE: 1" = 30'

LEGEND

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

CERTIFICATE OF DEDICATION

STATE OF WYOMING }SS
COUNTY OF NATRONA }

THE UNDERSIGNED, CITY OF CASPER, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND BEING THE EAST 25 FEET OF LOT 1 AND THE NORTHERLY PORTIONS OF LOTS 1, 2, 3 & 4, ALL OF BLOCK 200, CITY OF CASPER, AND PORTIONS OF LOTS 2, 3, 4, 6, 8 & 9, AND ALL OF LOT 5, BLOCK 201 CITY OF CASPER, AND A VACATION OF MITCHELL STREET ADJACENT TO LOT 1, BLOCK 200, SITUATE IN THE NW¼SW¼ OF SECTION 10, T.33N., R.79W, 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 10, PRATT'S RESUBDIVISION, LOCATED ON THE NORTH LINE OF EAST 11TH STREET, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N89°31'06"E, ALONG THE NORTH LINE OF EAST 11TH STREET, A DISTANCE OF 399.01 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 78°58'12", A DISTANCE OF 68.91 FEET, HAVING A CHORD BEARING OF S29°35'18"E, A DISTANCE OF 63.59 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S26°00'13"W, A DISTANCE OF 50.00 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 64°14'15", A DISTANCE OF 56.06 FEET, HAVING A CHORD BEARING OF S83°53'05"W, A DISTANCE OF 53.17 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S51°45'57"W, A DISTANCE OF 123.40 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE S46°46'16"W, A DISTANCE OF 41.38 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, LOCATED ON THE NORTH LINE OF A PUBLIC ALLEY, MONUMENTED BY A BRASS CAP;

THENCE S89°31'06"W, ACROSS MITCHELL STREET, A DISTANCE OF 113.75 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE N00°03'59"W, ALONG THE WEST LINE OF THE EAST 25 FEET OF SAID LOT 1, BLOCK 200, CITY OF CASPER, A DISTANCE OF 149.13 FEET TO A POINT, MONUMENTED BY A CHISELED X IN THE CONCRETE DRIVEWAY;

THENCE S89°31'06"W, ALONG THE SOUTH LINE OF EAST 11TH STREET, A DISTANCE OF 83.65 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S89°31'06"W, ALONG THE SOUTH LINE OF EAST 11TH STREET, A DISTANCE OF 79.60 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE N03°32'38"E, ACROSS EAST 11TH STREET, A DISTANCE OF 61.09 FEET TO THE NORTHWEST CORNER OF THE PARCEL LOCATED ON THE NORTH LINE OF SAID 11TH STREET, MONUMENTED BY A BRASS CAP;

THENCE N89°05'55"E, ALONG THE NORTH LINE OF EAST 11TH STREET, A DISTANCE OF 46.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.36 ACRES (59,442.66 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 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 "CITY OF CASPER, LOT 7, BLOCK 200". EAST 11TH STREET AND MITCHELL STREET AS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

CITY OF CASPER
200 NORTH DAVID
CASPER, WYOMING 82601

TRACEY L. BELSER - CITY CLERK

KENYNE HUMPHREY - MAYOR

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TRACEY L. BELSER, CITY CLERK AND BY KENYNE HUMPHREY, MAYOR OF THE CITY OF CASPER, THIS 13th DAY OF June, 2017.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 10/5/2020

NOTARY PUBLIC

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 OCTOBER, 2016, 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 Date 4/26/17 WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER
THIS 26th DAY OF APRIL, 2017.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-29-20

NOTARY PUBLIC

WILLIAM R. FEHRINGER NOTARY PUBLIC COUNTY OF NATRONA STATE OF WYOMING MY COMMISSION EXPIRES 3/29/2020

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS 11th DAY OF February, 2017.
ATTEST: Liz Becher SECRETARY — CHAIRMAN

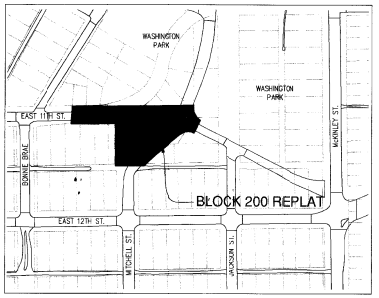
APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 5-17 DULY PASSED,
ADOPTED AND APPROVED THIS 18th DAY OF April 2017.
ATTEST: CITY CLERK — MAYOR

INSPECTED AND APPROVED THIS 1st DAY OF May 2017.
CITY ENGINEER

INSPECTED AND APPROVED THIS 1st DAY OF May 2017.
CITY SURVEYOR

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:127,452.
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°41'30.835", AND THE COMBINED FACTOR IS 0.9997759.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO USED AS BENCHMARKS.



VICINITY MAP
1" = 200' +/-

VACATION & REPLAT OF THE EAST 25 FEET, LOT 1, THE NORTHERLY PORTIONS OF LOTS 1, 2, 3 & 4 BLOCK 200, CITY OF CASPER & PORTIONS OF LOTS 2, 3, 4, 6, 8 & 9 AND ALL OF LOT 5, BLOCK 201 CITY OF CASPER AND VACATION OF A PORTION OF MITCHELL STREET ADJACENT TO LOT 1, BLOCK 200 CITY OF CASPER AS

"CITY OF CASPER"

LOT 7, BLOCK 200

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE NW¼SW¼ OF SECTION 10
T.33N., R.79W. 6TH P.M.
NATRONA COUNTY WYOMING
W.O. #16-222

cepi
Civil Engineering Professionals, Inc.
6080 Enterprise Drive, Casper, Wy 82609
Phone: 307.266.4946 Fax 307.266.0103
www.cepi-casper.com

M:\Land 2016\Survey_Dwg\16-222 Replat Lot 1, Blk 200, City of Casper\BLOCK 200 2-9-17.dwg, 4/26/2017, Bill