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CASPER RETAIL CENTER ADDITION 1447
Instrument 1596685
July 10, 1997

A REPLAT AND VACATION OF
SWANTON SUBDIVISION NO. 2 AND
LOT 2 OF SWANTON SUBDIVISION NO. 1 AS
CASPER RETAIL CENTER ADDITION

A SUBDIVISION IN THE NE1/4 OF THE NE1/4, SECTION 11
T.33N., R.79W., 6th P.M.
CITY OF CASPER
NATRONA COUNTY WYOMING

CERTIFICATE OF DEDICATION AND SUBDIVISION

STATE OF UTAH }
COUNTY OF SALT LAKE }SS

THE UNDERSIGNED, BROADWAY PARTNERS LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 11, T.33 N., R.79 W., 6th P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE NE CORNER OF SECTION 11, T.33N., R.79W., 6th P.M., NATRONA COUNTY, WYOMING;

THENCE S88°49'W, ALONG THE NORTH LINE OF SAID SECTION 11 AND THE NORTH LINE OF SWANTON SUBDIVISION NO.1, 145.02 FEET TO A BRASS CAP MARKED "CEPL 5529" SET THIS SURVEY AT THE "POINT OF BEGINNING" OF THIS LEGAL DESCRIPTION;

THENCE S00°06'48"E ALONG THE WESTERLY LOT LINE OF LOT 1 OF SWANTON SUBDIVISION NO. 1, 390.71 FEET TO A BRASS WASHER SET THIS SURVEY AT THE SOUTHWEST CORNER OF SAID LOT 1 OF SWANTON SUBDIVISION NO.1;

THENCE S89°23'W, ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SECOND STREET AND THE SOUTH LINE OF SWANTON SUBDIVISIONS 1 AND 2, 446.88 FEET TO A FOUND BRASS CAP AT THE SOUTHWEST CORNER OF SWANTON SUBDIVISION NO.2;

THENCE N00°00'00"W, ALONG THE EAST RIGHT-OF-WAY LINE OF FOREST DRIVE AND THE WEST LINE OF SWANTON SUBDIVISION NO.2, 66.10 FEET TO A FOUND BRASS CAP AT A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND WEST SUBDIVISION LINE, AND ALONG THE ARC OF A TRUE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°29'00", A RADIUS OF 1472.35 FEET, A CHORD BEARING OF N51°4'00"W, AND A CHORD DISTANCE OF 269.02 FEET, 269.39 FEET TO A FOUND BRASS CAP AT A POINT OF TANGENCY;

THENCE N10°29'00"W, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND WEST SUBDIVISION LINE, 60.45 FEET TO A FOUND BRASS CAP AT THE NORTHWEST CORNER OF SWANTON SUBDIVISION NO.2;

THENCE N88°49'E, ALONG THE NORTH LINE OF SAID SECTION 11 AND THE NORTH LINE OF SWANTON SUBDIVISIONS 1 AND 2, 479.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4.06 ACRES, 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 THE "CASPER RETAIL CENTER ADDITION" AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINE, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT.

Gary K. Mangum
GARY K. MANGUM, MANAGING PARTNER

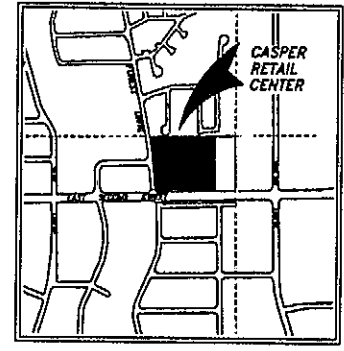
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GARY K. MANGUM THIS 10th DAY OF JULY, 1997.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 1/12/98

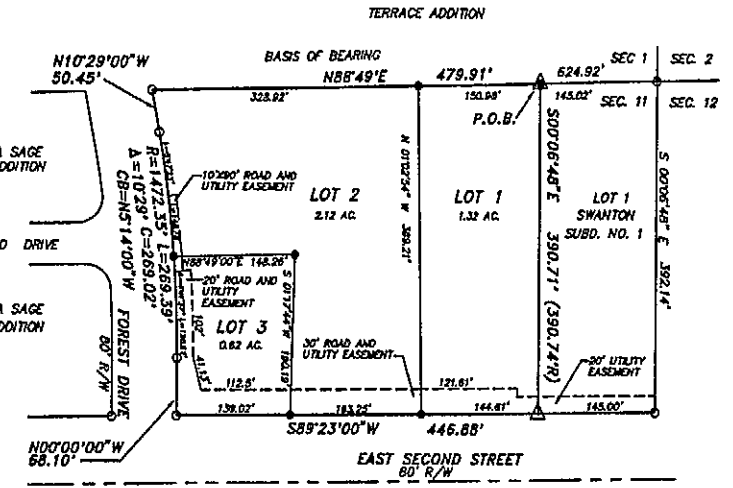
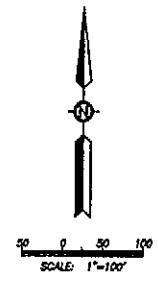
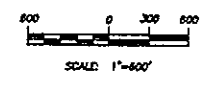


Jan O'Connell
NOTARY PUBLIC

PLAT PREPARED BY
CIVIL ENGINEERING PROFESSIONALS, INC.
355 NORTH LINCOLN STREET
CASPER, WYOMING 82601
MARCH, 1997



VICINITY MAP



PLAT

LEGEND

- FOUND BRASS CAP
- ▲ SET BRASS CAP MARKED "CEPL, L.S. 5529"
- △ SET CONCRETE NAIL WITH BRASS WASHER MARKED "CEPL, L.S. 5529"
- SET 5/8" REBAR AND ALUMINUM CAP MARKED "CEPL, L.S. 5529"

CERTIFICATE OF SURVEYOR

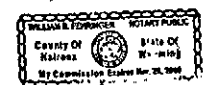
STATE OF WYOMING }
COUNTY OF NATRONA }SS

I, JAMES F. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5529, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME IN MARCH, 1997 AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES F. JONES THIS 16th DAY OF JUNE, 1997.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES March 28, 2000



William P. Schaefer
NOTARY PUBLIC

APPROVALS

APPROVED BY THE COMMUNITY PLANNING COMMISSION OF CASPER, WYOMING
THIS 22nd DAY OF April, 1997.

ATTEST: *Cynthia R. Hough*
SECRETARY

William P. Schaefer
CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 97-29, DULY PASSED, ADOPTED AND APPROVED THIS 6th DAY OF May, 1997.

ATTEST: *Colman C. Casey*
CITY CLERK

Harlan R. Dixon
MAYOR

INSPECTED AND APPROVED THIS 25th DAY OF June, 1997

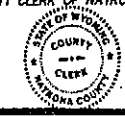
Heldt Hutchins
CITY ENGINEER

INSPECTED AND APPROVED THIS 24th DAY OF June, 1997

James F. Jones
COUNTY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 10th DAY OF July, 1997.



Marya Collier
COUNTY CLERK

INSTRUMENT NO. _____

my term of office expires
January 4, 1998

NOTES

1. ERROR OF CLOSURE IS 1:852,545.
2. SUBDIVISION IS ZONED C-2
3. BASIS OF BEARING IS N88°49'E ON THE NORTH LINE OF THE SUBDIVISION AS SHOWN ON THE PLAT OF TERRACE ADDITION, INSTRUMENT NO. 173030 IN THE NATRONA COUNTY CLERKS OFFICE, FILED JULY 10, 1975.