784510
Mary Ann Collins Recorder, WY
Jan 31, 2006 04:16 PM
Pages: 1 Fee: $50.00
City of Casper

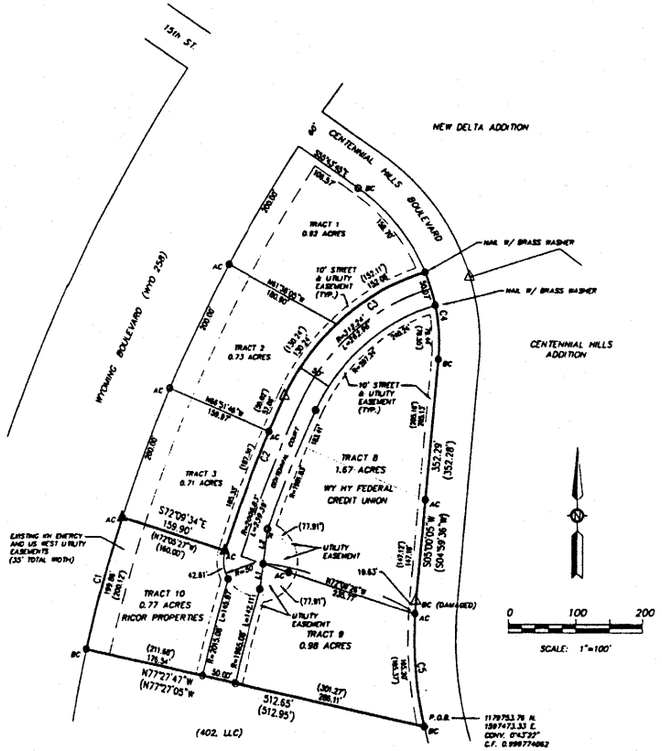
482

INSTRUMENT #784510
RECORDED JANUARY 31, 2006
CENTENNIAL HILLS BUSINESS PARK #2

FINAL PLAT OF
CENTENNIAL HILLS BUSINESS PARK NO.2
TO THE CITY OF CASPER, WYOMING

A REPLAT OF TRACTS 4, 5 AND 6 AND CENTENNIAL COURT, OF CENTENNIAL HILLS BUSINESS PARK ADDITION TO THE CITY OF CASPER, WYOMING

A SUBDIVISION IN THE NE1/4 OF THE NW1/4, SECTION 13 T.33N., R.79W., 6th P.M., NATRONA COUNTY, WYOMING.



CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	2191.83'	05°13'28"	199.86'	N15°15'35"E	199.79'
C2	2031.83'	06°50'08"	242.40'	N21°19'34"E	242.26'
C3	337.24'	47°57'39"	282.29'	N48°45'39"E	274.12'
C4	272.00'	27°16'52"	129.51'	S08°40'36"E	128.29'
C5	591.00'	17°53'08"	184.83'	S03°58'26"E	184.08'

LINE DATA

LINE	BEARING	DISTANCE
L1	S07°09'35"W	37.10'
L2	S07°09'35"W	51.17'

LEGEND

- ○ FOUND MONUMENT AS NOTED
- △ SET BRASS CAP
- ● SET ALUMINUM CAP
- (TRACT 4) RECORD DATA

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF NATRONA }

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 NOVEMBER, 2005 AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.

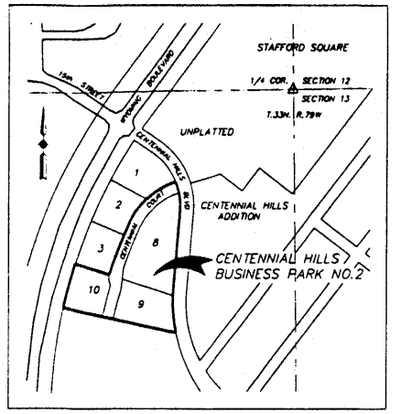
Professional Land Surveyor JAMES F. JONES 5529 WYOMING — Date 1/12/06

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES F. JONES THIS 4th DAY OF January, 2006

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES June 9 2007

NOTARY PUBLIC

NOTARY PUBLIC COUNTY OF NATRONA STATE OF WYOMING



VICINITY MAP

NOT TO SCALE

APPROVALS

APPROVED BY THE COMMUNITY PLANNING COMMISSION OF CASPER, WYOMING THIS 20th DAY OF December, 2005.

ATTEST: David R. Haugh SECRETARY — CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 06-5. DULY PASSED, ADOPTED AND APPROVED THIS 3rd DAY OF January, 2006.

ATTEST: CITY CLERK — MAYOR

INSPECTED AND APPROVED THIS 17th DAY OF January, 2006

CITY ENGINEER

INSPECTED AND APPROVED THIS 16th DAY OF JANUARY, 2006

CITY SURVEYOR

INSPECTED AND APPROVED THIS 16th DAY OF January, 2006

COUNTY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 31 ST DAY OF January 2006

my term of office expires January 2, 2007

COUNTY CLERK

NOTES

1. ERROR OF CLOSURE IS 1:206,400
2. SUBDIVISION IS ZONED C-2
3. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/1986.

C·E·P·I Civil Engineering Professionals, Inc. 6080 Enterprise Drive • Casper, Wyoming 82609 (307) 266-0866 • (307) 266-0868 fax

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }

THE UNDERSIGNED, 402 LIMITED LIABILITY CO., WY HY FEDERAL CREDIT UNION, AND, RICOR PROPERTIES LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 13, T.33 N., R.79 W., 6th P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP AT THE SOUTHEAST CORNER OF TRACT 3 OF THE CENTENNIAL HILLS BUSINESS PARK; BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION AND THE SOUTHEAST CORNER THE PARCEL OF LAND BEING DESCRIBED HEREIN;

THENCE N77°27'47"W, ALONG THE SOUTHERLY LINE OF SAID CENTENNIAL HILLS BUSINESS PARK AND ALONG THE SOUTHERLY LINE OF THIS PARCEL, 512.65 FEET TO A FOUND BRASS CAP AT THE SOUTHWEST CORNER OF THIS PARCEL, SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF WYOMING BOULEVARD;

THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID CENTENNIAL HILLS BUSINESS PARK, AND ALONG THE ARC OF A TRUE CURVE TO THE RIGHT HAVING A RADIUS OF 2191.83 FEET, THROUGH A CENTRAL ANGLE OF 05°13'28", HAVING AN CHORD BEARING AND DISTANCE OF N15°15'35"E AND 199.79 FEET, AN ARC DISTANCE OF 199.86 FEET TO A BRASS CAP SET THIS SURVEY AT THE LOCATION OF A FOUND ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF TRACT 3 OF CENTENNIAL HILLS BUSINESS PARK;

THENCE S72°09'34"E, ALONG THE SOUTHERLY LINE OF TRACT 3 OF SAID CENTENNIAL HILLS BUSINESS PARK, 159.90 FEET TO A BRASS CAP SET THIS SURVEY AT THE LOCATION OF A FOUND ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SAID TRACT 3;

THENCE NORTHERLY, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL COURT AS SHOWN ON THE PLAT OF CENTENNIAL HILLS BUSINESS PARK, AND ALONG THE ARC OF A TRUE CURVE TO THE RIGHT HAVING A RADIUS OF 2031.83 FEET, THROUGH A CENTRAL ANGLE OF 06°50'08", HAVING AN CHORD BEARING AND DISTANCE OF N21°19'34"E AND 242.26 FEET, AN ARC DISTANCE OF 242.40 FEET TO A BRASS CAP SET THIS SURVEY AT A POINT OF COMPOUND CURVATURE;

THENCE NORTHEASTERLY, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID CENTENNIAL COURT AND ALONG THE ARC OF A TRUE CURVE TO THE RIGHT HAVING A RADIUS OF 337.24 FEET, THROUGH A CENTRAL ANGLE OF 47°57'39", HAVING AN CHORD BEARING AND DISTANCE OF N48°45'39"E AND 274.12 FEET, AN ARC DISTANCE OF 282.29 FEET TO A FOUND NAIL & BRASS WASHER MARKING THE MOST EASTERLY CORNER OF TRACT 1 OF CENTENNIAL HILLS BUSINESS PARK, BEING THE MOST NORTHERLY CORNER OF THIS PARCEL;

THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL MILL BOULEVARD AND ALONG THE EASTERLY LINE OF THIS PARCEL AND ALONG THE ARC OF A TRUE CURVE TO THE RIGHT HAVING A RADIUS OF 272.00 FEET, THROUGH A CENTRAL ANGLE OF 27°16'52", HAVING A CHORD BEARING AND DISTANCE OF S08°40'36"E AND 128.29 FEET, AN ARC DISTANCE OF 129.51 FEET TO A FOUND BRASS CAP AT A POINT OF TANGENCY;

THENCE, S03°00'05"W, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID CENTENNIAL MILLS BOULEVARD AND ALONG THE EAST LINE OF THIS PARCEL, 352.30 FEET TO A BRASS CAP SET THIS SURVEY AT A POINT OF CURVATURE;

THENCE SOUTHERLY, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CENTENNIAL MILLS BOULEVARD AND ALONG THE EASTERLY LINE OF THIS PARCEL AND ALONG THE ARC OF A TRUE CURVE TO THE LEFT HAVING A RADIUS OF 591.00 FEET, THROUGH A CENTRAL ANGLE OF 17°53'08", HAVING A CHORD BEARING AND DISTANCE OF S03°58'26"E AND 184.08 FEET, AN ARC DISTANCE OF 184.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4.21 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 OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "CENTENNIAL HILLS BUSINESS PARK 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 DESIGNATED AS "UTILITY EASEMENTS" ON THIS PLAT AND IN THE CENTENNIAL COURT RIGHT-OF-WAY, WHICH IS DEDICATED TO PUBLIC USE.

402 LIMITED LIABILITY COMPANY, 402 SO. CENTER ST., CASPER, WY. 82601

FRANK JONES, MANAGER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY FRANK JONES THIS 12th DAY OF January, 2006

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES Mar 28, 2008

NOTARY PUBLIC

COUNTY OF NATRONA STATE OF WYOMING

WY HY FEDERAL CREDIT UNION

WILLIAM N. WILLINGHAM III, PRESIDENT & CEO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM N. WILLINGHAM THIS 1 DAY OF _____, 200_.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

COUNTY OF LARAMIE STATE OF WYOMING

RICOR PROPERTIES LIMITED LIABILITY COMPANY, 5880 ENTERPRISE DRIVE, CASPER, WY. 82609

RICH FAHRSERVS, MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICH FAHRSERVS THIS 4th DAY OF January, 2006

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3/12/08

NOTARY PUBLIC

COUNTY OF NATRONA STATE OF WYOMING

CENTENNIAL HILLS BUSINESS PARK NO.2

PLAT PREPARED BY
CIVIL ENGINEERING PROFESSIONALS, INC.
6080 ENTERPRISE DRIVE
CASPER, WYOMING 82609
NOVEMBER, 2005

ACAD FILE: 05-309 REPLAT