

CENTENNIAL HILLS BUSINESS PARK
INSTRUMENT #587021
RECORDED NOVEMBER 12, 1996

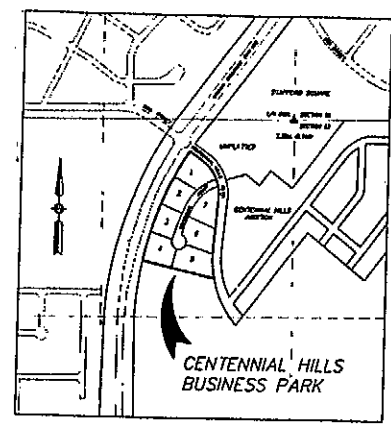
FINAL PLAT OF

CENTENNIAL HILLS BUSINESS PARK
A SUBDIVISION IN THE NE 1/4 OF THE NW 1/4, SECTION 13
T.33N., R.79W., 6th P.M.
CITY OF CASPER
NATRONA COUNTY WYOMING

CERTIFICATE OF DEDICATION AND ANNEXATION

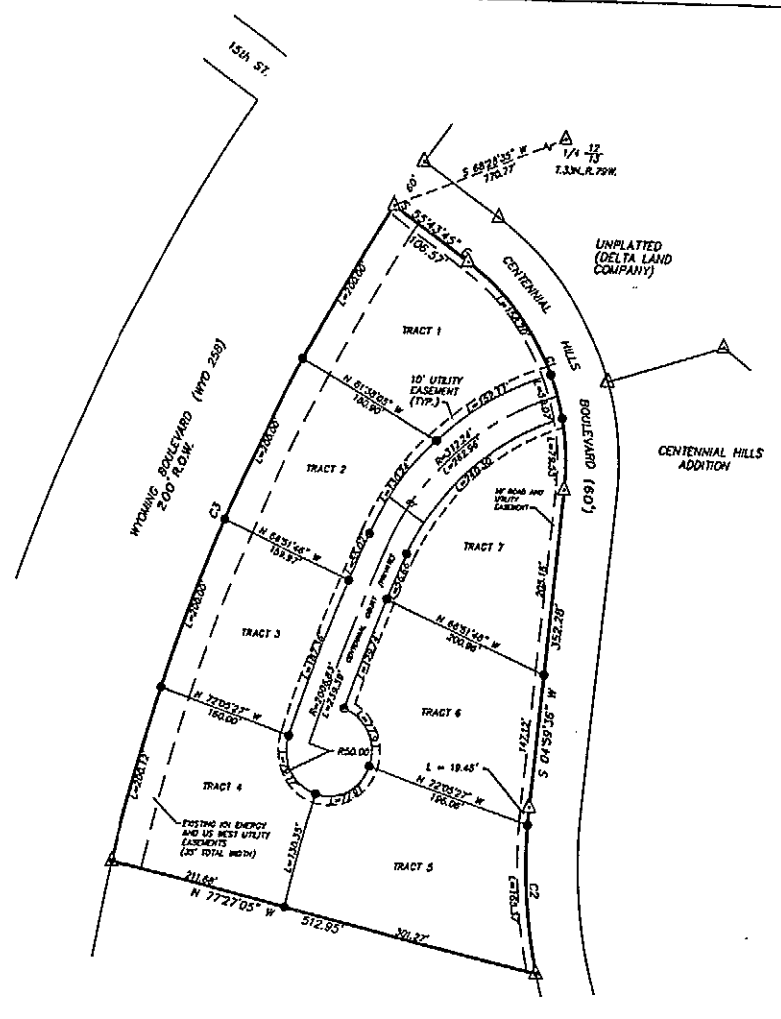
STATE OF WYOMING }
COUNTY OF NATRONA } SS
THE UNDERSIGNED, 402 LIMITED LIABILITY CO., DOES HEREBY CERTIFY THAT IT IS THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 13, T.33 N., R.79 W., 6th P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 13, T.33N. R.79W., 6th P.M., NATRONA COUNTY, WYOMING AS MONUMENTED BY A BRASS CAP;
THENCE S88°28'35"W, A DISTANCE OF 770.77 FEET TO A FOUND BRASS CAP LOCATED AT THE SOUTHWESTERLY CORNER OF WYOMING BOULEVARD (WYO 250) AND EAST 15TH STREET, BEING THE "POINT OF BEGINNING" OF THIS LEGAL DESCRIPTION;
THENCE S55°43'45"E, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 15TH STREET, 106.57 FEET TO A FOUND BRASS CAP MARKING A POINT OF CURVATURE IN SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;
THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE ARC OF A TRUE CURVE TO THE RIGHT HAVING A RADIUS OF 272.00 FEET AND THROUGH A CENTRAL ANGLE OF 60°44'13", 388.34 FEET TO A FOUND BRASS CAP MARKING A POINT OF TANGENCY;
THENCE, S04°59'36"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID EAST 15TH STREET, 352.28 FEET TO A FOUND BRASS CAP MARKING A POINT OF CURVATURE;
THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF A TRUE CURVE TO THE LEFT HAVING A RADIUS OF 581.00 FEET AND THROUGH A CENTRAL ANGLE OF 17°35'00", 184.83 FEET TO A BRASS CAP SET THIS SURVEY AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND BEING DESCRIBED HEREIN;
THENCE N77°27'05"W, ALONG THE SOUTHERLY LINE OF THIS PARCEL, A DISTANCE OF 512.95 FEET TO A BRASS CAP SET THIS SURVEY ON THE EASTERLY RIGHT-OF-WAY LINE OF WYOMING BOULEVARD;
THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF A TRUE CURVE TO THE RIGHT HAVING A RADIUS OF 291.83 FEET AND THROUGH A CENTRAL ANGLE OF 20°54'04", 800.12 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.54 ACRES, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ADJURED.



0 600
SCALE: 1"=600'

VICINITY MAP



CURVE DATA

CURVE	BEGINNING	LENGTH	CHORD	BEARING	DELTA
C1	772.00	284.37	175.07	S 23°24'00" W	60°44'13"
C2	581.00	184.83	104.08	S 04°59'36" W	17°35'00"
C3	291.83	800.12	793.85	N 20°54'04" E	20°54'04"

0 100 200
SCALE: 1"=100'

LEGEND

- ▲ FOUND BRASS CAP
- ▲ SET BRASS CAP
- SET ALUMINUM CAP

APPROVALS

APPROVED BY THE COMMUNITY PLANNING COMMISSION OF CASPER, WYOMING THIS 27th DAY OF September, 1996.
ATTEST: Deborah E. Bennett SECRETARY
Audrey Jarvis CHAIRMAN
APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 15-16 DAILY PASSED, ADOPTED AND APPROVED THIS 31st DAY OF October, 1996.
ATTEST: Calvin J. Cleary CITY CLERK
Queen James MAYOR
INSPECTED AND APPROVED THIS 28th DAY OF October, 1996
Hal H. Hutchinson CITY ENGINEER
INSPECTED AND APPROVED THIS 30th DAY OF October, 1996
Ch. Th... COUNTY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 12th DAY OF November, 1996.
BOOK _____ PAGE _____
Mary G. Coen COUNTY CLERK
My term of office expires January 4, 1998

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:10,000 (1:30,000)
2. SUBDIVISION IS TO BE ZONED C-2
3. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983.

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 "CENTENNIAL HILLS BUSINESS PARK" 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" AND IN THE CENTENNIAL COURT RIGHT-OF-WAY AS SHOWN ON THIS PLAT. CENTENNIAL COURT IS A PRIVATE STREET DEDICATED TO THE USE OF THE CENTENNIAL HILLS BUSINESS PARK LOT OWNERS.

Laurel L. Miller
LAUREL L. MILLER, ASSISTANT MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LAUREL L. MILLER THIS 21st DAY OF October, 1996.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 10/20/98
James F. Jones
NOTARY PUBLIC

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 JANUARY, 1996 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 18th DAY OF October, 1996.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 10/20/98
William R. Johnson
NOTARY PUBLIC

CENTENNIAL HILLS BUSINESS PARK

PLAT PREPARED BY
CIVIL ENGINEERING PROFESSIONALS, INC.
355 NORTH LINCOLN STREET
CASPER, WYOMING 82601
JANUARY, 1996