

VICINITY MAP

**APPROVALS**

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING  
 THIS 27<sup>th</sup> DAY OF November, 2013.

ATTEST: Liz Bechere SECRETARY  
Paul Maguire CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 28-13, DULY PASSED,  
 ADOPTED AND APPROVED THIS 5<sup>th</sup> DAY OF November, 2013.

ATTEST: William Donald CITY CLERK  
Harvey Schlegel MAYOR

INSPECTED AND APPROVED THIS 15<sup>th</sup> DAY OF November, 2013.

INSPECTED AND APPROVED THIS 15<sup>th</sup> DAY OF November, 2013.

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**RECORDED**

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 26<sup>th</sup>  
 DAY OF November, 2013.  
 INSTRUMENT NO. 962711

Renee Vitto COUNTY CLERK

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING }  
 COUNTY OF NATRONA } SS

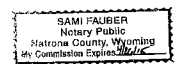
I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN JANUARY, 2013, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY 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.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 14<sup>th</sup> DAY OF NOVEMBER, 2013.

WITNESS MY HAND AND OFFICIAL SEAL,  
 MY COMMISSION EXPIRES 1/15/15

Sam Palmer  
 NOTARY PUBLIC



**CERTIFICATE OF DEDICATION**

STATE OF WYOMING }  
 COUNTY OF NATRONA } SS

THE UNDERSIGNED, ROSALIE SPURLIN AND ANGELEE LEWALLEN, CO-PERSONAL REPRESENTATIVES FOR THE ESTATE OF MARY THELMA RHOADES, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE E/2SE/4 OF SECTION 2, T.33N., R.78W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO KNOWN AS LOTS 22 - 29, BLOCK 7, EAST BURLINGTON ADDITION TO THE CITY OF CASPER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 22, BLOCK 7, LOCATED ON THE NORTH LINE OF EAST YELLOWSTONE HIGHWAY, MONUMENTED BY AN ALUMINUM CAP AND BEING THE POINT OF BEGINNING;

THENCE S79°37'43"W, ALONG THE SOUTH LINE OF SAID LOT 22 AND THE NORTH LINE OF EAST YELLOWSTONE HIGHWAY, A DISTANCE OF 126.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22, MONUMENTED BY AN ALUMINUM CAP;

THENCE N02°59'24"W, ALONG THE WEST LINE OF SAID LOTS 22 THROUGH 29, BLOCK 7, A DISTANCE OF 231.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 29, MONUMENTED BY AN ALUMINUM CAP;

THENCE N89°09'25"E, ALONG THE NORTH LINE OF SAID LOT 29 AND THE SOUTH LINE OF LOT 30, A DISTANCE OF 126.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 29 LOCATED ON THE WEST LINE OF NORTH FAIRDALE STREET, MONUMENTED BY AN ALUMINUM CAP;

THENCE S00°54'17"E, ALONG THE EAST LINE OF SAID BLOCK 7 AND THE WEST LINE OF NORTH FAIRDALE STREET, A DISTANCE OF 216.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.83 ACRES, (22,577 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 "COLONIAL HOUSE ADDITION". ALL STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

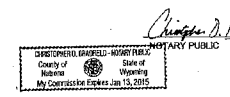
ROSALIE SPURLIN AND ANGELEE LEWALLEN  
 1914 EAST YELLOWSTONE HIGHWAY  
 CASPER, WYOMING 82501

Rosalie Spurlin  
 ROSALIE SPURLIN - CO-PERSONAL REPRESENTATIVE FOR THE ESTATE OF MARY THELMA RHOADES

Angelee Lewallen  
 ANGELEE LEWALLEN - CO-PERSONAL REPRESENTATIVE FOR THE ESTATE OF MARY THELMA RHOADES

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROSALIE SPURLIN AND ANGELEE LEWALLEN, CO-PERSONAL REPRESENTATIVES FOR THE ESTATE OF MARY THELMA RHOADES THIS 14<sup>th</sup> DAY OF November, 2013.

WITNESS MY HAND AND OFFICIAL SEAL,  
 MY COMMISSION EXPIRES 1/15/15



**NOTES**

1. ERROR OF CLOSURE EXCEEDS 1/99,001.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT THE SOUTHWEST CORNER OF THE PARCEL IS 00°42'12.717", AND THE COMBINED FACTOR IS 0.9999783.
4. ALL DISTANCES ARE GROUND.

VACATION AND REPLAT OF  
 LOTS 22 - 29, BLOCK 7, EAST BURLINGTON ADDITION  
 AS  
**COLONIAL HOUSE ADDITION**

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE  
 E1/2SE1/4 OF SECTION 3,  
 T.33N., R.78W., 6TH P.M.  
 NATRONA COUNTY, WYOMING



Civil Engineering Professionals, Inc.  
 6080 Enterprise Drive, Casper, WY 82409  
 Phone 307.266.4346 Fax 307.266.0103  
 www.cepi-casper.com

- LEGEND**
- ▲ SET BRASS CAP
  - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
  - FOUND MONUMENT AS NOTED
  - ORIGINAL LOT LINES