

CROSSROADS PLAZA III #588
Recorded April 12, 1983
Instrument #349490

RECORDED
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RECORDED APR 12 1983 AT 11:12 AM
INSTRUMENT NO. 349490
NATRONA COUNTY

PLAT OF
"CROSSROADS PLAZA III"
AN ADDITION TO THE CITY OF CASPER
A REPLAT OF PORTIONS OF
CROSSROADS PLAZA II AND C & NW ADDITION NO. 1
ADDITIONS TO THE CITY OF CASPER
AND A PORTION OF THE
NE1/4SE1/4, SECTION 8
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

SCALE: 1"=40'

CERTIFICATE OF DEDICATION

D.I.R.T. LAND TRUST hereby certify that they are the owners and proprietors of the foregoing subdivision and replat located in and being portions of "Crossroads Plaza II" and "C & NW Addition No. 1", Additions to the City of Casper, Wyoming and also a portion of the NE1/4 SE1/4, Section 8, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the southeasterly corner of the Parcel being described and said C & NW Addition No. 1 and also a point in the easterly line of said NE1/4SE1/4, Section 8 and from which point the northeasterly corner thereof bears N.0°07'00"E. 315.54 feet; thence from said Point of Beginning and along the southeasterly line of said Parcel and C & NW Addition No. 1 and the northeasterly line of West Collins Street, S.84°02'00"W., 86.89 feet to the southwesterly corner of said Parcel; thence along the westerly line of said Parcel and across said C & NW Addition No. 1 and the westerly line of Lot 10, Block 1, Crossroads Plaza II, N.25°58'00"W., 213.83 feet to the northwesterly corner of said Parcel and said Lot 10, Block 1, Crossroads Plaza II; thence along the northwesterly line of said Parcel and Lot 10, Block 1, N.64°02'00"E., 155.51 feet to the northeasterly corner of said Parcel and said Lot 10, Block 1; thence along the easterly line of said Parcel and Lot 10, Block 1 and the westerly line of Poplar Street, S.0°07'00"W., 82.07 feet to a point and southeasterly corner of said Lot 10, Block 1 and a point in and intersection with the northwesterly line of said C & NW Addition No. 1; thence along the northwesterly line of said C & NW Addition No. 1, N.84°02'00"E., 34.89 feet to a point and northeasterly corner of said C & NW Addition No. 1; thence along the easterly line of said Parcel and C & NW Addition No. 1 and said NE1/4SE1/4, Section 8, S.0°07'00"W., 155.88 feet to the Point of Beginning and containing 0.624 acres, more or less.

The subdivision and replat of the foregoing described lands as appears on this Plat is with the free consent and in accordance with the desires of the above named owners and proprietors; the name of said subdivision and replat shall be "CROSSROADS PLAZA III", an addition to the City of Casper, Wyoming. All streets and public ways as set forth by this Plat are hereby dedicated to the use of the public.

D.I.R.T. LAND TRUST
110 S. CENTER STREET
CASPER, WYOMING 82801

Lois M. Shickich
LOIS M. SHICKICH, TRUSTEE

Joe E. Shickich
JOE E. SHICKICH, TRUSTEE

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF NATRONA) ss

The foregoing instrument was acknowledged before me by Lois M. Shickich & Joe E. Shickich on this 23rd day of DECEMBER, 1982.

Witness my hand and notarial seal.

My commission expires: June 15, 1985

Thomas A. Moore
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA) ss

I, Maynard Johnson of Casper, Wyoming hereby certify that this Plat was prepared from notes taken during an actual survey made by me during the month of January, 1983 and that this Plat correctly and accurately represents said survey. All corners are well and accurately identified and all dimensions are expressed in feet and decimals thereof and courses referred to the true meridian. All being true and correct to the best of my knowledge and belief.

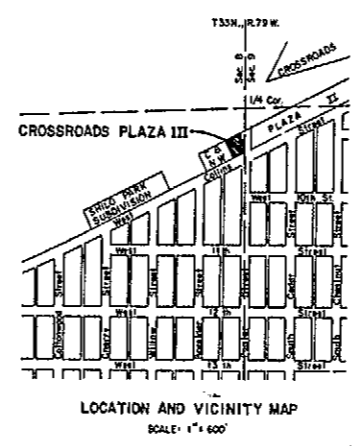
Wyoming Registration No. 850 L.S.

Maynard Johnson
MAYNARD JOHNSON

Subscribed in my presence and sworn to before me by Maynard Johnson on this 3rd day of JANUARY, 1983.

My commission expires: June 15, 1985

Thomas A. Moore
NOTARY PUBLIC



APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 26 day of JAN. 1983 and forwarded to the City Council of Casper, Wyoming with recommendation that said Plat be adopted.
Charles D. Dancy SECRETARY
Sam R. Sager COMMISSION CHAIRMAN

APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. 85-91 duly passed, adopted and approved on the 1st day of MARCH, 1983.

Attest: *Charles D. Dancy* CITY CLERK
Wayne McCray MAYOR

APPROVED: Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on the 4 day of April, 1983.

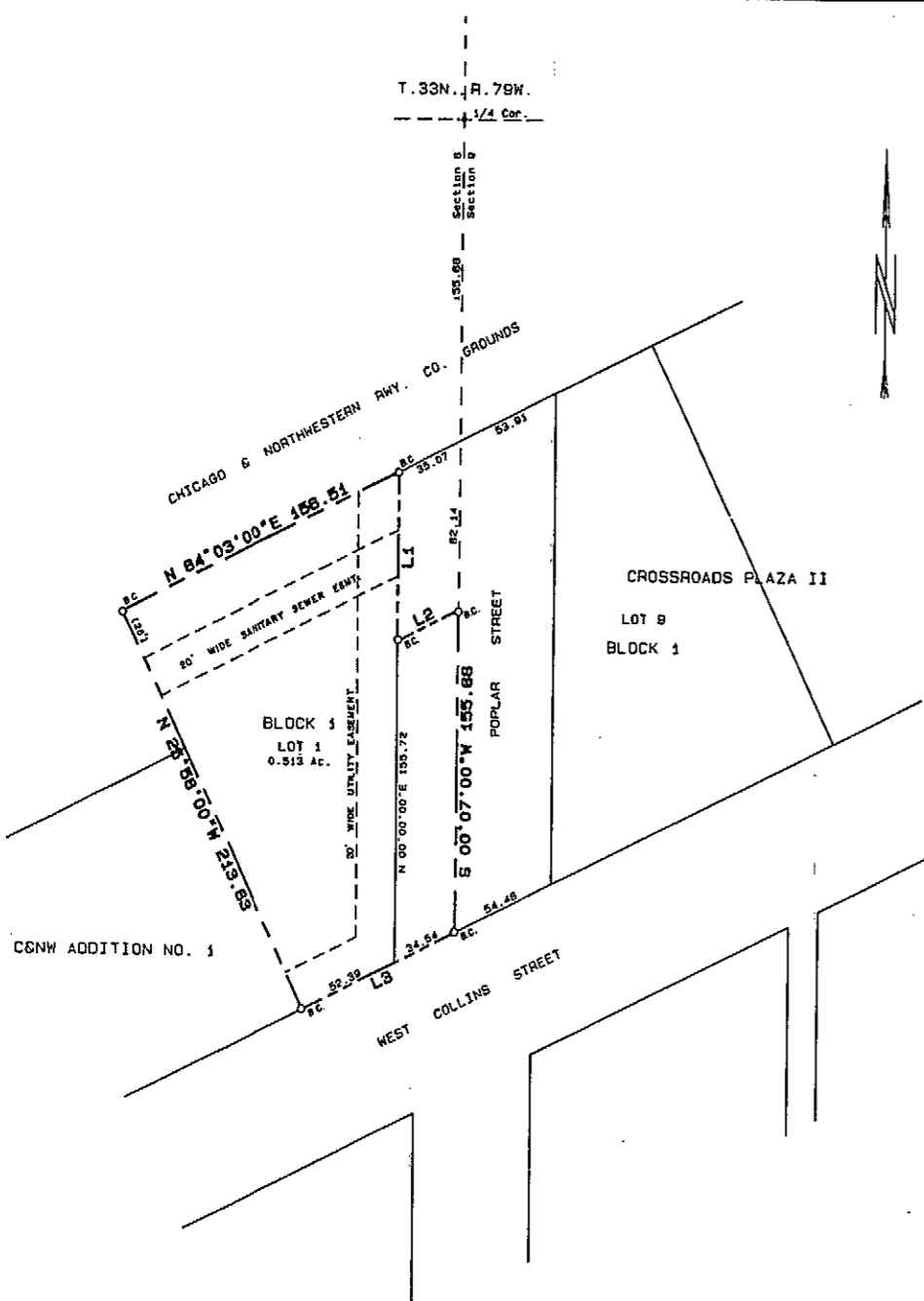
Attest: *John A. Schull* COUNTY CLERK
Frank L. Schull CHAIRMAN OF THE BOARD

INSPECTED AND APPROVED on the 3rd day of March, 1983.
My Term of Office Expires January 5, 1984.
J. J. C. C. CITY ENGINEER

INSPECTED AND APPROVED on the 25th day of March, 1983.
Bill R. H. H. COUNTY SURVEYOR

INSPECTED AND APPROVED on the 17 day of Feb. 1983.
Trix Anderson COUNTY HEALTH OFFICER

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 12th day of April, 1983.
John A. Schull COUNTY CLERK



LEGEND:
Brass Cap Corner.....O
Original Corner.....P
Local Corner.....L
5/8"x18" Rebar.....R
W.L.C. & J. Brass Cap or Aluminum Cap Set.....BC or AC
Subdivision Boundary.....Dashed Line
Easement.....Dotted Line

LINE	BEARING	DISTANCE
1	S 00°00'00"W	82.07
2	N 84°02'00"E	34.89
3	S 84°02'00"W	86.83

Plat Closure Ratio in excess of 1:10,000

SURVEY & PLAT BY
WORTHINGTON, LENHART, CARPENTER & JOHNSON, INC.
832 SOUTH DAVID STREET, CASPER, WYOMING 82801
N.O. NO.: 0 DATE: 12-21-82

RECORDED - 7 1970 APR 3 Torlock DM
1110 - 233 of Deeds page 55
10-55 INDEX NUMBER
COUNTY CLERK

Authorization No. 6892

DEED NO. 76326

THE GRANTOR, CHICAGO AND NORTH WESTERN RAILWAY COMPANY, a Wisconsin corporation, for the consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE

CONSIDERATIONS ----- DOCUMENTS

(\$ -----), conveys and quitclaims to JOE E. SHICKICH and HENRI J. CHOQUETTE,
tenants in common

of Casper Wyoming

GRANTEE, all interest in the following described real estate situated in the City

of Casper, County of Natrona, and the State of Wyoming

to wit:

PARCEL "A"

Commencing at the intersection of the Northwesterly line of Collins Drive (formerly Railroad Avenue) and the Northerly extension of the Easterly line of Willow Street, City of Casper, Natrona County, Wyoming; thence along the Northwesterly line of said Collins Drive, North 64° 02' East, 615.00 feet to the point of beginning, which point is also located in the Southeasterly line of Chicago and North Western Addition No. 1 to said City of Casper, at North 64° 02' East, 213.07 feet from the Southwesterly corner thereof; thence from said point of beginning and along the Northwesterly line of said Collins Drive, North 64° 02' East, 86.93 feet to the Southeasterly corner of said Chicago and North Western Addition No. 1 and a point in the line common to said Sections 8 and 9; thence along said common section line and the Easterly line of said addition North 0° 07' East, 155.76 feet to a point and Northeasterly corner of said addition, said point being located at South 0° 07' West, 155.68 feet from the quarter corner common to said Sections 8 and 9; thence along the Northwesterly line of said addition, South 64° 03' West, 155.30 feet to a point; thence across said addition, South 25° 58' East, 140.00 feet to a point in the Southeasterly line thereof and the point of beginning and containing 16,955 square feet, more or less.

PARCEL "B"

Beginning at the Southeasterly corner of the foregoing described parcel and Chicago and North Western Addition No. 1, thence along the Easterly line of said addition and also the line common to said Sections 8 and 9, North 0° 07' East, 155.76 feet to a point and Northeasterly corner of said addition; thence South 64° 03' West, along the Northwesterly line of said Chicago and North Western Addition, 155.30 feet to a point; thence leaving said addition line and North 25° 58' West, 143.82 feet to a point, which point is located at 8.50 feet from the center line of the Chicago and North Western Railway Company's main track as now located; thence North 64° 03' East, and parallel to the center line of said main track as now located and as measured 8.50 feet Southeasterly and perpendicularly therefrom, 157.20 feet to a point in the line common to said Sections 8 and 9 and located at South 0° 07' West, 151.38 feet from the quarter corner common thereto; thence continuing North 64° 03' East, and parallel to the center line of said main track as measured 8.50 feet Southeasterly and perpendicularly therefrom, 1094.70 feet to the Northeasterly corner of said parcel and a point located in the Northerly extension of the Westerly line of Walnut Street, City of Casper, as now located; thence along the Easterly line of said parcel and the Westerly line of said Walnut Street, South 0° 01' West, 159.61 feet to the Southeast corner of said parcel and also a point in the Northwesterly line of Collins Drive, City of Casper; thence along the Northwesterly line of said Collins Drive, as measured 70.00 feet Northwesterly and perpendicularly from the Southeasterly line thereof, South 64° 02' West, 1095.07 feet to the point of beginning and containing 157,875 square feet, more or less, of which 597 Square feet is contained in Section 8 and 157,278 square feet is contained in Section 9 of said Township 33 North, Range 79 West.

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486



Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

56

Reserving, however, unto the Grantor, its successors and assigns, the spur track now located on said above described property, together with the right to use, occupy and enjoy a strip of land 17 feet in width, being 8.5 feet in width on each side of the center line of Chicago and North Western Railway Company Spur Track I.C.C. No. W-242, as now located, and said strip of land extending Southwesterly, from the East line of the above described parcel of land being conveyed, a distance of 150 feet, for the proper maintenance and operation of said track until such time as said Grantor, its successors or assigns, shall permanently abandon the use of said track or remove the same from said premises.

Reserving, however, unto said Grantor, its lessees, licensees, successors and assigns, the poles and wires of the telegraph line now located upon said premises, together with the right to maintain and reconstruct the same until such time as they are permanently removed by said Grantor, its lessees, licensees, successors or assigns.

Excepting and reserving, however, unto said Grantor, its successors and assigns forever, the ownership of all coal, oil, gas, casinghead gas, and all minerals of every kind and nature, in, on or under the surface of the real estate hereinabove described, together with the full right and license at any and all times to enter upon said real estate to explore or drill for, and to protect, conserve, mine, drill, take, remove and market any and all such products in any manner which will not interfere with the use by the Grantee of the surface of the real estate hereby conveyed.

Excepting and reserving, however, unto the Grantor, its successors and assigns, lessees and licensees, the right to maintain, operate, use, reconstruct and replace any and all existing conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities, if any, on said real estate.

DATED this 24th day of November, 1970.

Signed, Sealed and Delivered in Presence of

V.J. Luisi

M. F. Chatterton

CHICAGO AND NORTH WESTERN RAILWAY COMPANY

By Robert W. Mickey, Assistant Vice President

Attest E. C. Marquardt, Assistant Secretary

Compliments of
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STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, A. S. Fleck a Notary Public duly commissioned and qualified in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert W. Mickey and E. C. Marquardt to me personally known and known to me to be, respectively, Assistant Vice President and Assistant Secretary of CHICAGO AND NORTH WESTERN RAILWAY COMPANY, a Wisconsin corporation, and the identical persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, severally acknowledged to me that they are, respectively, Asst. Vice President and Asst. Secretary of said corporation; that as such officers they signed, sealed and delivered said instrument in behalf of said corporation by authority and order of its Board of Directors, as the free and voluntary act and deed of said corporation, and as their own free and voluntary act; that the seal affixed to said instrument is the seal of said corporation; and that said corporation executed said instrument for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such Notary Public, at Chicago, Illinois, this 24th of November, 1970

A. S. Fleck
Notary Public, in and for the County of Cook,
in the State of Illinois.
A. S. Fleck

My Commission Expires: August 23, 1974

Compliments of:
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QUIT-CLAIM DEED

CHICAGO AND NORTH WESTERN
RAILWAY COMPANY

TO

State of _____)
County of _____) ss.

This instrument was filed for record

on the _____

day of _____

at _____

A.D. 19 _____

and recorded _____

in _____

on page _____ thereof.

RECORDED - 7 1970 APR 3 Torlock DM
1110 - 233 of Deeds page 55
10-55 INDEX NUMBER COUNTY CLERK

Authorization No. 6892

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CONSIDERATIONS ----- DOCUMENTS

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Excepting and reserving, however, unto said Grantor, its successors and assigns forever, the ownership of all coal, oil, gas, casinghead gas, and all minerals of every kind and nature, in, on or under the surface of the real estate hereinabove described, together with the full right and license at any and all times to enter upon said real estate to explore or drill for, and to protect, conserve, mine, drill, take, remove and market any and all such products in any manner which will not interfere with the use by the Grantee of the surface of the real estate hereby conveyed.

Excepting and reserving, however, unto the Grantor, its successors and assigns, lessees and licensees, the right to maintain, operate, use, reconstruct and replace any and all existing conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities, if any, on said real estate.

DATED this 24th day of November, 1970.

Signed, Sealed and Delivered in
Presence of

V.J. Luisi

M. F. Chatterton

CHICAGO AND NORTH WESTERN RAILWAY COMPANY

By Robert W. Mickey, Assistant Vice President

Attest E. C. Marquardt, Assistant Secretary

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COUNTY OF COOK) ss.

I, A. S. Fleck a Notary Public duly commissioned and qualified in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert W. Mickey and E. C. Marquardt to me personally known and known to me to be, respectively, Assistant Vice President and Assistant Secretary of CHICAGO AND NORTH WESTERN RAILWAY COMPANY, a Wisconsin corporation, and the identical persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, severally acknowledged to me that they are, respectively, Asst. Vice President and Asst. Secretary of said corporation; that as such officers they signed, sealed and delivered said instrument in behalf of said corporation by authority and order of its Board of Directors, as the free and voluntary act and deed of said corporation, and as their own free and voluntary act; that the seal affixed to said instrument is the seal of said corporation; and that said corporation executed said instrument for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such Notary Public, at Chicago, Illinois, this 24th of November, 1970

A. S. Fleck
Notary Public, in and for the County of Cook,
in the State of Illinois.
A. S. Fleck

My Commission Expires: August 23, 1974

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CHICAGO AND NORTH WESTERN
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TO

State of _____)
County of _____) ss.

This instrument was filed for record

on the _____

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at _____

A.D. 19 _____

and recorded _____

in _____

on page _____ thereof.