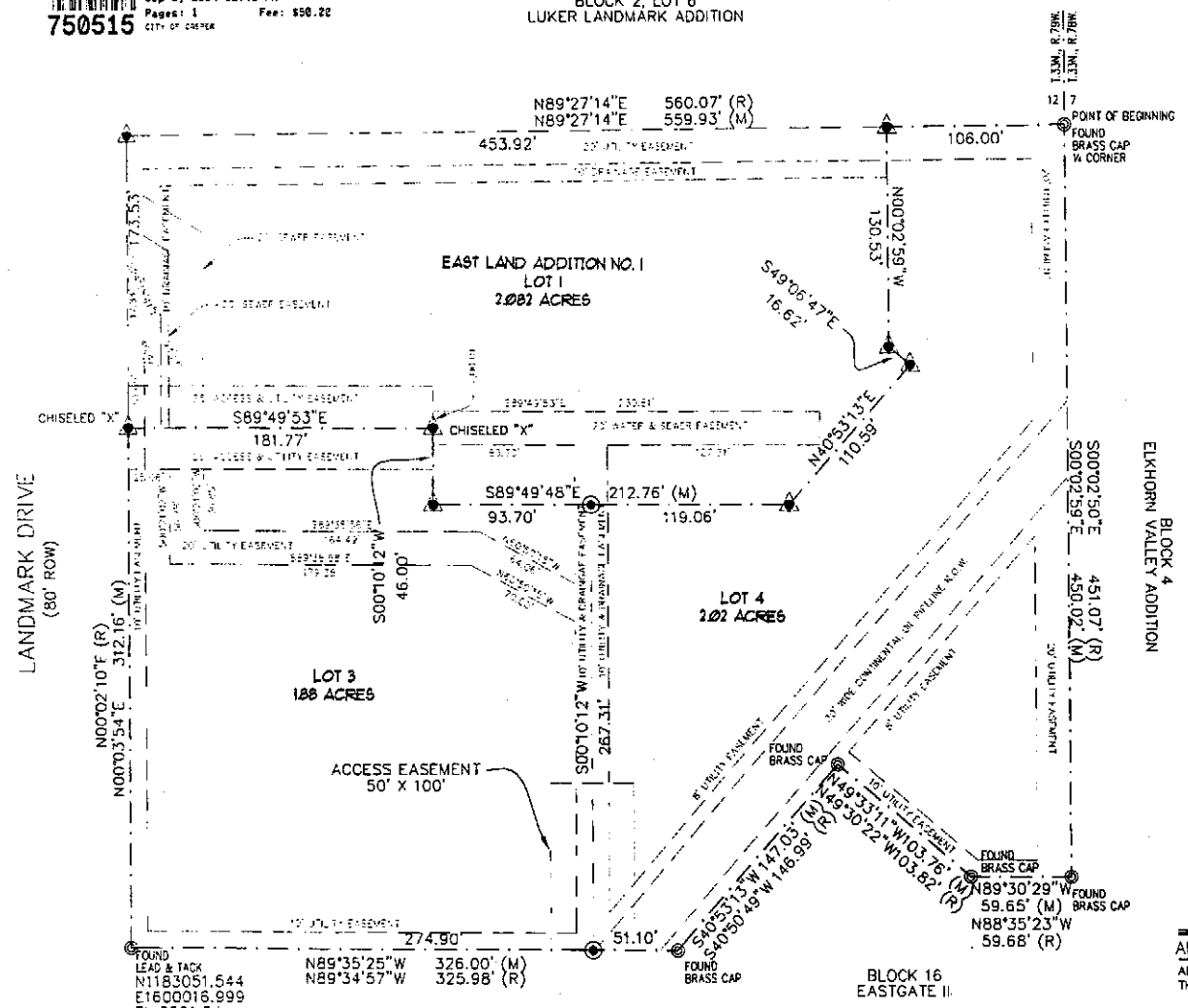
NATRONA COUNTY CLERK, WYOMING
Mary Ann Colliers Recorded: KA
Sep 9, 2004 02:45 PM
Pages: 1 Fee: $50.00
CITY OF CASPER
750515

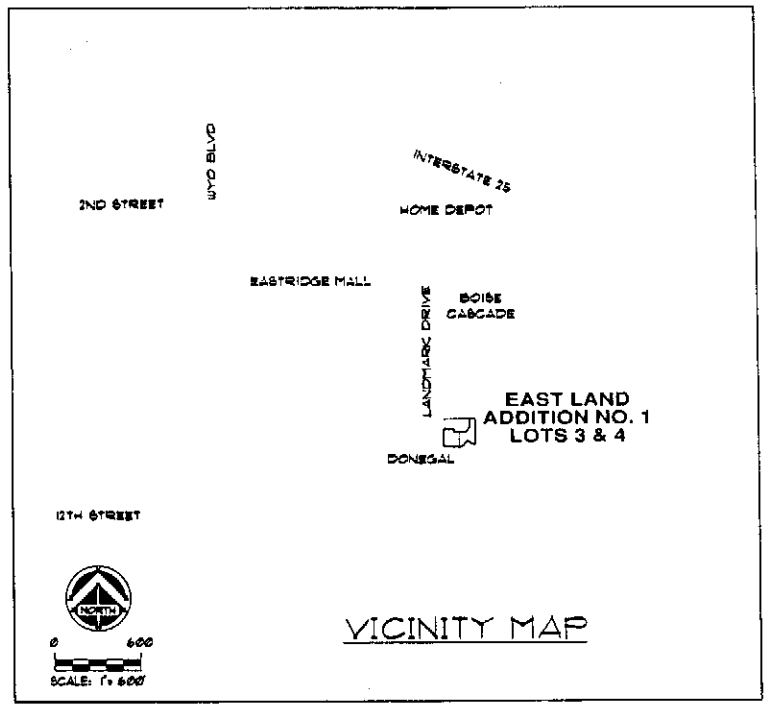
#684

Replat of Lot 2 East Land Addition #1
as East Land Addition #1 Lots 3 & 4

Instrument #750515 Recorded 9-9-04

#684





CERTIFICATE OF DEDICATION

STATE OF WYOMING }SS
COUNTY OF NATRONA }

THE UNDERSIGNED, EAST LAND DEVELOPMENT, L.C. DOES CERTIFY THAT IT IS THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND. A PARCEL OF LAND SITUATE IN THE NE1/4SE1/4 OF SECTION 12, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 12, BEING THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S00°02'59"E, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 450.02 FEET, TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N89°30'29"W, A DISTANCE OF 59.65 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N49°33'11"W, A DISTANCE OF 103.76 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S40°53'13"W, A DISTANCE OF 147.03 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N89°35'25"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF DONEGAL STREET, A DISTANCE OF 326.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF LANDMARK DRIVE, AND MONUMENTED BY A LEAD AND TACK;

THENCE N00°03'54"E, ALONG THE EAST RIGHT-OF-WAY LINE OF LANDMARK DRIVE, A DISTANCE OF 312.16 FEET TO A POINT, MONUMENTED BY A CHISELED "X";

THENCE S89°49'53"E, A DISTANCE OF 181.77 FEET TO A POINT MONUMENTED BY A CHISELED "X";

THENCE S00°10'12"W, A DISTANCE OF 46.00 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S89°49'48"E, A DISTANCE OF 212.76 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N40°53'13"E, A DISTANCE OF 110.59 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N49°06'47"W, A DISTANCE OF 16.62 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N00°02'59"W, A DISTANCE OF 130.53 FEET TO A POINT LOCATED ON THE NORTH LINE OF EAST LAND ADDITION NO. 1, MONUMENTED BY A BRASS CAP;

THENCE N89°27'14"E, A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 3.90 ACRES, 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 OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "EAST LAND ADDITION NO. 1, LOTS 3 & 4" 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" AS SHOWN ON THIS PLAT. THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

EAST LAND DEVELOPMENT, LLC
1701 EAST "E" STREET
CASPER, WYOMING 82601

Neil A. McMurry

NEIL A. McMURRY - MANAGING PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NEIL A. McMURRY, ALSO KNOWN AS MICK McMURRY, THIS 9th DAY OF July, 2004.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 6 April 2007

Thomas R. Blevins

NOTARY PUBLIC

THOMAS R. BLEVINS - NOTARY PUBLIC
County of Natrona State of Wyoming
My Commission Expires April 6, 2007

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 25th DAY OF August, 2004.

ATTEST: David R. Halfen
SECRETARY

Kristin O'Brien
CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 04-115, DULY PASSED, ADOPTED AND APPROVED THIS 15th DAY OF June, 2004.

ATTEST: V.A.M. Arnold
CITY CLERK

Barbara Watson
MAYOR

INSPECTED AND APPROVED THIS 18th DAY OF July, 2004.

Hal H. Hutchinson
CITY ENGINEER

INSPECTED AND APPROVED THIS 9th DAY OF September, 2004.

COUNTY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 9th DAY OF September, 2004.

INSTRUMENT NO. 750515

Mary Ann Colliers
COUNTY CLERK

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:230,204
2. BASIS OF BEARINGS IS THE NORTH LINE OF BLOCK 23, EASTGATE II BEING N89°27'14"E.
3. THE CONVERGENCE ANGLE AT THE SOUTHWEST CORNER OF THE SUBDIVISION IS 00°43'45.95", AND THE COMBINATION SCALE FACTOR IS 0.9997789.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }SS
COUNTY OF NATRONA }

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 JULY, 2001 AND APRIL, 2004, 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 AND COURSES ARE REFERRED TO THE TRUE MERIDIAN. 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 1ST DAY OF JULY, 2004.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 6-1-09

NOTARY PUBLIC

NOTARY PUBLIC
ANY OF
COUNTY OF NATRONA
STATE OF WYOMING

My commission expires January 2, 2007

REPLAT OF

LOT 2, EAST LAND ADDITION NO. 1

AS

EAST LAND ADDITION NO. 1, LOTS 3 & 4

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE

NE¼SE¼ SECTION 12, T.33N., R.79W., 6TH P.M.

NATRONA COUNTY, WYOMING

LEGEND

- SET BRASS CAP
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- FOUND MONUMENT AS NOTED

NORTH

25' 100'
0' 50'

C·E·P·I
Civil Engineering Professionals, Inc.
355 North Lincoln Street • Casper, Wyoming 82601
(307) 266-4346 • (307) 266-0103 fax

Professional Land Surveyor
William R. Fehringer
5528
Date 7/1/04
WYOMING

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).