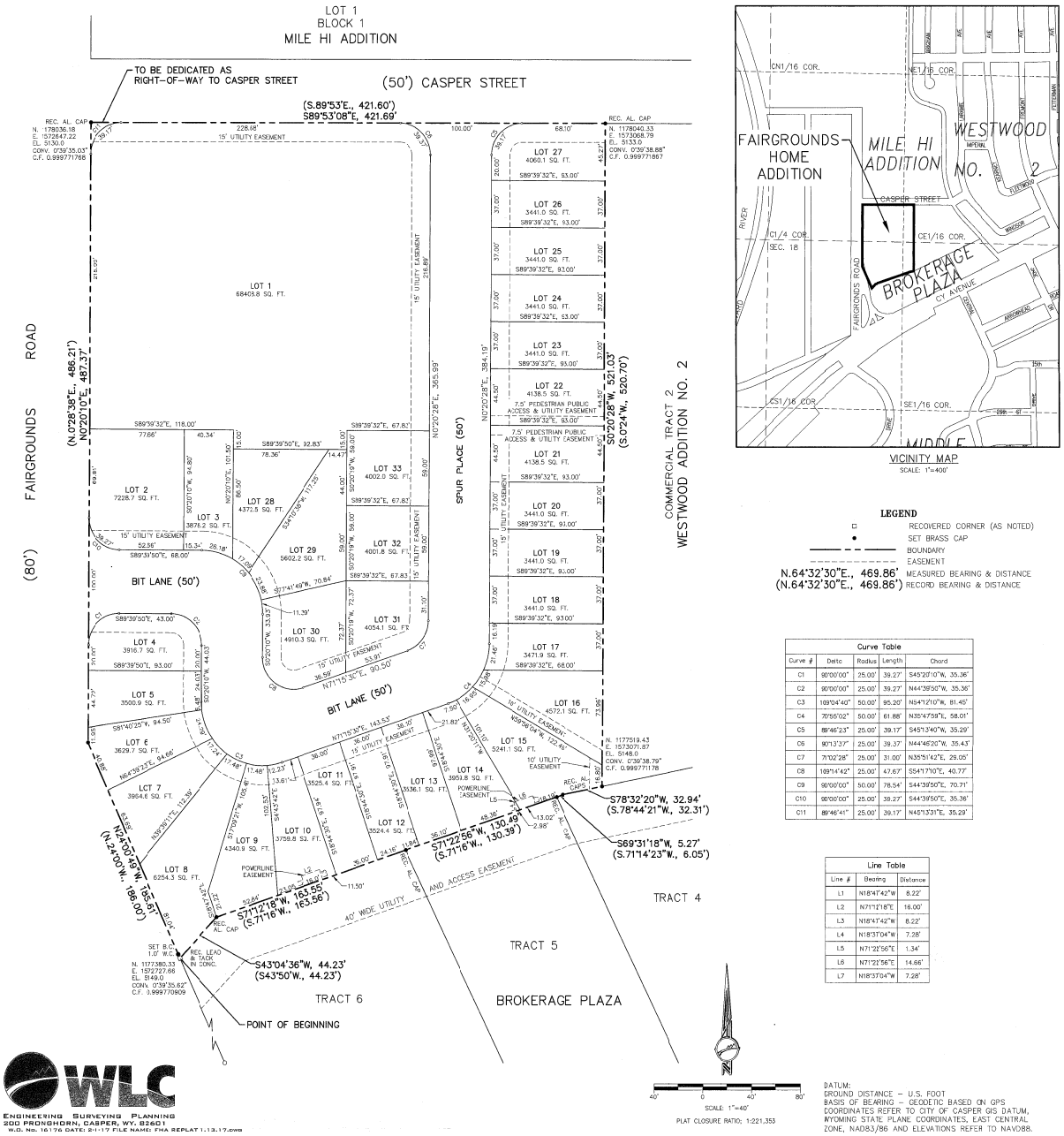
3/1/2017 2:21:43 PM NATRONA COUNTY CLERK
Pages: 1 Renea Vitz
Recorded: SA
1027180 Fee: $75.00
CITY OF CASPER

PLAT OF
"FAIRGROUNDS HOME ADDITION"
AN ADDITION TO THE CITY OF CASPER, WYOMING
A VACATION AND REPLAT OF A PORTION OF
COMMERCIAL TRACT 2, WESTWOOD NO. 2
AN ADDITION TO THE CITY OF CASPER, WYOMING
A SUBDIVISION OF PORTIONS OF
THE S1/2NE1/4 & N1/2SE1/4, SECTION 18
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=40'



VICINITY MAP
SCALE: 1"=400'

LEGEND

- RECOVERED CORNER (AS NOTED)
- SET BRASS CAP
- BOUNDARY
- EASEMENT
- N.64°32'30"E., 469.86' — MEASURED BEARING & DISTANCE
- (N.64°32'30"E., 469.86') — RECORD BEARING & DISTANCE

Curve Table				
Curve #	Delta	Radius	Length	Chord
C1	90°00'00"	25.00'	39.27'	S45°20'10"W, 35.36'
C2	90°00'00"	25.00'	39.27'	N44°39'50"W, 35.36'
C3	189°04'40"	50.00'	95.20'	N54°12'10"W, 81.45'
C4	70°55'02"	50.00'	61.88'	N35°47'59"E, 58.01'
C5	89°46'23"	25.00'	39.17'	S45°13'40"W, 35.29'
C6	90°13'37"	25.00'	39.37'	N44°46'20"W, 35.43'
C7	7°02'28"	25.00'	31.00'	N35°51'42"E, 29.05'
C8	189°14'42"	25.00'	47.67'	S54°17'10"E, 40.77'
C9	90°00'00"	50.00'	78.54'	S44°39'50"E, 70.71'
C10	90°00'00"	25.00'	39.27'	S44°39'50"E, 35.36'
C11	89°46'41"	25.00'	39.17'	N45°13'31"E, 35.29'

Line Table		
Line #	Bearing	Distance
L1	N18°41'42"W	8.22'
L2	N71°12'18"E	16.00'
L3	N18°41'42"W	8.22'
L4	N18°37'04"W	7.28'
L5	N71°22'56"E	1.34'
L6	N71°22'56"E	14.66'
L7	N18°37'04"W	7.28'

SCALE: 1"=40'
PLAT CLOSURE RATIO: 1:221,353

DATUM:
GROUND DISTANCE – U.S. FOOT
BASIS OF BEARING – GEODETIC BASED ON GPS
COORDINATES REFER TO CITY OF CASPER GIS DATUM,
WYOMING STATE PLANE COORDINATES, EAST CENTRAL
ZONE, NAD83/86 AND ELEVATIONS REFER TO NAVD88.

WLC
ENGINEERING SURVEYING PLANNING
200 PRONGHORN, CASPER, WY. 82601
W.O. No. 16176 DATE: 2-1-17 FILE NAME: FHA REPLAT 1.13.17.dwg

CERTIFICATE OF DEDICATION

Fairgrounds Plaza, Inc., hereby certify that they are the owners and proprietors of the foregoing vacation and replat of a portion of Commercial Tract 2, Westwood Addition No. 2 to the City of Casper, Wyoming, a subdivision of portions of the S1/2NE1/4 and N1/2SE1/4, Section 18, 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 southwesterly corner of the Parcel being described and also the northwesterly corner of Tract 6, Brokerage Plaza, an Addition to the City of Casper, Wyoming and a point in the easterly line of Fairgrounds Road; thence from said Point of Beginning and along the westerly line of said Parcel and the easterly line of said Fairgrounds Road, N.24°00'49"W., 185.61 feet to a point; thence N.0°20'10"E., 487.37 feet to the northwesterly corner of said Parcel and a point in the southerly line of Casper Street; thence along the northerly line of said Parcel and the southerly line of said Casper Street, S.89°53'08"E., 421.69 feet to the northeasterly corner of said Parcel; thence along the easterly line of said Parcel and across said Commercial Tract 2, Westwood No. 2, S.0°20'28"W., 521.03 feet to the southeasterly corner of said Parcel and a point in the northerly line of Tract 4, Brokerage Plaza; thence along the southerly line of said Parcel and the northerly line of said Tract 4, Brokerage Plaza, S.78°32'20"W., 32.94 feet to a point; thence S.69°31'18"W., 5.27 feet to a point and northeasterly corner of Tract 5, Brokerage Plaza; thence along the southerly line of said Parcel and the northerly line of said Tract 5, S.71°22'56"W., 130.49 feet to a point and northeasterly corner of said Tract 6, Brokerage Plaza; thence continuing along the southerly line of said Parcel and the northerly line of said Tract 6, Brokerage Plaza, S.71°12'18"W., 163.55 feet to a point; thence S.43°04'36"W., 44.23 feet to the Point of Beginning and containing 5.575 acres, more or less.

The subdivision of the foregoing described lands is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of said subdivision shall be known as "FAIRGROUNDS HOME ADDITION" to the City of Casper, Wyoming. All streets as shown hereon are hereby or have been previously dedicated to the use of the public and easements as shown hereon are hereby dedicated to the use of public and private utility companies for the purposes of construction, operation and maintenance of utility lines, conduits, ditches, drainage and access.

Fairgrounds Plaza, Inc.
19 E. 1st Street
Sheridan, Wyoming 82801

STEPHEN L. GRIMSHAW, PRESIDENT
FAIRGROUNDS PLAZA, INC.

ACKNOWLEDGMENT

State of Wyoming)
County of Natrona) ss

The foregoing instrument was acknowledged before me by Stephen L. Grimshaw, President of Fairgrounds Plaza, Inc., on this 10th day of FEBRUARY, 2017.

Witness my hand and official seal.

My commission expires: JUNE 20, 2017

Kenneth R. Moore
Notary Public

NOTARY PUBLIC
KENNETH R. MOORE
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Jun 20, 2017

APPROVALS

APPROVED: City of Casper Planning and Zoning Commission this 17th day of November, 2016 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Liz Becher
Secretary

Commission Chairman

APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. 46-16 duly passed, adopted and approved on the 17th day of January, 2017.

Attest: Tracey A. Belser
City Clerk

Mayor

INSPECTED AND APPROVED on the 15th day of February, 2017.

City Engineer

INSPECTED AND APPROVED on the 15th day of February, 2017.

William R. Schuyler
City Surveyor

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA) ss

I, Steven J. Granger, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the period of 2008 to September, 2016 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumentec by brass caps as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to this true meridian, all being true and correct to the best of my knowledge and belief.

Professional Land Surveyor
STEVEN J. GRANGER
15092
Date 2/13/17
WYOMING

Wyoming Registration No. 15092 L.S.

Subscribed in my presence and sworn to before me by Steven J. Granger this 13th day of FEBRUARY, 2017.

My commission expires: JUNE 20, 2017

Kenneth R. Moore
Notary Public

NOTARY PUBLIC
KENNETH R. MOORE
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Jun 20, 2017