



**CERTIFICATE OF DEDICATION**  
 STATE OF WYOMING } 55  
 COUNTY OF NATRONA

THE UNDERSIGNED, GREG D. FLEMING, DOES HEREBY CERTIFY THAT HE IS THE OWNER AND PROPRIETOR OF A PARCEL OF LAND LOCATED IN THE NORTHEAST CORNER OF SECTION 3, T.33N., R.79W., 6TH P.M., BEING A PORTION OF LOT 27, BLOCK 3, KEYSTONE ADDITION, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING.

THENCE NORTH 89°04'N ALONG THE WEST LINE OF SAID LOT 27 AND THE EAST LINE OF JANE STREET, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP.

THENCE NORTH 89°04'N ALONG THE NORTH LINE OF THE PARCEL, A DISTANCE OF 129.00 FEET TO THE SOUTHWEST CORNER OF LOT 3, FIELD OF DREAMS ADDITION, MONUMENTED BY A BRASS CAP.

THENCE WEST 89°04'N ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF SAID LOT 3, FIELD OF DREAMS ADDITION, A DISTANCE OF 129.00 FEET TO THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE NORTHWEST CORNER OF LOT 12, BLOCK 3, KEYSTONE ADDITION, MONUMENTED BY A BRASS CAP.

THENCE SOUTHWEST 41°00'N ALONG THE WEST LINE OF THE PARCEL AND THE WEST LINE OF LOT 12 AND LOT 10, BLOCK 3, KEYSTONE ADDITION AND THE NORTHWEST CORNER OF A 20.00 FOOT WIDE ALLEY, A DISTANCE OF 29.94 FEET TO A CORNER OF THE PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 11, MONUMENTED BY A BRASS CAP.

THENCE SOUTHWEST 41°00'N A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 27 AND THE NORTHEAST CORNER OF THE 20.00 WIDE ALLEY, MONUMENTED BY A BRASS CAP.

THENCE SOUTHWEST 41°00'N ALONG THE EAST LINE OF SAID LOT 27 AND THE WEST LINE OF THE ALLEY, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 26, MONUMENTED BY A BRASS CAP.

THENCE SOUTHWEST 41°00'N ALONG THE SOUTH LINE OF SAID LOT 27 AND THE NORTH LINE OF SAID LOT 26, A DISTANCE OF 178.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL, CONTAINING APPROX. 6.4 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH MAY BE LEGALLY ACQUIRED.

THE BOUNDARIES OF THE PARCEL AS SHOWN ON THIS PLAT, IS DECIDED WITH THE BEST CONVEYANCE AND IN ACCORDANCE WITH THE SPIRIT OF THE UNPROCESSED DEEDS AND INSTRUMENTS. THE NAME OF THE SUBDIVISION SHALL BE "FLEMING ADDITION" AND ALL BOUNDS AS SHOWN ON THIS PLAT HAVE PREVIOUSLY BEEN DECIDED TO THE USE OF THE PUBLIC.

GREG D. FLEMING  
 111 SOUTH WASHINGTON  
 CASPER, WYOMING 82401  
 GREG D. FLEMING - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GREG D. FLEMING, OWNER, THIS 3<sup>rd</sup> DAY OF September, 2019.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES: 5/27/20

*Scott*  
 NOTARY PUBLIC

- NOTES**
1. ERROR OF CLOSURE EXCEEDED 1:45,844.
  2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83.
  3. THE COMMERCE ANGLE AT THE POINT OF BEGINNING IS 0°04'56.8279", AND THE CORRECTION FACTOR IS 1.999782.
  4. ALL DISTANCES ARE IN FEET.
  5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 83 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

**CERTIFICATE OF SURVEYOR**  
 STATE OF WYOMING } 55  
 COUNTY OF NATRONA

I, WILLIAM R. FEINBERG, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5036, DO HEREBY CERTIFY THAT THIS PLAT AND MAPS FROM NOTES TAKEN DURING AN ACTUAL SURVEY WERE CHECKED BY DIRECT SUPERVISION IN APRIL, 2019, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS THE SURVEY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL FRACTIONS. LOCATIONS ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, AND DATUM, CITY OF CASPER, GCS SYSTEM. ALL BOUNDS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEINBERG, THIS 29th DAY OF AUGUST, 2019.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES: 5/27/20

*William R. Feinberg*  
 SURVEYOR

**APPROVALS**

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING  
 THIS 11th DAY OF May, 2019

ATTEST: *Alan Bacha*  
 CITY CLERK

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDAINANCE NO. 18-19, JULY PASSED,  
 ADOPTED AND APPROVED THIS 11th DAY OF July, 2019

ATTEST: *Scott*  
 CITY CLERK

NOTIFIED AND APPROVED THIS 24th DAY OF September, 2019

NOTIFIED AND APPROVED THIS 12th DAY OF September, 2019

*John*  
 CITY SUPERVISOR

VACATION AND REPLAT OF LOT 27, BLOCK 3  
 KEYSTONE ADDITION  
 AND PLAT OF A PORTION OF  
 SW¼ SECTION 3, T.33N., R.79W., 6TH P.M.  
 AS  
**FLEMING ADDITION**  
 AN ADDITION TO THE CITY OF CASPER, WYOMING  
 BEING A PORTION OF THE SW¼  
 OF SECTION 3, T.33N., R.79W., 6TH P.M.,  
 NATRONA COUNTY, WYOMING  
 APRIL, 2019

**CEPI**  
 Civil Engineering Professionals, Inc.  
 4000 East 10th Street, Casper, WY 82409  
 Phone: 307.236.4386 Fax: 307.266.0119  
 www.cepi-wy.com

**LEGEND**

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

11/19/2019 10:44:45 AM 11/19/2019 10:44:45 AM 11/19/2019 10:44:45 AM 11/19/2019 10:44:45 AM