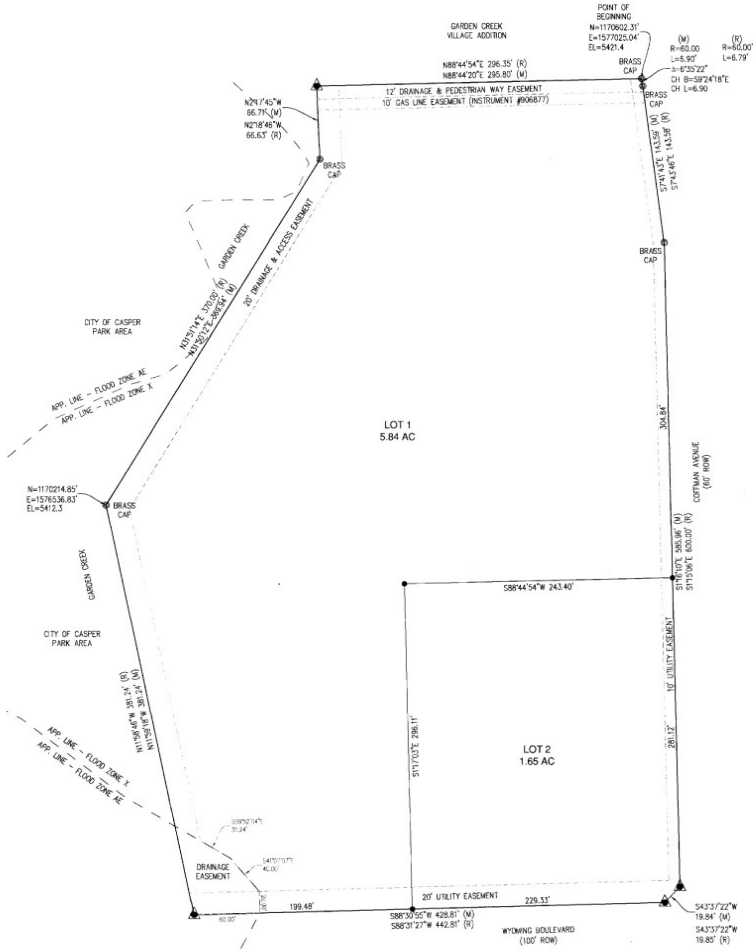
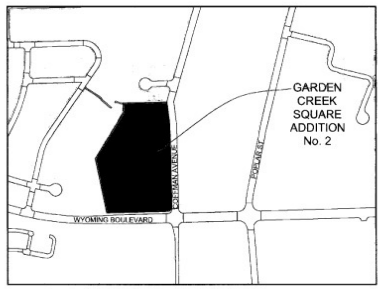
4/29/2020 10:54:06 AM NATRONA COUNTY CLERK
Pages: 1 Tracy Good
1080510 Recorded: SA
Fee: $75.00
CITY OF CASPER



0 50' 100'
SCALE: 1" = 50'



VICINITY MAP
NO SCALE

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS 16th DAY OF January 2020.
ATTEST: Liz Becher SECRETARY — CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 4-320 DULY PASSED
ADOPTED AND APPROVED THIS 7th DAY OF April 2020.
ATTEST: CITY CLERK — MAYOR

INSPECTED AND APPROVED THIS 10th DAY OF April 2020.
CITY ENGINEER

INSPECTED AND APPROVED THIS 10th DAY OF April 2020.
CITY SURVEYOR

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:150,631.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°40'13.2466", AND THE COMBINED FACTOR IS 0.9997603.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.
6. THE ORIGINAL PLAT OF THIS PARCEL AS SUNRISE HILLS ADDITION, BLOCK 13, HAS BEEN VACATED BY APPROVAL OF THE GARDEN CREEK SQUARE ADDITION, RECORDED DECEMBER 7, 1999 AS INSTRUMENT NO. 645941, BLOCK 13.

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 NOVEMBER, 2019, 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.

Professional Land Surveyor William R. Fehringer 5528 Wyoming — 4/7/2020

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 7th DAY OF APRIL, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 6-13-22
NOTARY PUBLIC

Notary Public Bradley D. Neuhauser State of Wyoming County of Natrona My Commission Expires June 13, 2022

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }

THE UNDERSIGNED, JGV, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND CURRENTLY KNOWN AS GARDEN CREEK SQUARE ADDITION, RECORDED DECEMBER 7, 1999 AS INSTRUMENT NO. 645941 SITUATE IN THE SE[illegible] OF SECTION 20, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL AND GARDEN CREEK SQUARE ADDITION, LOCATED ON THE WEST LINE OF COFFMAN AVENUE, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE EAST LINE OF SAID ADDITION AND THE WEST LINE OF COFFMAN AVENUE AND A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 06°35'22", A DISTANCE OF 6.90 FEET, HAVING A CHORD BEARING OF S09°24'18"E, A DISTANCE OF 6.90 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S07°41'43"E, ALONG THE EAST LINE OF SAID ADDITION AND THE WEST LINE OF COFFMAN AVENUE, A DISTANCE OF 143.59 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE S01°16'10"E, ALONG THE EAST LINE OF SAID ADDITION AND THE WEST LINE OF COFFMAN AVENUE, A DISTANCE OF 585.96 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE S43°37'22"W, ALONG THE EAST LINE OF SAID ADDITION AND THE WEST LINE OF COFFMAN AVENUE, A DISTANCE OF 19.84 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, LOCATED ON THE NORTH LINE OF WYOMING BOULEVARD, MONUMENTED BY A BRASS CAP;

THENCE S88°30'55"W, ALONG THE SOUTH LINE OF SAID ADDITION AND THE NORTH LINE OF WYOMING BOULEVARD, A DISTANCE OF 428.81 FEET TO THE SOUTHWEST CORNER OF SAID ADDITION AND THE SOUTHEAST CORNER OF THE CITY OF CASPER PARK AREA, MONUMENTED BY A BRASS CAP;

THENCE N11°59'16"W, ALONG THE WEST LINE OF SAID ADDITION AND THE EAST LINE OF THE CITY OF CASPER PARK AREA, A DISTANCE OF 381.24 FEET TO AN ANGLE POINT MONUMENTED BY A BRASS CAP;

THENCE N13°50'12"E, ALONG THE WEST LINE OF SAID ADDITION AND THE EAST LINE OF THE CITY OF CASPER PARK AREA, A DISTANCE OF 369.94 FEET, TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N02°17'45"W, ALONG THE WEST LINE OF SAID ADDITION AND THE EAST LINE OF THE CITY OF CASPER PARK AREA, A DISTANCE OF 66.71 FEET TO THE NORTHWEST CORNER OF SAID ADDITION, MONUMENTED BY A BRASS CAP;

THENCE N88°44'20"E, ALONG THE NORTH LINE OF SAID ADDITION AND THE SOUTH LINE OF THE GARDEN CREEK VILLAGE ADDITION, A DISTANCE OF 295.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.49 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 OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "GARDEN CREEK SQUARE ADDITION NO. 2" AND THE OWNERS HEREBY GRANT 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" AND "DRAINAGE & PEDESTRIAN WAY EASEMENT" AND "20' DRAINAGE & ACCESS EASEMENT" AS SHOWN ON THIS PLAT. THE AREAS DESIGNATED AS "12' DRAINAGE & PEDESTRIAN WAY EASEMENT" AND "20' DRAINAGE & ACCESS EASEMENT" ARE DEDICATED TO THE USE OF THE PUBLIC AS AN ACCESS TO THE EXISTING OPEN SPACE ALONG GARDEN CREEK. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

J.G.V., LLC
222 WEST B STREET, #101
CASPER, WY 82601

LAUREL LUNSTRUM - MANAGING PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LAUREL LUNSTRUM, MANAGING PARTNER OF J.G.V., LLC, THIS 7th DAY OF APRIL, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 6-13-22
NOTARY PUBLIC

Notary Public Bradley D. Neuhauser State of Wyoming County of Natrona My Commission Expires June 13, 2022

LEGEND

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

cepi
Civil Engineering Professionals, Inc.
6080 Enterprise Drive, Casper, Wy 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

VACATION AND REPLAT OF
GARDEN CREEK SQUARE ADDITION
AS

GARDEN CREEK SQUARE ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING,
BEING A PORTION OF THE SE[illegible]
OF SECTION 20 T.33N., R.79W., 6TH P.M.,
NATRONA COUNTY WYOMING
DECEMBER, 2019

W.O. 19-047

M:\Land 2019\Engineering\19-047 Meadowlark Vista April\Survey Plats\GARDEN CREEK SQUARE REPLAT.dwg, 4/7/2020, BH