1/27/2021 3:18:51 PM NATRONA COUNTY CLERK
Pages: 1
Tracy Good
Recorded: SA
Fee: $75.00
CITY OF CASPER
1096832

CURVE TABLE

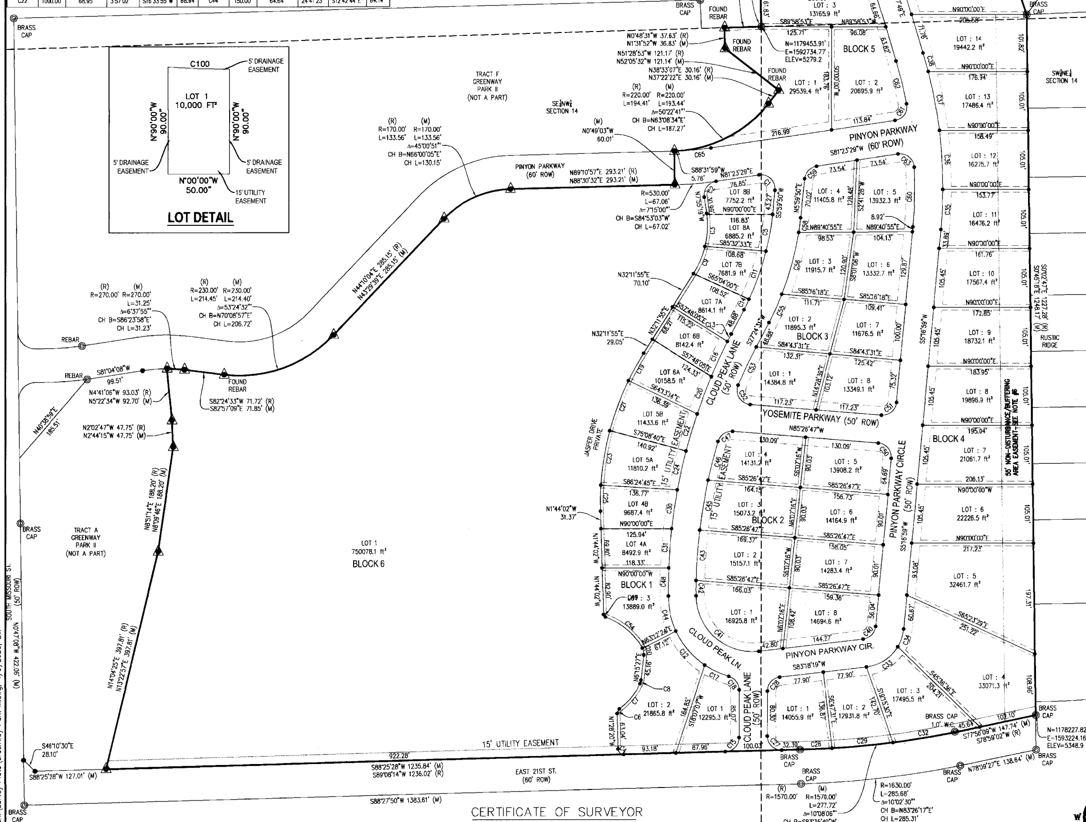
CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C1	25.00'	45.64'	104°36'21"	S46°18'21"E	39.56
C2	25.00'	38.97'	89°18'47"	N36°44'05"E	35.14
C3	160.00'	57.46'	20°34'31"	N2°59'56"E	57.15
C4	10.00'	15.73'	90°07'42"	N46°32'11"W	14.16
C5	475.00'	66.57'	8°01'47"	S9°55'43"W	66.51
C6	10.00'	9.46'	54°13'28"	N25°38'24"E	9.11
C7	125.00'	58.52'	26°49'23"	N39°20'26"E	57.99
C8	20.00'	6.87'	19°40'17"	N16°05'36"E	6.83
C9	160.00'	52.81'	18°54'44"	N22°44'33"E	52.57
C10	20.00'	12.58'	36°02'02"	N11°45'34"W	12.37
C11	475.00'	91.11'	10°59'24"	S19°26'18"W	90.97
C12	150.00'	80.27'	30°39'41"	S40°23'16"E	79.32
C13	1000.00'	14.78'	0°50'48"	S26°59'07"W	14.78
C14	475.00'	20.52'	2°28'31"	S26°10'16"W	20.52
C15	25.00'	38.56'	88°22'03"	S44°11'02"W	34.85
C16	1000.00'	68.82'	3°56'36"	S24°35'25"W	68.81
C17	150.00'	47.59'	18°10'40"	S64°48'27"E	47.39
C18	25.00'	32.24'	73°53'47"	S36°56'53"E	30.05
C19	500.00'	56.02'	6°25'09"	N28°59'21"E	55.99
C20	1000.00'	71.18'	4°04'41"	S20°34'47"W	71.16
C21	500.00'	95.33'	10°55'27"	N20°19'03"E	95.19
C22	1000.00'	68.95'	3°57'02"	S16°33'55"W	68.94

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C23	500.00'	98.33'	11°16'05"	N9°13'17"E	98.17
C24	1000.00'	71.05'	4°04'15"	S12°33'17"W	71.03
C25	500.00'	46.44'	5°19'17"	N0°55'36"E	46.42
C26	1570.00'	57.62'	2°06'09"	S87°36'47"W	57.61
C27	25.00'	39.97'	91°36'13"	N45°48'07"W	35.85
C28	25.00'	36.35'	83°18'19"	N41°39'10"E	33.23
C29	1570.00'	108.75'	3°58'08"	S84°34'38"W	108.73
C30	1000.00'	70.00'	4°00'39"	S8°30'50"W	69.99
C31	1000.00'	70.00'	4°00'39"	S4°30'12"W	69.99
C32	1570.00'	111.35'	4°03'48"	S80°33'40"W	111.32
C33	75.00'	68.55'	52°22'12"	N57°07'13"E	66.19
C34	75.00'	33.58'	25°39'08"	N18°06'33"E	33.30
C35	825.00'	71.37'	4°57'23"	N2°48'18"E	71.34
C36	825.00'	105.25'	7°18'34"	N3°19'40"W	105.18
C37	825.00'	108.93'	7°25'35"	N10°41'45"W	108.86
C38	825.00'	34.39'	2°23'17"	N15°36'11"W	34.38
C39	130.00'	44.67'	19°41'10"	N6°57'14"W	44.45
C40	25.00'	34.04'	78°01'20"	S44°17'39"W	31.47
C41	100.00'	168.12'	96°19'39"	N48°31'52"W	149.01
C42	950.00'	27.30'	1°38'47"	N0°27'22"E	27.30
C43	950.00'	90.04'	5°25'49"	N3°59'40"E	90.00
C44	150.00'	64.64'	24°41'23"	S12°42'44"E	64.14

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C45	950.00'	90.36'	5°26'59"	N9°26'04"E	90.33
C46	950.00'	71.20'	4°17'39"	N14°18'23"E	71.18
C47	25.00'	34.08'	78°06'00"	N55°30'13"E	31.50
C48	1000.00'	50.01'	2°51'54"	S1°03'55"W	50.00
C49	5.00'	5.96'	68°17'43"	N35°52'54"W	5.61
C50	25.00'	39.59'	90°43'46"	S40°04'54"E	35.58
C51	25.00'	38.95'	89°16'14"	S49°55'06"W	35.13
C52	25.00'	47.26'	108°19'09"	N31°17'12"W	40.53
C53	996.56'	75.21'	4°19'25"	N25°06'27"E	75.19
C54	125.00'	87.82'	40°15'10"	N49°54'10"W	86.02
C55	525.00'	55.71'	6°04'48"	N24°22'07"E	55.68
C56	525.00'	114.12'	12°27'17"	N15°06'05"E	113.90
C57	180.00'	58.74'	18°41'51"	S7°26'54"E	58.48
C58	525.00'	26.36'	2°52'36"	N7°26'08"E	26.36
C59	25.00'	32.90'	75°23'39"	N43°41'39"E	30.57
C60	775.00'	106.40'	7°51'59"	S1°21'00"W	106.32
C61	25.00'	40.31'	92°23'23"	S35°11'47"W	36.08
C62	775.00'	78.44'	5°47'55"	S13°53'52"E	78.40
C63	25.00'	41.90'	96°01'32"	S50°35'45"E	37.16
C65	470.39'	59.60'	7°15'33"	S84°52'41"W	59.56



0 100' 200'

SCALE: 1" = 100'

cepi

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

LEGEND

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

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.

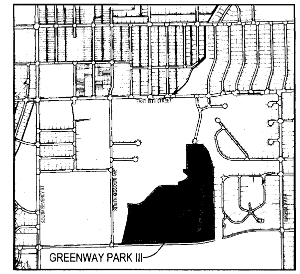
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER

THIS 9th DAY OF APRIL, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 6-13-22

NOTARY PUBLIC



VICINITY MAP
1"=1000'

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. 5-20, DULY PASSED, ADOPTED AND APPROVED THIS 7th DAY OF April, 2020.

ATTEST:
CITY CLERK MAYOR

INSPECTED AND APPROVED THIS 5th DAY OF May, 2020.
CITY ENGINEER

INSPECTED AND APPROVED THIS 4th DAY OF May, 2020.
CITY SURVEYOR

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:968,711.
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°42'38.6152", AND THE COMBINED FACTOR IS 0.9997769.
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. NO EARTH MOVING ACTIVITIES OR STRUCTURES WILL BE ALLOWED IN THE 55' WIDE NON-DISTURBANCE/BUFFERING AREA LOCATED ALONG THE EAST LINE OF BLOCK 4.

HAYSTACK PROPERTIES, LLC
10375 PARK MEADOWS DRIVE
LONE TREE, CO 80124

DON BERLAND - MANAGING PARTNER
HAYSTACK PROPERTIES, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DON BERLAND, MANAGING PARTNER HAYSTACK PROPERTIES, LLC, THIS 21st DAY OF April, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 11/30/2022

NOTARY PUBLIC

VACATION AND REPLAT OF
TRACTS G, H AND LOTS 1 - 32
GREENWAY PARK II ADDITION
AS

GREENWAY PARK III ADDITION

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE SE1/4NW1/4, SW1/4NE1/4, NW1/4NE1/4
OF SECTION 14 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY WYOMING
DECEMBER, 2019

CERTIFICATE OF DEDICATION

STATE OF WYOMING }SS
COUNTY OF NATRONA

THE UNDERSIGNED, PRESERVE CASPER, LLC AND HAYSTACK PROPERTIES, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND BEING TRACTS G, H AND LOTS 1 - 32, GREENWAY PARK II ADDITION TO THE CITY OF CASPER, RECORDED APRIL 30, 2009 AS INSTRUMENT NO. 865574, SITUATE IN THE SE1/4NW1/4, THE SW1/4NE1/4 AND THE NW1/4NE1/4 OF SECTION 14, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C-N1/16 CORNER OF SAID SECTION 14, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N0°41'01"W, ALONG THE WEST LINE OF GREENWAY PARK NO. II ADDITION, A DISTANCE OF 442.62 FEET TO THE NORTHWEST CORNER OF SAID ADDITION, ALSO BEING THE SOUTHWEST CORNER OF LOT 9, BLOCK 1, RUSTIC PINES ADDITION, MONUMENTED BY A BRASS CAP;

THENCE N89°19'57"E, ALONG THE NORTH LINE OF GREENWAY PARK NO. II ADDITION AND THE SOUTH LINE OF RUSTIC PINES ADDITION, A DISTANCE OF 280.21 FEET TO THE NORTHEAST CORNER OF THE PARCEL, ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, RUSTIC PINES ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S39°41'07"E, ALONG THE EAST LINE OF GREENWAY PARK NO. II ADDITION AND THE WEST LINE OF BLOCK 2, RUSTIC PINES ADDITION, A DISTANCE OF 150.26 FEET, TO AN ANGLE POINT MONUMENTED BY A BRASS CAP;

THENCE S18°19'26"E, ALONG THE EAST LINE OF GREENWAY PARK NO. II ADDITION AND THE WEST LINE OF BLOCK 2, RUSTIC PINES ADDITION, A DISTANCE OF 324.71 FEET, TO AN ANGLE POINT ALSO BEING THE NORTHWEST CORNER OF RUSTIC RIDGE ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S0°45'18"E, ALONG THE EAST LINE OF GREENWAY PARK NO. II ADDITION AND THE WEST LINE OF RUSTIC RIDGE ADDITION, A DISTANCE OF 1248.17 FEET, TO THE SOUTHEAST CORNER OF TRACT H, GREENWAY PARK NO. II ADDITION, LOCATED ON THE NORTH LINE OF EAST 21st STREET, MONUMENTED BY A BRASS CAP;

THENCE S77°56'09"W, ALONG THE SOUTH LINE OF TRACT H, GREENWAY PARK II ADDITION AND THE NORTH LINE OF EAST 21st STREET, A DISTANCE OF 147.74 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP WITNESS CORNER;

THENCE CONTINUING ALONG THE SOUTH LINE OF TRACT G, GREENWAY PARK II ADDITION AND THE NORTH LINE OF EAST 21st STREET AND A CURVE TO THE RIGHT HAVING A RADIUS OF 1570.00 FEET, THROUGH A CENTRAL ANGLE OF 10°08'06", A DISTANCE OF 277.72 FEET, WITH A CHORD BEARING OF S83°35'49"W, A DISTANCE OF 277.35 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S88°25'28"W, CONTINUING ALONG THE SOUTH LINE OF TRACT G, GREENWAY PARK II ADDITION AND THE NORTH LINE OF EAST 21st STREET, A DISTANCE OF 1235.84 FEET TO THE SOUTHWEST CORNER OF SAID TRACT G AND THE SOUTHEAST CORNER OF TRACT A, GREENWAY PARK II ADDITION, MONUMENTED BY A BRASS CAP;

THENCE N13°22'57"E, ALONG THE WEST LINE OF TRACT G AND THE EAST LINE OF TRACT A, GREENWAY PARK II ADDITION, A DISTANCE OF 397.81 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N08°09'46"E, ALONG THE WEST LINE OF TRACT G AND THE EAST LINE OF TRACT A, GREENWAY PARK II ADDITION, A DISTANCE OF 188.20 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N02°44'15"W, ALONG THE WEST LINE OF TRACT G AND THE EAST LINE OF TRACT A, GREENWAY PARK II ADDITION, A DISTANCE OF 47.75 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N05°22'34"W, ALONG THE WEST LINE OF TRACT G AND THE EAST LINE OF TRACT A, GREENWAY PARK II ADDITION, A DISTANCE OF 92.70 FEET TO THE NORTHWEST CORNER OF SAID TRACT G AND THE NORTHEAST CORNER OF SAID TRACT A, LOCATED ON THE SOUTH LINE OF PINYON PARKWAY, MONUMENTED BY A BRASS CAP;

THENCE IN A SOUTHEAST DIRECTION ALONG THE NORTH LINE OF SAID TRACT G AND THE SOUTH LINE OF PINYON PARKWAY AND A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, THROUGH A CENTRAL ANGLE OF 06°37'55", A DISTANCE OF 31.25 FEET WITH A CHORD BEARING OF S86°23'58"E, A DISTANCE OF 31.23 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S82°57'09"E, ALONG THE NORTH LINE OF SAID TRACT G AND THE SOUTH LINE OF PINYON PARKWAY, A DISTANCE OF 71.85 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE NORTH LINE OF SAID TRACT G AND THE SOUTH LINE OF PINYON PARKWAY AND A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 53°24'32", A DISTANCE OF 214.40 FEET WITH A CHORD BEARING OF N70°08'57"E, A DISTANCE OF 206.72 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N43°29'39"E, ALONG THE NORTH LINE OF SAID TRACT G AND THE SOUTH LINE OF PINYON PARKWAY, A DISTANCE OF 285.15 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE NORTH LINE OF SAID TRACT G AND THE SOUTH LINE OF PINYON PARKWAY AND A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 45°00'51", A DISTANCE OF 133.56 FEET WITH A CHORD BEARING OF N66°00'05"E, A DISTANCE OF 130.15 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N88°30'32"E, ALONG THE NORTH LINE OF SAID TRACT G AND THE SOUTH LINE OF PINYON PARKWAY, A DISTANCE OF 293.21 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE N00°49'03"W, ACROSS PINYON PARKWAY, A DISTANCE OF 60.01 FEET TO A POINT OF CURVATURE LOCATED ON THE NORTH LINE OF SAID PINYON PARKWAY, MONUMENTED BY A BRASS CAP;

THENCE IN A NORTHEAST DIRECTION, ALONG THE SOUTHEASTERLY LINE OF TRACT F, GREENWAY PARK II ADDITION, AND A CURVE TO THE LEFT, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 50°22'41", A DISTANCE OF 193.44 FEET, WITH A CHORD BEARING OF N63°08'34"E, A DISTANCE OF 187.27 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N37°22'22"E, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT F, A DISTANCE OF 30.16 FEET TO THE SOUTHWEST CORNER OF LOT 1, GREENWAY PARK II ADDITION, MONUMENTED BY A BRASS CAP;

THENCE N52°05'32"W, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, GREENWAY PARK II ADDITION, A DISTANCE OF 121.14 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N01°31'52"W, ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID TRACT F, A DISTANCE OF 36.83 FEET TO THE NORTHWEST CORNER OF THE PARCEL, AND THE NORTHEAST CORNER OF SAID TRACT F, MONUMENTED BY A BRASS CAP;

THENCE N88°18'01"E, ALONG THE NORTH LINE OF GREENWAY PARK II ADDITION, A DISTANCE OF 65.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 40.82 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 "GREENWAY PARK III ADDITION" 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" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

PRESERVE CASPER, LLC
10375 PARK MEADOWS DRIVE
LONE TREE, CO 80124

DON BERLAND - MANAGING PARTNER
PRESERVE CASPER, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DON BERLAND, MANAGING PARTNER OF PRESERVE CASPER, LLC, THIS ____ DAY OF ________ 2020.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES ________

NOTARY PUBLIC

W.O. 19-255

M:\Land 2019\Surveying\19-255 Greenway Park\Survey Plats\Greenway Park III.dwg, 4/9/2020, Bill