681848

NATRONA CO. CLERK, WY
MARY ANN COLLINS
RECORDED

'01 NOV 15 AM 11 31
11-15-01 11:31 AM

HOSPITALITY CENTER ADDITION #1067

Recorded 11-15-01
Instrument #1067

#1067

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
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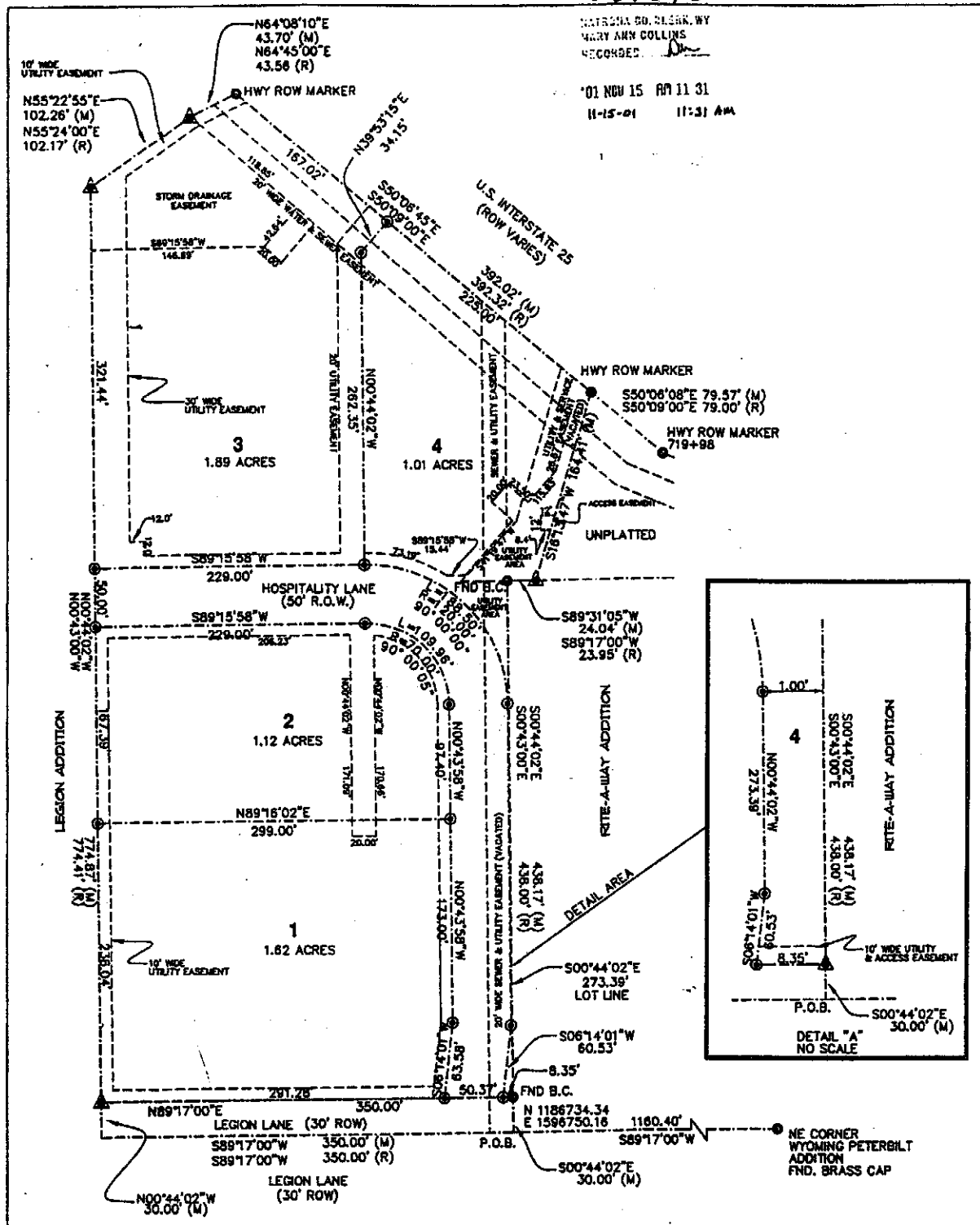
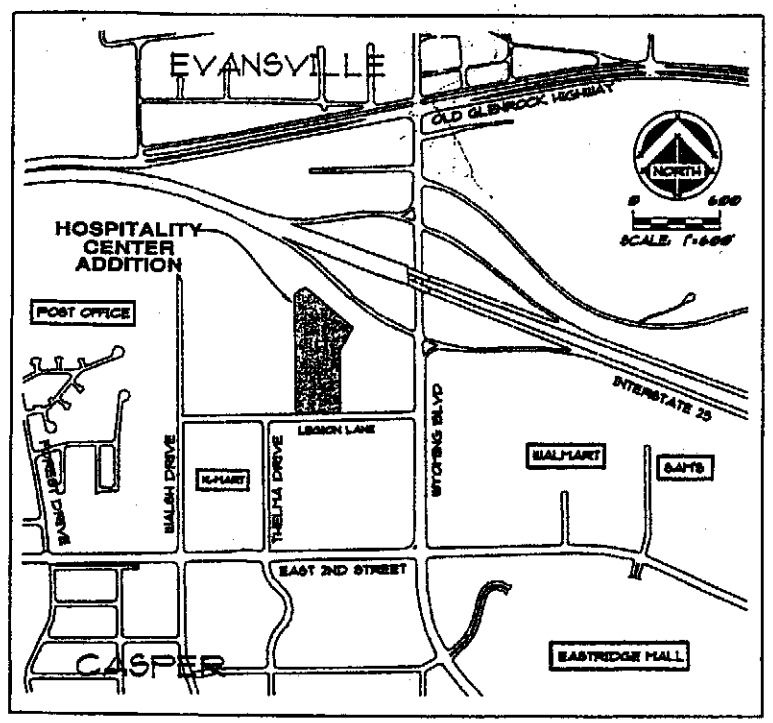




VICINITY MAP

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA } SS

THE UNDERSIGNED, AKERS HOSPITALITY, DOES CERTIFY THAT IT IS THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND. A PARCEL OF LAND SITUATE IN THE SW1/4SW1/4 OF SECTION 1, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, AND INCLUDING POST ROAD, A PORTION OF THE LEGION ADDITION TO THE CITY OF CASPER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WYOMING PETERBILT ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S89°17'00"W, A DISTANCE OF 1160.40 FEET TO THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED. SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE S89°17'00"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 350.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL;

THENCE N00°44'02"W, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 30.00 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF LEGION LANE, MONUMENTED BY A BRASS CAP;

THENCE N00°44'02"W, CONTINUING ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 774.87 FEET TO THE NORTHWEST CORNER OF THE PARCEL MONUMENTED BY A BRASS CAP;

THENCE N55°22'55"E, A DISTANCE OF 102.26 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N64°08'10"E, A DISTANCE OF 43.70 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25, AND MONUMENTED BY A HIGHWAY DEPARTMENT RIGHT-OF-WAY BRASS CAP;

THENCE S50°06'45"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, A DISTANCE OF 392.02 FEET TO A HIGHWAY DEPARTMENT RIGHT-OF-WAY BRASS CAP;

THENCE S16°13'47"W, ALONG THE EASTERLY LINE OF THE PARCEL, A DISTANCE OF 164.41 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S89°31'05"W, A DISTANCE OF 24.04 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S00°44'02"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 438.17 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF LEGION LANE AND MONUMENTED BY A BRASS CAP;

THENCE S00°44'02"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.70 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 THE "HOSPITALITY CENTER ADDITION" 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 AND LEGION LANE AND HOSPITALITY LANE AS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

Robert W. Akers
ROBERT AKERS - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT AKERS THIS 3rd DAY OF November, 2001.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 11-9-06

Ruthanne L. Anderson
NOTARY PUBLIC

RUTHANNE L. ANDERSON
NOTARY PUBLIC
State of South Dakota

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 24th DAY OF July, 2001.

ATTEST: David C. Haight, SECRETARY — Dennis D. Engel, CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 4-186, DULY PASSED, ADOPTED AND APPROVED THIS 7th DAY OF August, 2001.

ATTEST: Joan McDonald, CITY CLERK — Paul C. Bertagnolli, MAYOR

INSPECTED AND APPROVED THIS 23rd DAY OF October, 2001.

Hal H. Hutchison, CITY ENGINEER

INSPECTED AND APPROVED THIS 23rd DAY OF October, 2001.

Arthur C. Nelson, COUNTY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 15th DAY OF November, 2001.

INSTRUMENT NO. 681848

My term of office expires January 6, 2003

Mary Ann Collins, COUNTY CLERK

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:887,367.
2. CURRENT ZONING IS (C4) HIGHWAY BUSINESS.
3. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983.
4. THE CONVERGENCE ANGLE AT THE SOUTHEAST CORNER OF LOT 4 IS 00°43'17.056", AND THE COMBINED FACTOR IS 0.99978.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA } SS

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 MARCH AND APRIL, 2000, AND THAT THIS PLAT, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND COURSES 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 19th DAY OF November, 2001.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 12-14-04

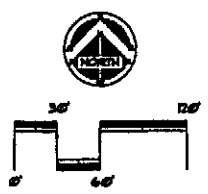
Angela A. Haber
NOTARY PUBLIC

NOTARY PUBLIC
ANGELA M. HABER
COUNTY OF NATRONA
STATE OF WYOMING
My Commission Expires Dec 14, 2004

LEGEND

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

PLAT PREPARED BY:
CIVIL ENGINEERING PROFESSIONALS, INC.
355 NORTH LINCOLN STREET
CASPER, WYOMING 82601
JUNE, 2001



PLAT OF

HOSPITALITY CENTER ADDITION

INCLUDING A REPLAT OF

POST ROAD, A PORTION OF THE LEGION ADDITION

TO THE CITY OF CASPER, WYOMING

SW1/4SW1/4 SECTION 1, T.33N., R.79W., 6TH P.M.

NATRONA COUNTY WYOMING