

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
 COUNTY OF NATRONA } SS
 THE UNDERSIGNED, JTL GROUP, INC. dba KNIFE RIVER, INC. DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE NW1/4SE1/4 AND NE1/4SW1/4 SECTION 3, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C-E1/6 CORNER OF SAID SECTION 3, MONUMENTED BY A BRASS CAP;
 THENCE S83°35'19"W, A DISTANCE OF 952.37 FEET TO THE NORTHEAST CORNER OF THE PARCEL, ALSO BEING THE NORTHWEST CORNER OF LOT 1, B N ADDITION NO. 2, LOCATED ON THE SOUTH LINE OF U.S. INTERSTATE 25, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;
 THENCE S08°05'13"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF SAID LOT 1, B N ADDITION NO. 2, A DISTANCE OF 288.59 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, LOCATED 15.0 FEET NORTHWEST OF THE CENTERLINE OF THE BNSF SPUR TRACK NO. 79, BEING THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;
 THENCE S82°35'30"W, ALONG THE SOUTH LINE OF THE PARCEL, BEING 15.0 FEET NORTHWEST OF THE CENTERLINE OF THE BNSF SPUR TRACK NO. 79, A DISTANCE OF 188.79 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;
 THENCE ALONG A CURVE TO THE LEFT AND A LINE 15.0 FEET NORTHWEST OF THE CENTERLINE OF THE BNSF SPUR TRACK NO. 79, HAVING A RADIUS OF 1160.92 FEET, THROUGH A CENTRAL ANGLE OF 15°48'03", AN ARC DISTANCE OF 32.16 FEET, HAVING A CHORD BEARING OF S74°41'36"W, A DISTANCE OF 319.14 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;
 THENCE N09°30'17"W, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 346.26 FEET, TO THE NORTHWEST CORNER OF THE PARCEL, LOCATED ON THE SOUTH LINE OF U.S. INTERSTATE 25, MONUMENTED BY A BRASS CAP;
 THENCE N01°14'57"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF U.S. INTERSTATE 25, A DISTANCE OF 99.98 FEET TO AN ALUMINUM CAP (RW-586);
 THENCE N05°44'49"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF U.S. INTERSTATE 25, A DISTANCE OF 112.69 FEET TO A BRASS CAP (RW-587);
 THENCE N84°51'03"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF U.S. INTERSTATE 25, A DISTANCE OF 283.74 FEET TO AN ALUMINUM CAP (RW-588);
 THENCE N83°50'57"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF U.S. INTERSTATE 25, A DISTANCE OF 28.12 FEET TO THE POINT OF BEGINNING.

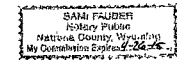
THE ABOVE DESCRIBED PARCEL CONTAINS 3.611 ACRES, (157,301.419 S.F.), MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

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 "JTL INDUSTRIAL PARK" 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 "25' ACCESS & UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

David A. Fertig
 DAVID A. FERTIG - AGENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID A. FERTIG, AGENT FOR JTL GROUP, INC. dba KNIFE RIVER, INC., THIS 25th DAY OF August, 2014.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 4-26-15



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF NATRONA } SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5526, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN JANUARY 2014, 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 95 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 19th DAY OF AUGUST, 2014.

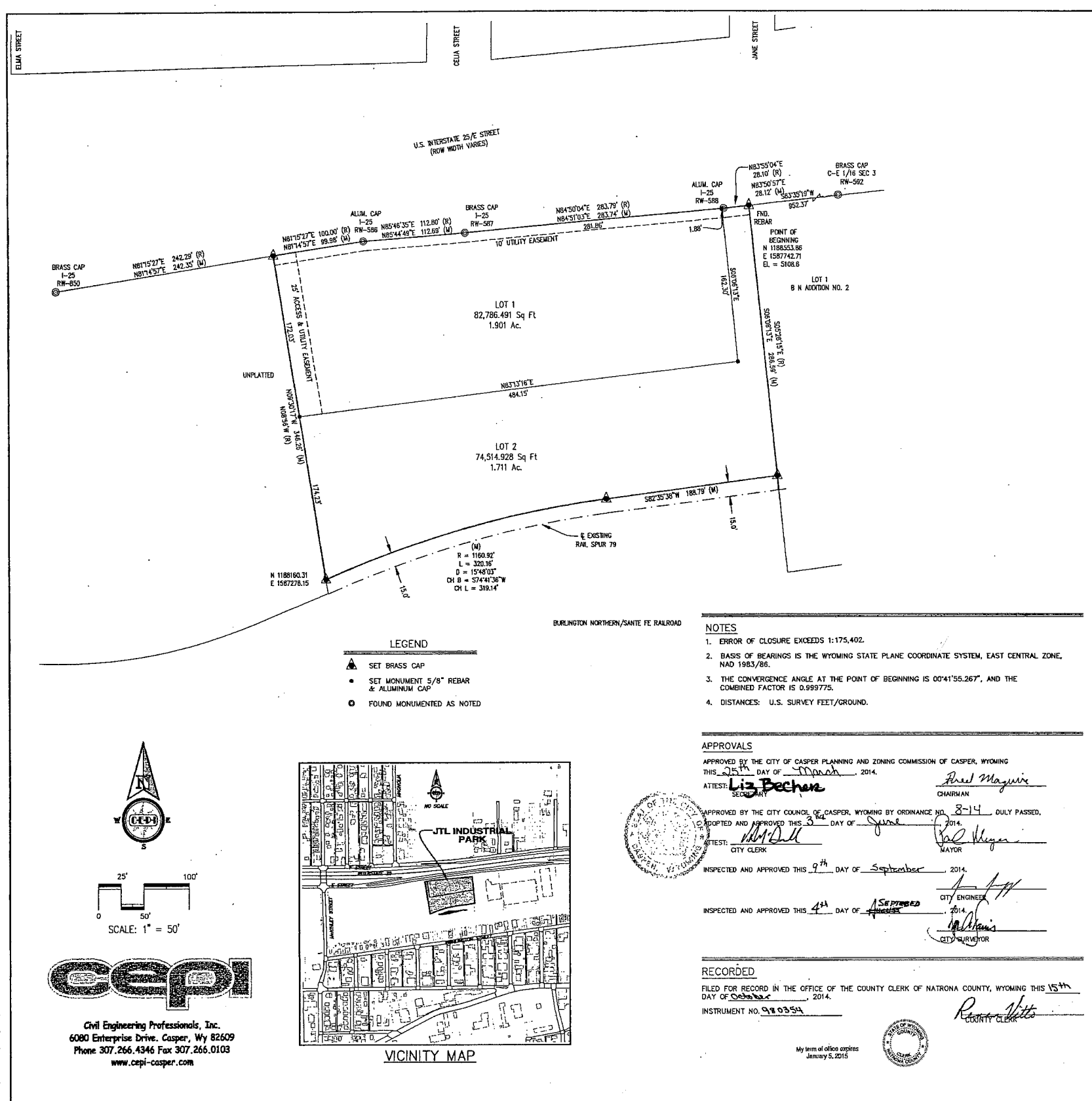
WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 4-26-15

David A. Fertig
 NOTARY PUBLIC

JTL INDUSTRIAL PARK

TO THE CITY OF CASPER, WYOMING
 BEING A PORTION OF THE
 NW1/4SE1/4 & NE1/4SW1/4 OF SECTION 3
 T.33N., R.79W., 6TH P.M.
 NATRONA COUNTY WYOMING
 FEBRUARY, 2014

N.O. #14-111



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

- NOTES**
1. ERROR OF CLOSURE EXCEEDS 1:175,402.
 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°41'55.267", AND THE COMBINED FACTOR IS 0.999775.
 4. DISTANCES: U.S. SURVEY FEET/GROUND.

APPROVALS
 APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
 THIS 25th DAY OF March, 2014.
 ATTEST: *Liz Becher* SECRETARY
Ariel Maguire CHAIRMAN
 APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 8-14 DULY PASSED,
 ADOPTED AND APPROVED THIS 3rd DAY OF June, 2014.
 ATTEST: *Neil Dill* CITY CLERK
Paul Meyer MAYOR
 INSPECTED AND APPROVED THIS 9th DAY OF September, 2014.
 INSPECTED AND APPROVED THIS 4th DAY OF SEPTEMBER, 2014.
William R. Fehring CITY SURVEYOR

RECORDED
 FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 15th DAY OF October, 2014.
 INSTRUMENT NO. 980354
Roseanna Vitti COUNTY CLERK

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

ME Land 2014 Survey.Dwg \V-111 Knife River.dwg 8/19/2014 12:14:23 PM MDT