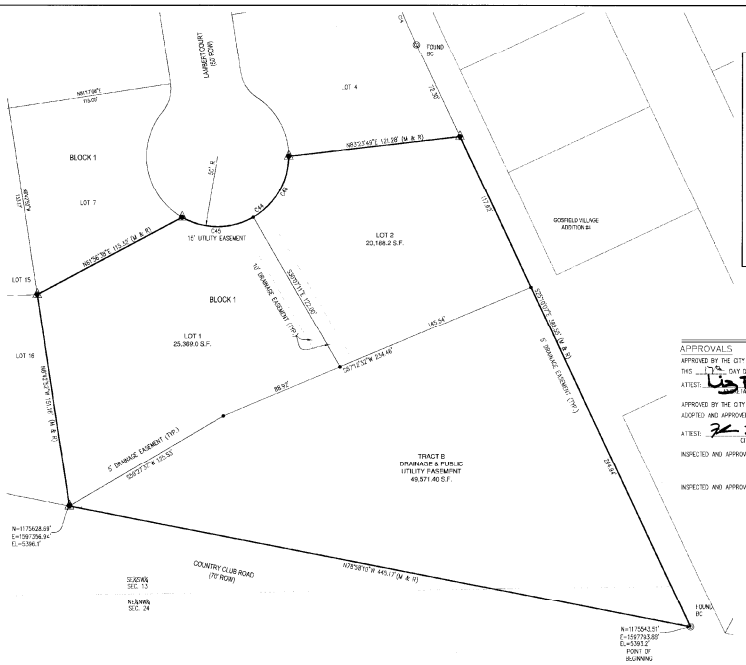

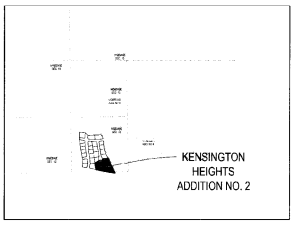

VICINITY MAP
NO SCALE

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS 05 DAY OF November 2020.
ATTEST: Lisa Becher CITY CLERK — Jason A. Frank CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 21-4 DULY PASSED,
ADOPTED AND APPROVED THIS 5th DAY OF January 2021.
ATTEST: CITY CLERK — MAYOR

INSPECTED AND APPROVED THIS 11th DAY OF January 2021.
CITY ENGINEER

INSPECTED AND APPROVED THIS 11th DAY OF January
CITY SURVEYOR

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:330,035.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°43'25.75", AND THE COMBINED FACTOR IS 0.999702.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CURVE TABLE (M & R)					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C44	50.00'	104.72'	120°00'00"	N30°52'46"E	86.60'
C45	50.00'	52.36'	60°00'00"	N89°52'46"E	50.00'
C46	50.00'	52.36'	60°00'00"	N29°52'46"E	50.00'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF NATRONA }

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5328, DO HEREBY CERTIFY THAT I RESURVEY WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN MARCH, 2020, 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. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM R. FEHRINGER — 12328 — WYOMING — 1/7/2021

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER
THIS 7TH DAY OF JANUARY, 202'.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 3-29-24
NOTARY PUBLIC

SAM HURST — NOTARY PUBLIC - WYOMING — Natrona County — My Commission Expires Mar 29, 2024

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }

NATRONA COUNTY CLERK
2/3/2021 3:20:10 PM
Pages: 1
1097241
Tracy Good
Deputy
Fee: $75.00
City Of Casper

THE UNDERSIGNED, KENSINGTON HEIGHTS DEVELOPMENT, LLC, AND KENSINGTON HEIGHTS INVESTMENTS, LLC DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE SE¼SW¼ OF SECTION 13 AND THE NE¼NW¼ OF SECTION 24, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO KNOWN AS KENSINGTON HEIGHTS ADDITION NO. 1, LOTS 5, 6 AND TRACT B, BLOCK 1, TO THE CITY OF CASPER, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT B, LOCATED ON THE NORTHERLY LINE OF COUNTRY CLUB ROAD, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N78°58'10"W, ALONG THE SOUTHERLY LINE OF THE PARCEL AND THE NORTHERLY LINE OF COUNTRY CLUB ROAD, A DISTANCE OF 445.17 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHEAST CORNER OF LOT 16, BLOCK 1, KENSINGTON HEIGHTS ADDITION NO. 1, MONUMENTED BY A BRASS CAP;

THENCE N00°42'50"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SAID LOT 16, A DISTANCE OF 151.15 FEET TO THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE CORNER COMMON TO LOTS 7, 15 AND 16, BLOCK 1, KENSINGTON HEIGHTS ADDITION NO. 1, MONUMENTED BY A BRASS CAP;

THENCE N89°56'38"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 175.33 FEET TO A POINT ON THE WESTERLY LINE OF LAMBERT COURT, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE SOUTHERLY LINE OF LAMBERT COURT AND THE NORTHERLY LINE OF THE PARCEL, AND A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 120°00'00", A DISTANCE OF 104.72 FEET, HAVING A CHORD BEARING OF N29°52'46"E, A DISTANCE OF 86.60 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, KENSINGTON HEIGHTS ADDITION NO. 1, MONUMENTED BY A BRASS CAP;

THENCE N89°23'49"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 121.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE S25°10'01"E, ALONG THE EASTERLY LINE OF THE PARCEL AND THE WESTERLY LINE OF GOSFIELD VILLAGE ADDITION NO. 4, A DISTANCE OF 382.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.18 ACRES MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND INCUMBRANCES WHICH HAVE BEEN HERETOFORE ACQUIRED.

THE PARCEL 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 "KENSINGTON HEIGHTS 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" AS SHOWN ON THIS PLAT. A FIVE FOOT WIDE DRAINAGE EASEMENT IS LOCATED ALONG THE BACK AND SIDE LINE OF EACH LOT FOR GENERAL LOT SURFACE DRAINAGE. ALL ROADS AND STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

KENSINGTON HEIGHTS DEVELOPMENT, LLC
401 SOUTH CENTER STREET
CASPER, WYOMING 82601

LISA BURRIDGE, MANAGING MEMBER OF KENSINGTON HEIGHTS DEVELOPMENT, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURRIDGE, MANAGING MEMBER OF KENSINGTON HEIGHTS DEVELOPMENT, LLC, THIS 8th DAY OF JANUARY, 2021.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES July 29, 2021
NOTARY PUBLIC

KENSINGTON HEIGHTS INVESTMENTS, LLC
401 SOUTH CENTER STREET
CASPER, WYOMING 82601

GUY BURRIDGE, MANAGING MEMBER OF KENSINGTON HEIGHTS INVESTMENTS, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURRIDGE, MANAGING MEMBER OF KENSINGTON HEIGHTS INVESTMENTS, LLC, THIS 8th DAY OF JANUARY, 2021.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES July 29, 2021
NOTARY PUBLIC

VACATION AND REPLAT
OF THE
KENSINGTON HEIGHTS ADDITION NO. 1,
LOTS 5, 6 & TRACT B, BLOCK 1
AS THE

KENSINGTON HEIGHTS ADDITION NO. 2

TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE SE¼SW¼, SECTION 13,
AND THE NE¼NW¼ SECTION 24, T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

W.O. #20-276

cepi
Civil Engineering Professionals, Inc.
6800 Enterprise Drive, Casper, WY 82609
Phone 307.266.6366 Fax 307.266.0103
www.cepi-casper.com

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

0 30' 60'
SCALE: 1" = 30'