

CERTIFICATE OF DEDICATION

6/29/2021 4:00:06 PM
 NATORNA COUNTY CLERK
 Tracy Good
 Recorded: KB
 Fee: \$75.00
 CITY OF CASPER
1106789

STATE OF WYOMING }
 COUNTY OF NATORNA }SS

THE UNDERSIGNED, KENSINGTON HEIGHTS INVESTMENTS, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND CURRENTLY KNOWN AS TRACT A, KENSINGTON HEIGHTS ADDITION NO. 1, RECORDED JUNE 17, 2020 AS INSTRUMENT NO. 1083149, SITUATE IN THE SW¼ AND THE SE¼NW¼, OF SECTION 13, T.33N., R.79W., 6TH P.M., NATORNA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 13, MONUMENTED BY A BRASS CAP;

THENCE S60°14'02"W, A DISTANCE OF 522.36 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, ALSO BEING THE NORTHWEST CORNER OF TRACT D, KENSINGTON HEIGHTS ADDITION NO. 1, SAID POINT BEING LOCATED ON THE SOUTH LINE OF CENTENNIAL VILLAGE DRIVE, BEING THE POINT OF BEGINNING, MONUMENTED BY A BRASS CAP;

THENCE S36°47'43"W, ALONG THE EAST LINE OF THE PARCEL AND THE WESTERLY LINE OF SAID TRACT D, A DISTANCE OF 279.55 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE EAST LINE OF THE PARCEL AND THE WESTERLY LINE OF SAID TRACT D, AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 379.94 FEET, THROUGH A CENTRAL ANGLE OF 37°01'48", AN ARC DISTANCE OF 245.55 FEET, SAID CURVE HAVING A CHORD BEARING OF S18°16'50"W AND A CHORD DISTANCE OF 241.30 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S00°14'04"E, ALONG THE EAST LINE OF THE PARCEL AND THE WESTERLY LINE OF SAID TRACT D, A DISTANCE OF 707.87 FEET TO A POINT OF CURVATURE, SAID POINT BEING LOCATED ON THE NORTH LINE OF A FIFTY FOOT (50') WIDE PACIFIC POWER & LIGHT EASEMENT, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE EAST LINE OF THE PARCEL AND THE WESTERLY LINE OF GOSFIELD ADDITION NO. 4, AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET, THROUGH A CENTRAL ANGLE OF 36°53'50", AN ARC DISTANCE OF 341.31 FEET, SAID CURVE HAVING A CHORD BEARING OF S17°49'07"E AND A CHORD DISTANCE OF 335.44 FEET TO A POINT OF REVERSE CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE EAST LINE OF THE PARCEL AND THE WESTERLY LINE OF GOSFIELD ADDITION NO. 4, AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 02°15'40", AN ARC DISTANCE OF 14.60 FEET, SAID CURVE HAVING A CHORD BEARING OF S35°08'12"E AND A CHORD DISTANCE OF 14.60 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, ALSO BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 5, KENSINGTON HEIGHTS ADDITION NO. 1, MONUMENTED BY A BRASS CAP;

THENCE S87°58'45"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID BLOCK 5, A DISTANCE OF 317.28 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 5, LOCATED ON THE EAST LINE OF HEATHROW AVENUE, MONUMENTED BY A BRASS CAP;

THENCE N54°13'31"W, ALONG THE SOUTH LINE OF THE PARCEL AND ACROSS HEATHROW AVENUE, A DISTANCE OF 71.04 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 4, KENSINGTON HEIGHTS ADDITION NO. 1, LOCATED ON THE WEST LINE OF HEATHROW AVENUE, MONUMENTED BY A BRASS CAP;

THENCE N87°36'01"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID LOT 1, BLOCK 4, A DISTANCE OF 141.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, MONUMENTED BY A BRASS CAP;

THENCE S00°00'00"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF SAID LOT 1 AND ACROSS DRAYTON WAY, A DISTANCE OF 150.76 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 3, LOCATED ON THE SOUTH LINE OF DRAYTON WAY, MONUMENTED BY A BRASS CAP;

THENCE S08°42'52"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF BLOCK 3, KENSINGTON HEIGHTS ADDITION NO. 1, A DISTANCE OF 496.07 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 2, KENSINGTON HEIGHTS ADDITION NO. 1, LOCATED ON THE SOUTH LINE OF LAREDOO WAY, MONUMENTED BY A BRASS CAP;

THENCE S02°01'51"W, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 169.64 FEET TO THE SOUTHEAST CORNER OF THE PARCEL AND THE SOUTHWEST CORNER OF LOT 1, KENSINGTON HEIGHTS ADDITION NO. 1, LOCATED ON THE NORTH LINE OF COUNTRY CLUB ROAD, MONUMENTED BY A BRASS CAP;

THENCE N78°58'10"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF COUNTRY CLUB ROAD, A DISTANCE OF 200.08 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF COUNTRY CLUB ROAD, AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 418.69 FEET, THROUGH A CENTRAL ANGLE OF 39°24'01", AN ARC DISTANCE OF 287.92 FEET, SAID CURVE HAVING A CHORD BEARING OF N59°16'09"W AND A CHORD DISTANCE OF 282.28 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N39°34'08"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF COUNTRY CLUB ROAD, A DISTANCE OF 801.71 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE N50°24'17"E, ALONG THE WESTERLY LINE OF THE PARCEL AND THE EASTERLY RIGHT-OF-WAY LINE OF WYOMING BOULEVARD, A DISTANCE OF 301.16 FEET TO A POINT OF CURVATURE, MONUMENTED BY A WYOMING DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENT;

THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF THE PARCEL AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1737.02 FEET, THROUGH A CENTRAL ANGLE OF 31°47'25", AN ARC DISTANCE OF 963.78 FEET, SAID CURVE HAVING A CHORD BEARING OF N34°29'30"E AND A CHORD DISTANCE OF 951.46 FEET TO A POINT ON THE CURVE, MONUMENTED BY A WYOMING DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENT;

THENCE CONTINUING ALONG THE WESTERLY LINE OF THE PARCEL AND SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1737.02 FEET, THROUGH A CENTRAL ANGLE OF 19°38'35", AN ARC DISTANCE OF 595.51 FEET, SAID CURVE HAVING A CHORD BEARING OF N08°45'46"E AND A CHORD DISTANCE OF 592.60 FEET TO THE END OF CURVE, MONUMENTED BY A WYOMING DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENT;

THENCE N01°02'58"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 283.75 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE WEST LINE OF THE PARCEL AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 91°05'59", AN ARC DISTANCE OF 47.70 FEET, SAID CURVE HAVING A CHORD BEARING OF N44°39'20"E AND A CHORD DISTANCE OF 42.83 FEET TO THE END OF CURVE, LOCATED ON THE SOUTH LINE OF CENTENNIAL VILLAGE DRIVE, MONUMENTED BY A BRASS CAP;

THENCE N89°58'25"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF CENTENNIAL VILLAGE DRIVE, A DISTANCE OF 93.14 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF CENTENNIAL VILLAGE DRIVE, AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, THROUGH A CENTRAL ANGLE OF 36°19'16", AN ARC DISTANCE OF 228.21 FEET, SAID CURVE HAVING A CHORD BEARING OF S71°48'33"E AND A CHORD DISTANCE OF 224.41 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S59°49'43"E, CONTINUING ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF CENTENNIAL VILLAGE DRIVE, A DISTANCE OF 54.68 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF CENTENNIAL VILLAGE DRIVE, AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 10°18'50", AN ARC DISTANCE OF 66.60 FEET, SAID CURVE HAVING A CHORD BEARING OF S39°58'31"E AND A CHORD DISTANCE OF 66.51 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

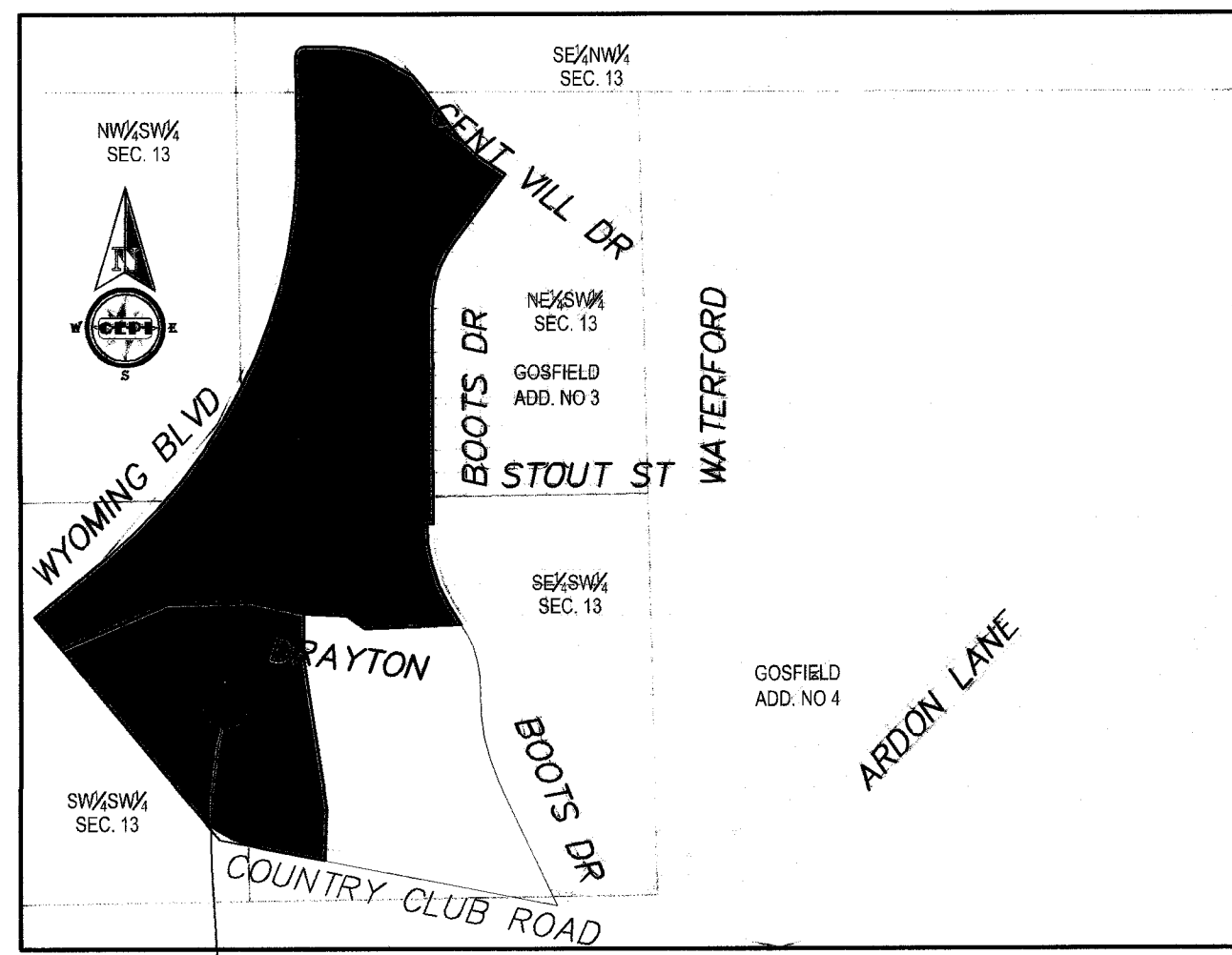
THENCE S34°52'35"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF CENTENNIAL VILLAGE DRIVE, A DISTANCE OF 139.09 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF CENTENNIAL VILLAGE DRIVE, AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 481.03 FEET, THROUGH A CENTRAL ANGLE OF 24°47'58", AN ARC DISTANCE OF 208.20 FEET, SAID CURVE HAVING A CHORD BEARING OF S47°16'34"E AND A CHORD DISTANCE OF 208.58 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S59°01'18"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF CENTENNIAL VILLAGE DRIVE, A DISTANCE OF 14.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 39.57 ACRES, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY 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. 3" 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 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 DRAINAGE. ALL ROADS AND STREETS AS SHOWN HEREON ARE HEREBY, OR HAVE PREVIOUSLY BEEN, DEDICATED TO THE USE OF THE PUBLIC.



KENSINGTON HEIGHTS ADDITION NO. 3
 VICINITY MAP
 1"=600'

CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C1	470.00'	100.56'	12°15'31"	S87°18'19"W	100.37
C2	470.00'	99.70'	12°09'13"	N80°29'19"W	99.51
C3	470.00'	113.53'	13°50'26"	N67°29'30"W	113.26
C4	470.00'	112.65'	13°43'58"	N53°42'18"W	112.38
C5	470.00'	110.24'	13°26'19"	N40°07'09"W	109.99
C6	470.00'	46.10'	5°37'10"	N30°35'25"W	46.08
C7	420.00'	94.02'	12°49'34"	N87°35'21"E	93.82
C8	420.00'	127.38'	17°22'36"	N77°18'34"W	126.89
C9	420.00'	131.33'	17°54'55"	S59°39'48"E	130.79
C10	420.00'	128.95'	17°35'28"	S41°54'37"E	128.44
C11	420.00'	39.10'	5°20'03"	S30°26'51"E	39.09
C12	25.00'	39.82'	91°15'22"	N73°24'31"W	35.74
C13	650.00'	110.90'	9°46'31"	S56°04'33"W	110.76
C14	25.00'	39.59'	90°43'29"	S54°09'09"W	35.58
C15	25.00'	38.96'	89°17'44"	S84°13'18"E	35.14
C16	700.00'	64.30'	5°15'46"	N53°42'54"E	64.27
C17	700.00'	64.26'	5°15'35"	S58°58'34"W	64.24
C18	25.00'	37.54'	86°02'25"	S18°35'09"W	34.11
C19	25.00'	20.66'	47°20'48"	S48°39'44"E	20.08
C20	50.00'	8.38'	9°36'22"	S67°24'30"E	8.37
C21	50.00'	6.88'	7°53'14"	S20°12'38"W	6.88
C22	25.00'	20.28'	46°29'06"	S05°30'44"W	19.73
C23	25.00'	37.55'	86°03'02"	S67°27'34"E	34.12

CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C24	25.00'	42.73'	97°56'12"	S21°11'16"W	37.72
C25	650.00'	112.70'	9°56'04"	S75°07'24"W	112.56
C26	700.00'	66.45'	5°26'21"	N72°14'05"E	66.43
C27	700.00'	84.30'	6°54'01"	N78°24'16"E	84.25
C28	700.00'	91.72'	7°30'25"	N85°36'29"E	91.65
C29	650.00'	124.90'	11°00'36"	S85°35'44"W	124.71
C30	25.00'	42.73'	97°56'00"	N40°23'42"E	37.72
C31	1025.00'	78.26'	4°22'28"	N6°23'04"W	78.24
C32	975.00'	92.76'	5°27'04"	S70°51'55"E	92.72
C33	25.00'	30.66'	70°16'37"	S44°57'06"E	28.78
C34	25.00'	31.70'	72°38'39"	N52°34'38"W	29.62
C35	25.00'	50.69'	116°09'54"	S41°49'39"W	42.44
C36	25.00'	21.41'	49°04'02"	N81°6'43"E	20.76
C37	50.00'	53.17'	60°55'41"	N22°50'54"E	50.70
C38	50.00'	64.75'	74°11'39"	N65°12'47"W	60.32
C39	50.00'	39.50'	45°15'47"	S55°03'30"W	38.48
C40	50.00'	39.50'	45°15'47"	S84°47'43"W	38.48
C41	50.00'	44.26'	50°43'07"	S38°11'44"E	42.83
C42	25.00'	20.64'	47°17'59"	S39°54'18"E	20.06
C43	418.69'	41.10'	5°37'27"	S76°09'26"E	41.08
C44	418.69'	152.23'	20°49'56"	S62°55'45"E	151.39
C45	418.69'	94.59'	12°56'38"	S46°02'28"E	94.39

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
 THIS 8th DAY OF March, 2021.
 ATTEST: Liz Becha SECRETARY

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 13-21, DULY PASSED
 ADOPTED AND APPROVED THIS 12th DAY OF June, 2021.
 ATTEST: [Signature] CITY CLERK

INSPECTED AND APPROVED THIS 9th DAY OF June, 2021.
 ATTEST: [Signature] CHAIRMAN

INSPECTED AND APPROVED THIS 8th DAY OF June, 2021.
 ATTEST: [Signature] MAYOR

INSPECTED AND APPROVED THIS 8th DAY OF June, 2021.
 ATTEST: [Signature] CITY ENGINEER

INSPECTED AND APPROVED THIS 8th DAY OF June, 2021.
 ATTEST: [Signature] SURVEYOR

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF NATORNA }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 NOVEMBER, 2020 TO JANUARY, 2021, 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.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER
 THIS 4th DAY OF JUNE, 2021.
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 3-29-24

[Signature]
 WILLIAM R. FEHRINGER
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 5528
 WYOMING

KENSINGTON HEIGHTS INVESTMENTS, LLC
 421 SOUTH CENTER ST., SUITE 101
 CASPER, WYOMING 82601

[Signature]
 LISA BURRIDGE - MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURRIDGE, MANAGING MEMBER OF KENSINGTON HEIGHTS INVESTMENTS, LLC THIS 7th DAY OF June, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 7-29-21

[Signature]
 NOTARY PUBLIC

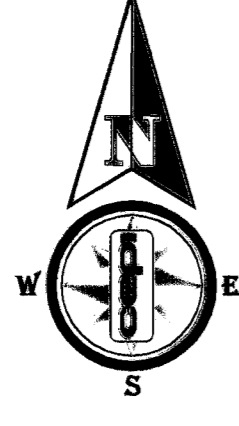
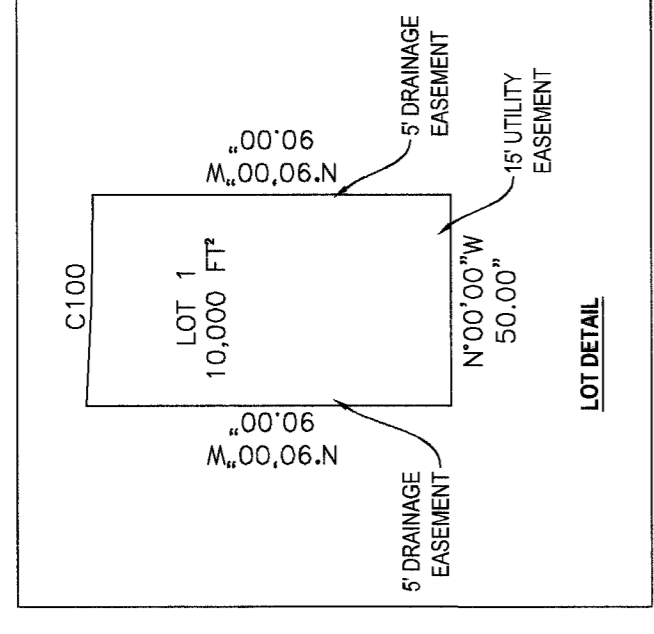
[Signature]
 SAMI HERTY
 NOTARY PUBLIC - WYOMING
 Natrona County
 My Commission Expires Mar 29, 2024

VACATION AND REPLAT OF TRACT A
 KENSINGTON HEIGHTS ADDITION NO. 1
 AS
KENSINGTON HEIGHTS ADDITION NO. 3

TO THE CITY OF CASPER, WYOMING
 BEING A PORTION OF THE SW¼ AND THE SE¼NW¼, SECTION 13
 T.33N., R.79W., 6TH P.M., NATORNA COUNTY, WYOMING
 SHEET 1 OF 2

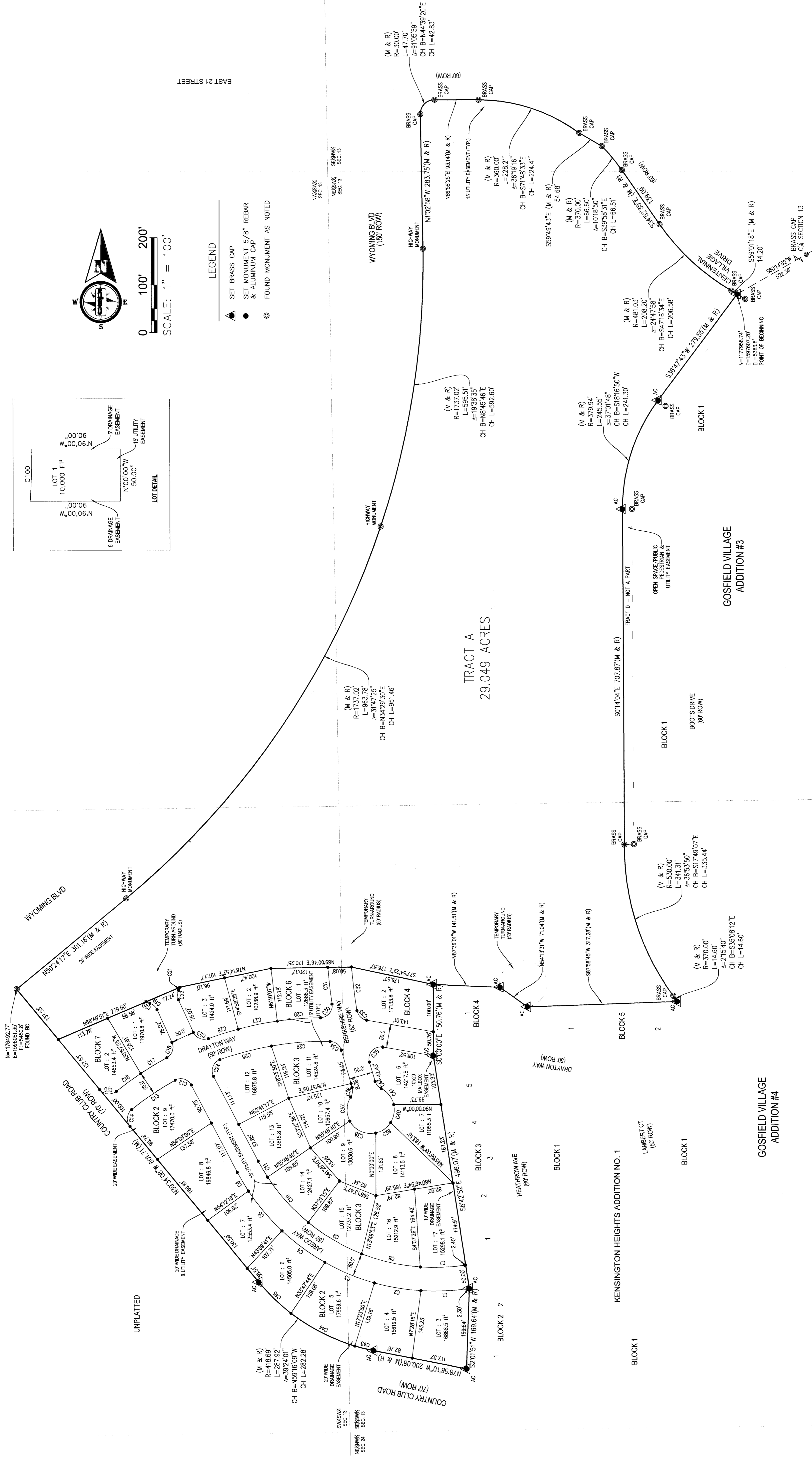


M:\Lung 2021\Engineering\21-002 Kensington Heights Phase 2\Survey Plats\21-002 - Kensington no.3_4-15-21 New Coords.dwg, 6/4/2021, Bill



SCALE: 1" = 100'

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



VACATION AND REPLAT
OF TRACT A
KENSINGTON HEIGHTS ADDITION NO. 1
AS

**KENSINGTON HEIGHTS
ADDITION NO. 3**

TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE SW¼
AND THE SE¼NW¼, SECTION 13
T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING
SHEET 2 OF 2

