9/7/2021 3:26:57 PM NATRONA COUNTY CLERK
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CITY OF CASPER

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }

THE UNDERSIGNED, KENSINGTON HEIGHTS DEVELOPMENT, 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. 3, SITUATE IN THE SW¼ AND THE SE¼NW¼, OF SECTION 13, T.33N., R.79W., 6TH P.M., NATRONA 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 530.00 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 ADDITON 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°41'03"W, ALONG THE SOUTH LINE OF THE PARCEL AND ACROSS HEATHROW AVENUE, A DISTANCE OF 71.06 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 4, KENSINGTON HEIGHTS ADDITON NO. 1, LOCATED ON THE WEST LINE OF HEATHROW AVENUE, MONUMENTED BY A BRASS CAP;

THENCE N87°36'02"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID LOT 1, BLOCK 4, A DISTANCE OF 141.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 2, BLOCK 4, KENSINGTON HEIGHTS ADDITON NO. 3, MONUMENTED BY A BRASS CAP;

THENCE N77°54'22"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID LOT 2, BLOCK 4, A DISTANCE OF 176.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, LOCATED ON THE WEST LINE OF BERKSHIRE WAY, MONUMENTED BY A BRASS CAP;

THENCE S89°00'46"W, ALONG THE SOUTH LINE OF THE PARCEL ACROSS BERKSHIRE WAY AND ALONG THE NORTH LINE OF LOT 1, BLOCK 6, KENSINGTON HEIGHTS ADDITION NO. 3, A DISTANCE OF 170.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, MONUMENTED BY A BRASS CAP;

THENCE S78°14'52"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF LOTS 2 AND 3, OF SAID BLOCK 6, KENSINGTON HEIGHTS ADDITION NO. 3, A DISTANCE OF 197.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, LOCATED ON THE EASTERLY LINE OF LAREDO WAY, MONUMENTED BY A BRASS CAP;

THENCE S66°49'51"W, ALONG THE SOUTH LINE OF THE PARCEL, ACROSS LAREDO WAY AND THE NORTH LINE OF LOTS 1 AND 2, BLOCK 7, KENSINGTON HEIGHTS ADDITION NO. 3, A DISTANCE OF 278.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, LOCATED ON THE NORTH LINE OF COUNTRY CLUB ROAD, 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 137.53 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 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 S89°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 206.58 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 29.05 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. 4" 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 DRAINAGE. ALL ROADS AND STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

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

LISA BURRIDGE – MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURRIDGE, MANAGING MEMBER OF KENSINGTON HEIGHTS DEVELOPMENT, LLC THIS 12 DAY OF August, 2021

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 20 June 2023

NOTARY PUBLIC

JUSTIN GUILFORD - NOTARY PUBLIC
COUNTY OF NATRONA
STATE OF WYOMING
My Commission Expires June 20, 2023

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

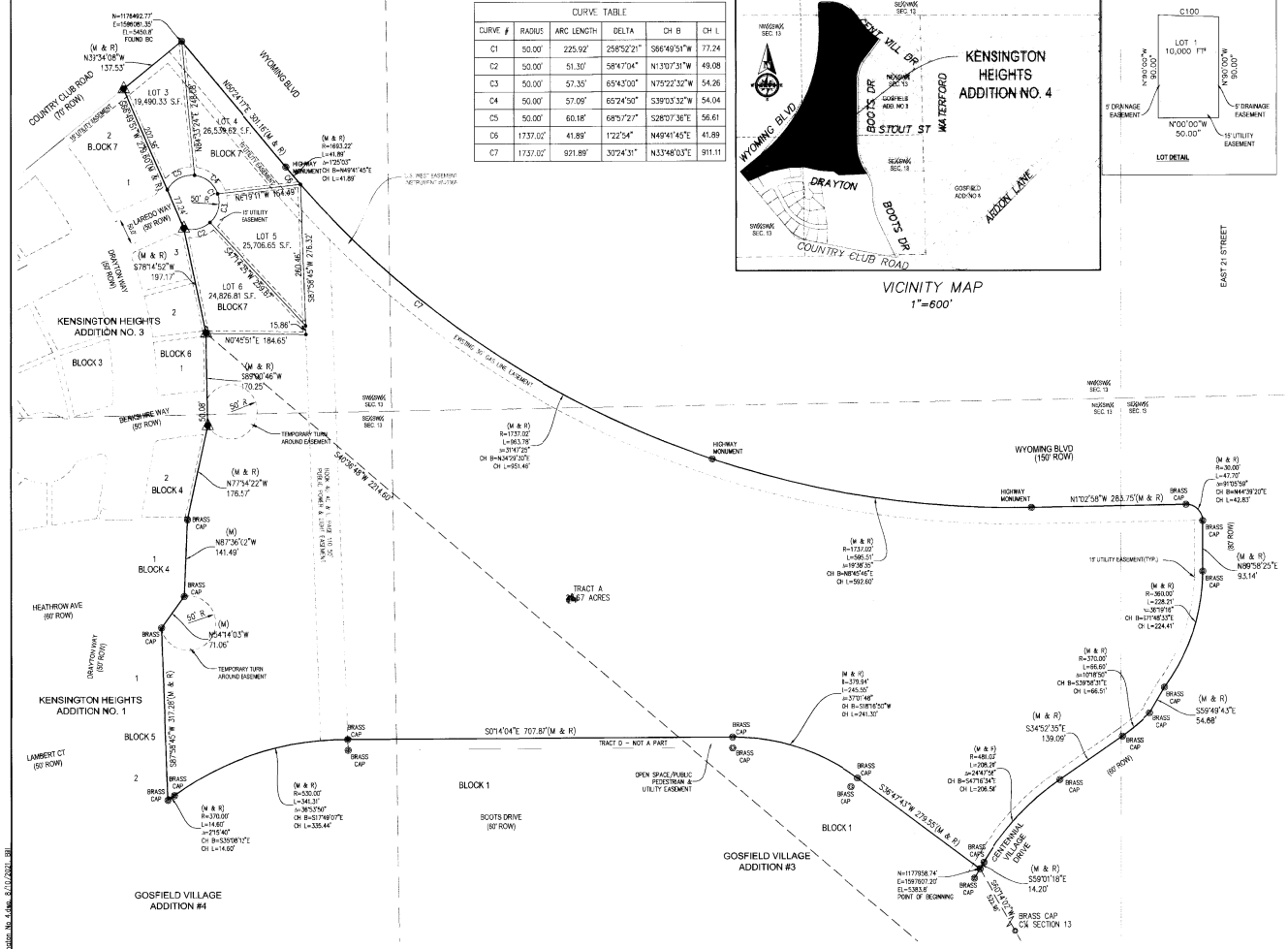
KENSINGTON HEIGHTS ADDITION NO. 4

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

W.O. #21-147

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C1	50.00'	225.92'	258°52'21"	S66°49'51"W	77.24
C2	50.00'	51.31'	58°47'04"	N13°07'31"W	49.08
C3	50.00'	57.35'	65°43'00"	N75°22'32"W	54.26
C4	50.00'	57.09'	65°24'50"	S39°03'32"W	54.04
C5	50.00'	60.18'	68°57'27"	S26°07'36"E	56.61
C6	1737.02'	41.89'	1°22'54"	N49°41'45"E	41.89
C7	1737.02'	921.89'	30°24'31"	N33°48'03"E	911.11

VICINITY MAP
1"=600'



NOTES

1. ERROR OF CLOSURE EXCEEDS 1:3,197,821.
2. BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°43'22.69", AND THE COMBINED FACTOR IS 0.9997732.
4. ALL DISTANCES ARE GRID.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO USED AS BENCHMARKS.

0 100' 200'
SCALE: 1" = 100'

LEGEND

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

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

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS 2nd DAY OF September, 2021.
ATTEST: Lisa Decker SECRETARY — CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 16-21 DULY PASSED, ADOPTED AND APPROVED THIS 3rd DAY OF August 2021.
ATTEST: Assistant CITY CLERK — MAYOR

INSPECTED AND APPROVED THIS 20th DAY OF August, 2021.
CITY ENGINEER

INSPECTED AND APPROVED THIS 20th DAY OF August, 2021.
CITY SURVEYOR

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, 2020 TO MARCH, 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 11th DAY OF AUGUST, 2021.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-29-24

NOTARY PUBLIC

SARI HERDT
NOTARY PUBLIC - WYOMING
Natrona County
My Commission Expires Mar. 29, 2024

Professional Land Surveyor
William R. Fehringer
5528
STATE OF WYOMING
8/11/2021

M:\Layout 2021\Surveying\21-147 Kensington Heights #4\Survey Plat\21-147 - Kensington No. 4.dwg, 8/10/2021 3:01: