2/20/2020 3:31:26 PM
NATRONA COUNTY CLERK
Pages: 3
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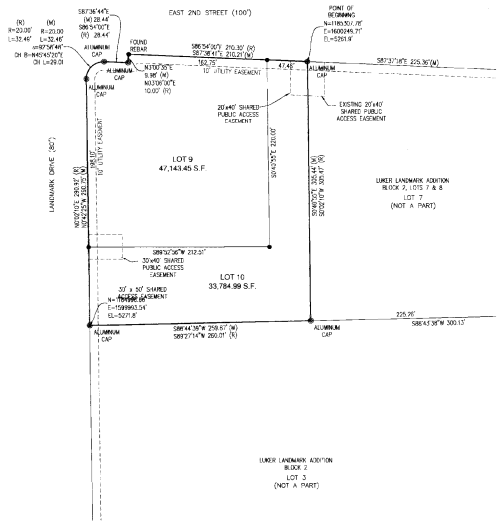
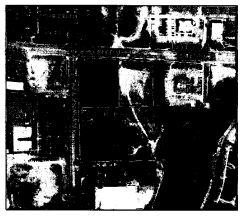
Fees: $25.00
CITY OF CASPER



VICINITY MAP
NO SCALE

## APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 7th DAY OF February 2020.

Liz Becha
COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 4th DAY OF February 2020.

CITY ENGINEER

## NOTES

1. ERROR OF CLOSURE EXCEEDS 1:1,175,791.
2. BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°43'48.6460", AND THE COMBINED FACTOR IS 0.9997876.
4. DISTANCES: U.S. SURVEY FOOT
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO USED AS BENCHMARKS.

## 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, 2019, 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 GIS SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Professional Land Surveyor — William R. Fehringer — 5528 — Wyoming

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS DAY 9th OF JANUARY, 2020.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 3-8-20

NOTARY PUBLIC

COUNTY OF NATRONA — STATE OF WYOMING — MY COMMISSION EXPIRES

## CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }

THE UNDERSIGNED, EAST ELKHORN VALLEY, LLC AND LRC/LANDMARK, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE ABOVE OR FOREGOING MINOR BOUNDARY ADJUSTMENT PLAT CREATING TWO NEWLY CONFIGURED LOTS WITHIN BLOCK 2 OF THE LUKER LANDMARK ADDITION, A MINOR BOUNDARY ADJUSTMENT OF LOT 1, BLOCK 2 OF THE LUKER LANDMARK ADDITION, INSTRUMENT NO. 1044617, DESIGNATED AS LUKER LANDMARK ADDITION, LOTS 9 AND 10, BLOCK 2, SITUATE IN THE NE¼NE¼ OF SECTION 12, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, MONUMENTED BY AN ALUMINUM CAP AND BEING THE POINT OF BEGINNING;

THENCE S00°42'55"E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 305.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, MONUMENTED BY AN ALUMINUM CAP;

THENCE S86°44'39"W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 258.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, LOCATED ON THE EAST LINE OF LANDMARK DRIVE, MONUMENTED BY AN ALUMINUM CAP;

THENCE N00°42'55"W, ALONG THE WEST LINE OF THE PARCEL AND SAID LOT 1 AND THE EAST LINE OF LANDMARK DRIVE, A DISTANCE OF 299.75 FEET TO A POINT OF CURVATURE, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG THE WEST LINE OF THE SAID LOT 1 AND THE EAST LINE OF LANDMARK DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 92°58'46", A DISTANCE OF 32.46 FEET, HAVING A CHORD BEARING OF N45°45'30"E, A DISTANCE OF 29.04 FEET TO THE END OF CURVE, MONUMENTED BY AN ALUMINUM CAP;

THENCE S87°36'44"E, ALONG THE NORTH LINE OF THE SAID LOT 1, AND THE SOUTH LINE OF EAST SECOND STREET, A DISTANCE OF 28.44 FEET TO A POINT, MONUMENTED BY AN ALUMINUM CAP;

THENCE N03°09'00"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 9.98 FEET TO A POINT, MONUMENTED BY AN ALUMINUM CAP;

THENCE S87°36'41"E, ALONG THE NORTH LINE OF SAID LOT 1, AND THE SOUTH LINE OF EAST SECOND STREET, A DISTANCE OF 210.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.96 ACRES (85,928.44 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 OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "LUKER LANDMARK ADDITION, BLOCK 2, LOTS 9 & 10". 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. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

EAST ELKHORN VALLEY, LLC
900 DEAN AVENUE
HIGHLAND PARK, IL 60035

VANCE JOHNSON - MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VANCE JOHNSON, MANAGING MEMBER OF EAST ELKHORN VALLEY, LLC, THIS 15th DAY OF January 2020.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 4/21/20

Laurie M Coffin — Official Seal — Notary Public - State of Illinois — My Commission Expires Dec 21, 2021

NOTARY PUBLIC

LRC/LANDMARK, LLC
900 DEAN AVENUE
HIGHLAND PARK, IL 60035

VANCE JOHNSON - MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VANCE JOHNSON, MANAGING MEMBER OF LRC/LANDMARK, LLC, THIS 15th DAY OF January 2020.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 4/21/20

LAURIE M COFFIN — Official Seal — Notary Public - State of Illinois — My Commission Expires Jan 21, 2021

NOTARY PUBLIC

# MINOR BOUNDARY ADJUSTMENT OF LOT 1, BLOCK 2 LUKER LANDMARK ADDITION AS LUKER LANDMARK ADDITION LOTS 9 & 10, BLOCK 2 TO THE CITY OF CASPER, WYOMING

A MINOR BOUNDARY ADJUSTMENT OF LOT 1, BLOCK 2
LUKER LANDMARK ADDITION
TO CREATE TWO NEWLY CONFIGURED LOTS
DESIGNATED AS LUKER LANDMARK ADDITION
LOTS 9 AND 10, BLOCK 2
BEING AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE NE¼NE¼ OF SECTION 12
T.33N., R.79W., 6TH P.M.
NATRONA COUNTY WYOMING

W.O. #19-056

0 50' 100'
SCALE: 1" = 50'

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

LEGEND

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

W:_proj_2019\Engineering\19-056 FBR\Survey Prints\FB Plat.dwg, 1/9/2020, BB