



905838
NATRONA COUNTY CLERK
APR 21 2011 09:20:42 AM
CITY OF CASPER

- NOTES**
1. ERROR OF CLOSURE EXCEEDS 1:254,008.
 2. BASES 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°43'51.50", AND THE COMBINED FACTOR IS 0.9997822.

APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 23rd DAY OF March, 2011.

[Signature]
COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 21st DAY OF March, 2011.

[Signature]
CITY ENGINEER

INSPECTED AND APPROVED THIS 21st DAY OF March, 2011.

[Signature]
CITY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 23rd DAY OF March, 2011.

INSTRUMENT NO. 905838

[Signature]
COUNTY CLERK

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

CERTIFICATE OF SURVEYOR

STATE OF WYOMING

WILLIAM R. FERBER, 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 DECEMBER, 2010, 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 AND CORRECTED TO THE TRUE MERIDIAN. ALL BEARS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FERBER THIS 21ST DAY OF MARCH, 2011.

[Signature]
NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL

NATRONA COUNTY CLERK
CITY OF CASPER

MINOR BOUNDARY ADJUSTMENT PLAT AND VACATION AND REPLAT OF LUKER LANDMARK ADDITION, BLOCK 1, LOT 7

AS

LUKER LANDMARK ADDITION, BLOCK 1 LOTS 8 & 9

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE

NE1/4NE1/4 SECTION 12, T.33N., R.79W., 6TH P.M.,

NATRONA COUNTY, WYOMING

MARCH, 2011

WA 40-13

LEGAL DESCRIPTION

THE UNDERSIGNED, FORWARD DEVELOPMENT, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF A PORTION OF LAND SITUATE IN THE EAST 1/4 OF SECTION 12, T.33N., R.79W., 6TH P.M., BEING ALL OF LOT 7, BLOCK 1, OF LUKER LANDMARK ADDITION TO THE CITY OF CASPER, WYOMING, AS PER PLAT RECORDED AUGUST 27, 2009, AS INSTRUMENT NO. 87894, SOME MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, MONUMENTED BY A BRASS CAP;

THENCE S09°07'17" E, ALONG THE SECTION LINE CORNER TO SAID SECTIONS 7 AND 12, A DISTANCE OF 64.72 FEET TO THE POINT OF BEGINNING;

THENCE S09°07'17" E, ALONG THE SECTION LINE CORNER TO SAID SECTIONS 7 AND 12, ALSO BEING THE EAST LINE OF SAID LOT 7, A DISTANCE OF 742.77 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 7, MONUMENTED BY A BRASS CAP;

THENCE N03°43'51.50" E, ALONG THE SOUTH LINE OF SAID LOT 7 AND THE NORTH LINE OF EAST SECOND STREET, A DISTANCE OF 484.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, MONUMENTED BY A BRASS CAP;

THENCE N03°43'51.50" E, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 281.42 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE N03°43'51.50" E, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 440.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, MONUMENTED BY A BRASS CAP;

THENCE N03°43'51.50" E, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 333.19 FEET TO A POINT LOCATED ON THE SECTION LINE OF SAID SECTION 12, MONUMENTED BY A BRASS CAP;

THENCE S09°07'17" E, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 333.19 FEET TO A POINT LOCATED ON THE SECTION LINE OF SAID SECTION 12, MONUMENTED BY A BRASS CAP;

THENCE S09°07'17" E, ALONG THE NORTH LINE OF SAID LOT 7 AND THE SOUTHERN LINE OF U.S. INTERSTATE 25, A DISTANCE OF 184.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PLOTS CONTAINS 8.10 ACRES, MORE OR LESS, (S1/4S40 S1/2), 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 DEVOTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. THE NAME OF THE UNDERSIGNED SHALL BE LUKER LANDMARK ADDITION TO THE CITY OF CASPER, WYOMING, AS PER PLAT RECORDED AUGUST 27, 2009, AS INSTRUMENT NO. 87894, AND TO BE USED FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL PURPOSES. THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

ALL ROADS AND STREETS AS SHOWN HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

FORWARD DEVELOPMENT, LLC
CASPER, WYOMING 82502

[Signature]
MANAGING PARTNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NEIL A. McHARRY, ALSO KNOWN AS MICK McHARRY, THIS 21st DAY OF MARCH, 2011.

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC



Old Engineering Professionals, Inc.
4900 Enterprise Drive, Casper, WY 82509
Phone 307.266.4466 Fax 307.266.0103
www.cepi-engineers.com

My firm's digital seal
commences 5/2/10

