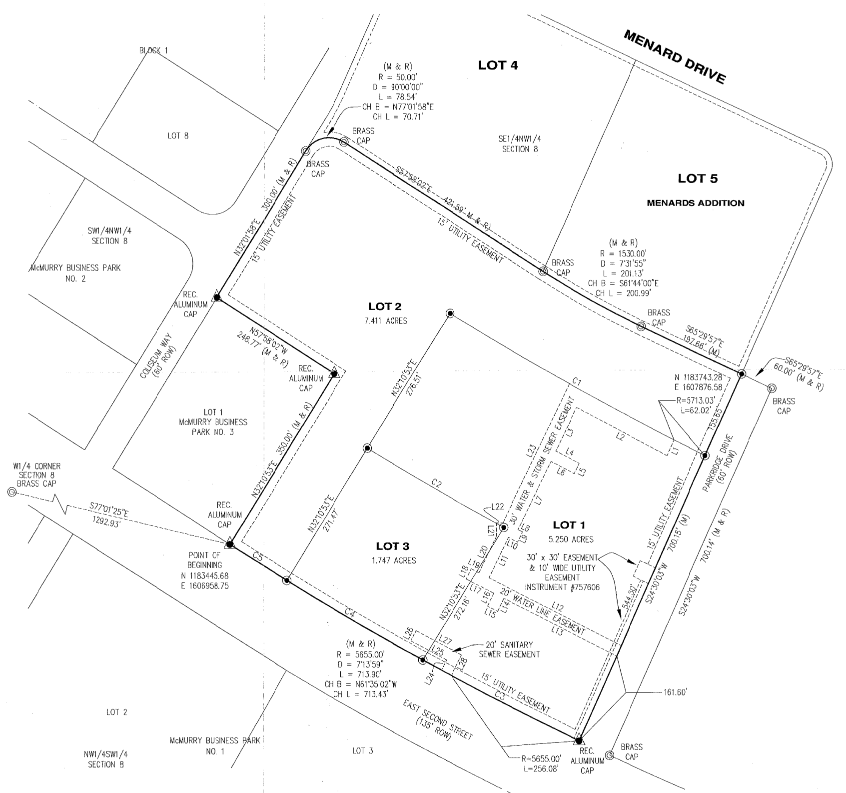
M:\Land 2012\Engr_Dwg\12-39 Foss Toyota\Survey Plat\ACAD-McMURRY BP #7.dwg 10/19/2013 8:44:45 AM MDT

961498
NATRONA COUNTY CLERK, WY
Renea Vitto Recorded: JF
Nov 1, 2013 10:17:40 AM
Pages: 1 Fee: $75.00
CITY OF CASPER



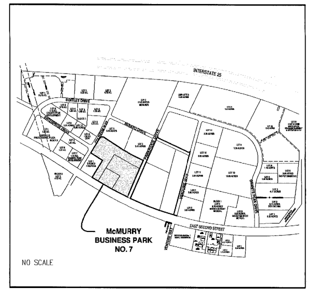
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5713.03'	5°13'32"	521.04'	S61°52'53"E	520.86'
C2	5383.61'	2°59'09"	280.56'	S60°44'25"E	280.53'
C3	5655.00'	3°10'46"	313.80'	S63°36'39"E	313.76'
C4	5655.00'	2°50'32"	280.52'	S60°36'00"E	280.49'
C5	5655.00'	1°12'42"	119.58'	S58°34'23"E	119.58'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°30'03"W	30.01'
L2	N62°58'01"W	183.14'
L3	S26°11'39"W	84.53'
L4	S63°36'38"E	47.26'
L5	S26°23'22"W	20.00'
L6	N63°36'38"W	47.19'
L7	S26°11'39"W	131.84'
L8	S63°36'38"E	8.99'
L9	S26°23'22"W	20.00'
L10	N63°36'38"W	18.92'
L11	S26°11'39"W	78.49'
L12	S63°46'04"E	264.97'
L13	N63°46'04"W	226.21'
L14	S26°13'56"W	25.35'
L15	N63°46'04"W	20.00'
L16	N26°13'56"E	25.35'
L17	N63°46'04"W	54.88'
L18	N26°13'56"E	20.00'
L19	S63°46'04"E	15.51'
L20	N26°11'39"E	71.32'
L21	N01°54'45"W	22.32'
L22	N88°05'15"E	11.92'
L23	N26°11'39"E	269.20'
L24	N27°29'37"E	20.00'
L25	N62°30'23"W	71.96'
L26	N27°29'37"E	20.00'
L27	S62°30'23"E	91.96'
L28	S27°29'37"W	40.00'

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

Professional Land Surveyor William R. Fehringer 5528 Date 10/18/13 WYOMING

VICINITY MAP



0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

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

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:200,735.
2. BASIS 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°44'49.405", AND THE COMBINED FACTOR IS 0.999788.
4. DISTANCES: U.S. SURVEY FEET/GROUND.

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 27th DAY OF August, 2013.

ATTEST: Liz Becher SECRETARY — CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 13-238, DULY PASSED, ADOPTED AND APPROVED THIS 17th DAY OF September, 2013.

ATTEST: CITY CLERK — MAYOR

INSPECTED AND APPROVED THIS 29th DAY OF OCTOBER 2013. CITY ENGINEER

INSPECTED AND APPROVED THIS 29th DAY OF OCTOBER, 2013. CITY SURVEYOR

SEAL OF THE CITY OF CASPER, WYOMING

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 1st DAY OF November, 2013.

INSTRUMENT NO. 961498 — COUNTY CLERK

STATE OF WYOMING NATRONA COUNTY CLERK
My term of office expires January 5, 2015

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF NATRONA } 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 JUNE, 2013, 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.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 18TH DAY OF OCTOBER, 2013.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 4/12/15

NOTARY PUBLIC

SAMI FAUBER Notary Public Natrona County, Wyoming My Commission Expires 4/12/15

CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA } SS

THE UNDERSIGNED, V.A. RESOURCES, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE S1/2NW1/4, AND THE N1/2SW1/4 OF SECTION 8, T.33N., R.78W., 6TH P.M., 6TH P.M. NATRONA COUNTY, WYOMING, ALSO KNOWN AS LOTS 2 AND 3, McMURRY BUSINESS PARK NO. 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 8, MONUMENTED BY A BRASS CAP;

THENCE S77°01'25"E, A DISTANCE OF 1292.93 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHEAST CORNER OF LOT 1, McMURRY BUSINESS PARK NO. 3, LOCATED ON THE NORTH LINE OF EAST SECOND STREET, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N32°10'53"E, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 350.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, MONUMENTED BY A BRASS CAP;

THENCE N57°58'02"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 248.77 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND THE NORTHWEST CORNER OF SAID LOT 1, MONUMENTED BY A BRASS CAP;

THENCE N32°01'58"E, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF COLISEUM WAY, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE BEING THE NORTHWEST CORNER OF THE PARCEL AND THE SOUTHWEST CORNER OF LOT 4, MENARDS ADDITION, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, WITH A CHORD BEARING OF N77°01'58"E, A DISTANCE OF 70.71 FEET TO THE END OF CURVE LOCATED ON THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF LOT 4, MENARDS ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S57°58'02"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF MENARDS ADDITION, A DISTANCE OF 421.59 FEET TO A POINT OF CURVATURE ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 4, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF MENARDS ADDITION AND A CURVE TO THE LEFT HAVING A RADIUS OF 1530.00 FEET, THROUGH A CENTRAL ANGLE OF 7°31'55", AN ARC LENGTH OF 201.13 FEET, WITH A CHORD BEARING OF S61°44'00"E, A DISTANCE OF 200.99 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S65°29'57"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF MENARDS ADDITION, A DISTANCE OF 197.66 FEET TO THE NORTHEAST CORNER OF THE PARCEL, BEING THE SOUTHEAST CORNER OF LOT 5, MENARDS ADDITION, LOCATED ON THE WEST LINE OF PARKRIDGE DRIVE, MONUMENTED BY A BRASS CAP;

THENCE S24°30'03"W, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF PARKRIDGE DRIVE, A DISTANCE OF 700.15 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, ALSO BEING THE SOUTHEAST CORNER OF McMURRY BUSINESS PARK NO. 3, LOCATED ON THE NORTH LINE OF EAST SECOND STREET, MONUMENTED BY A BRASS CAP;

THENCE NORTHWESTERLY ALONG THE NORTH LINE OF EAST SECOND STREET, THE SOUTH LINE OF THE PARCEL AND A CURVE TO THE RIGHT HAVING A RADIUS OF 5655.00 FEET, THROUGH A CENTRAL ANGLE OF 7°13'59", AN ARC LENGTH OF 713.00 FEET, WITH A CHORD BEARING OF N61°35'02"W, A DISTANCE OF 713.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 12.662 ACRES, 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 OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "McMURRY BUSINESS PARK NO. 7" 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 "15' UTILITY EASEMENT", "20' SANITARY SEWER EASEMENT", "20' WATER LINE EASEMENT", AND "30' WATER & STORM SEWER EASEMENT", AS SHOWN ON THIS PLAT. THE STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

V.A. RESOURCES, LLC
P.O. BOX 50792
CASPER, WYOMING 82605

DORIS McMURRY – MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DORIS McMURRY, MANAGING MEMBER OF V.A. RESOURCES, LLC., THIS 22 DAY OF October, 2013.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 4/12/15

NOTARY PUBLIC

SAMI FAUBER Notary Public Natrona County, Wyoming My Commission Expires 4/12/15

VACATION AND REPLAT OF
LOTS 2 & 3, McMURRY BUSINESS PARK NO. 3
AS

McMURRY BUSINESS PARK NO. 7

TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE
S1/2NW1/4 AND THE N1/2SW1/4
OF SECTION 8, T.33N., R.78W., 6TH P.M.
NATRONA COUNTY WYOMING
JULY, 2013

W.O. #12-39