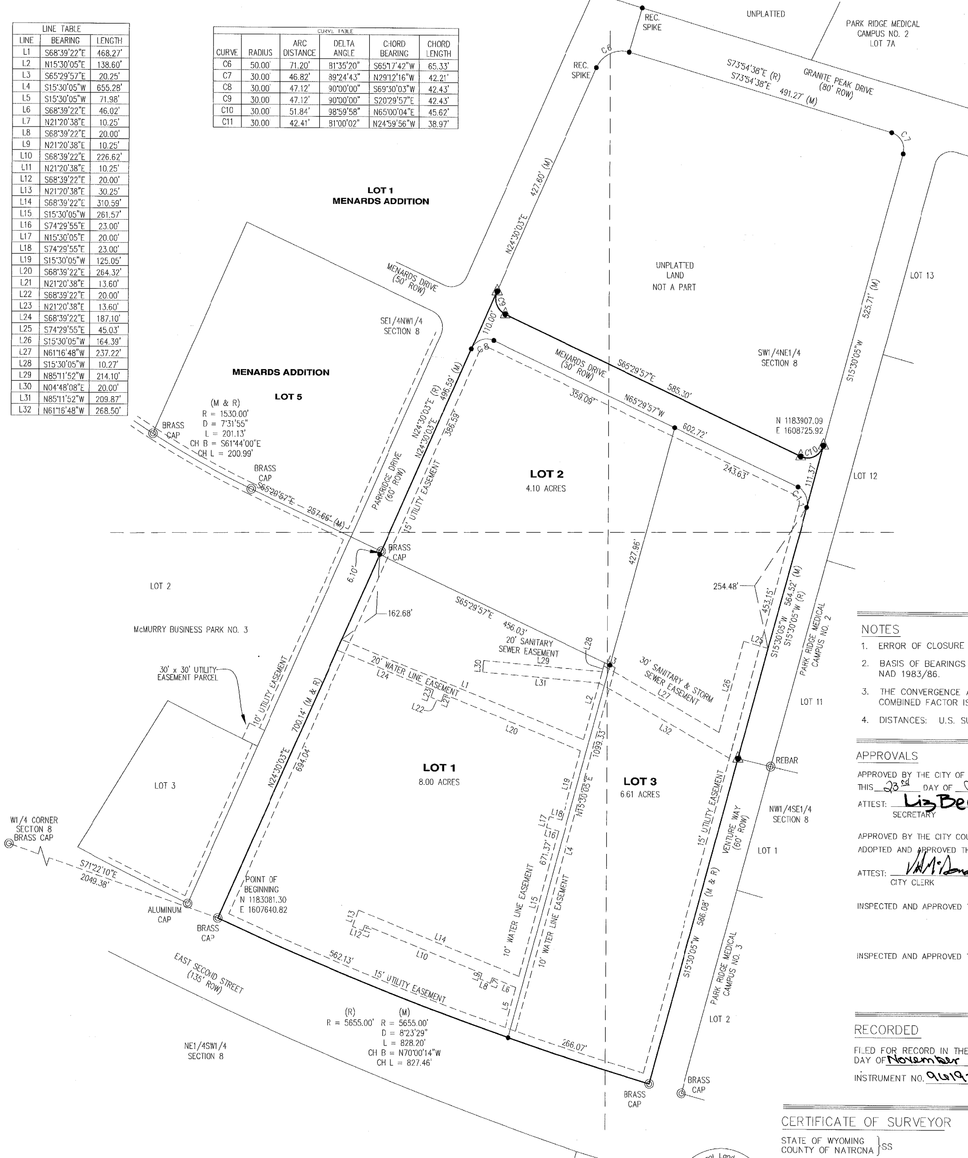
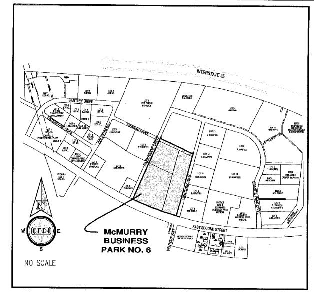
961920
NATRONA COUNTY CLERK, WY Recorded: JF
Renea Vitto
Nov 8, 2013 03:07:56 PM
Pages: 1 Fee: $75.00
CITY OF CASPER

LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°39'22"E	468.27'
L2	N15°30'05"E	138.60'
L3	S65°29'57"E	20.25'
L4	S15°30'05"W	655.28'
L5	S15°30'05"W	71.98'
L6	S68°39'22"E	46.02'
L7	N21°20'38"E	10.25'
L8	S68°39'22"E	20.00'
L9	N21°20'38"E	10.25'
L10	S68°39'22"E	226.62'
L11	N21°20'38"E	10.25'
L12	S68°39'22"E	20.00'
L13	N21°20'38"E	30.25'
L14	S68°39'22"E	310.59'
L15	S15°30'05"W	261.57'
L16	S74°29'55"E	23.00'
L17	N15°30'05"E	20.00'
L18	S74°29'55"E	23.00'
L19	S15°30'05"W	125.05'
L20	S68°39'22"E	264.32'
L21	N21°20'38"E	13.60'
L22	S68°39'22"E	20.00'
L23	N21°20'38"E	13.60'
L24	S68°39'22"E	187.10'
L25	S74°29'55"E	45.03'
L26	S15°30'05"W	164.39'
L27	N61°16'48"W	237.22'
L28	S15°30'05"W	10.27'
L29	N85°11'52"W	214.10'
L30	N04°48'08"E	20.00'
L31	N85°11'52"W	209.87'
L32	N61°16'48"W	268.50'

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	50.00'	71.20'	81°35'20"	S65°17'42"W	65.33'
C7	30.00'	46.82'	89°24'43"	N29°12'16"W	42.21'
C8	30.00'	47.12'	90°00'00"	S69°30'03"W	42.43'
C9	30.00'	47.12'	90°00'00"	S20°29'57"E	42.43'
C10	30.00'	51.84'	98°59'58"	N65°00'04"E	45.62'
C11	30.00	42.41'	81°00'02"	N24°59'56"W	38.97'





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 1:415,032.
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°44'55.535", AND THE COMBINED FACTOR IS 0.999786.
4. DISTANCES: U.S. SURVEY FEET/GROUND.

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 23rd DAY OF July, 2013.

ATTEST: Liz Becher
SECRETARY

Fred Mogaine
CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 27-13, DULY PASSED, ADOPTED AND APPROVED THIS 17th DAY OF September, 2013.

ATTEST: V.M. McDonald
CITY CLERK

Kenyne Schlager
MAYOR

INSPECTED AND APPROVED THIS 11th DAY OF OCTOBER, 2013.

CITY ENGINEER

INSPECTED AND APPROVED THIS 11th DAY OF OCTOBER, 2013.

CITY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 8th DAY OF November, 2013.

INSTRUMENT NO. 961920

Renea Vitto
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.

Professional Land Surveyor William R. Fehringer 5528 Date 9/27/13 WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 27TH DAY OF SEPTEMBER, 2013.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 4/14/15

NOTARY PUBLIC

SAMI FAUBER
Notary Public
Natrona County, Wyoming
My Commission Expires 4/14/15

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA }SS

THE UNDERSIGNED, KELLY SUE BURROWS, TRUSTEE OF THE KELLY MORTIMER FAMILY LIVING TRUST, DATED SEPTEMBER 4, 2003 (AS A TENANT IN COMMON OWNING AN UNDIVIDED 50% INTEREST) AND GARY R. WENZEL, TRUSTEE UNDER THE GARY R. WENZEL FAMILY TRUST OF NOVEMBER 2, 2001 (AS A TENANT IN COMMON OWNING AN UNDIVIDED 50% INTEREST), DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE SE1/4NW1/4, SW1/4NE1/4, NE1/4SW1/4 AND THE NW1/4SE1/4 OF SECTION 8, T.33N., R.78W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE S71°22'10"E, A DISTANCE OF 2049.38 FEET TO THE SOUTHWEST 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 AND BEING THE POINT OF BEGINNING;

THENCE N24°30'03"E, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SAID McMURRY BUSINESS PARK NO. 3, ALSO BEING THE EAST LINE OF PARKRIDGE DRIVE, A DISTANCE OF 700.14 FEET TO THE NORTHEAST CORNER OF SAID McMURRY BUSINESS PARK NO. 3 AND THE SOUTHEAST CORNER OF MENARDS ADDITION, MONUMENTED BY A BRASS CAP;

THENCE N24°30'03"E, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SAID MENARDS ADDITION, ALSO BEING THE EAST LINE OF PARKRIDGE DRIVE, A DISTANCE OF 496.59 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET, HAVING A CHORD BEARING OF S20°29'57"E, A DISTANCE OF 42.43 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S65°29'57"W, ALONG THE NORTH LINE OF THE PARCEL, A DISTANCE OF 585.30 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 98°59'58", AN ARC DISTANCE OF 51.84 FEET, HAVING A CHORD BEARING OF N65°00'04"E, A DISTANCE OF 45.62 FEET TO THE END OF CURVE, BEING THE NORTHEAST CORNER OF THE PARCEL, LOCATED ON THE WEST LINE OF VENTURE WAY, MONUMENTED BY A BRASS CAP;

THENCE S15°30'05"W ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF PARK RIDGE MEDICAL CAMPUS NO. 2 AND VENTURE WAY, A DISTANCE OF 564.52 FEET TO THE SOUTHWEST CORNER OF PARK RIDGE MEDICAL CAMPUS NO. 2 AND THE NORTHWEST CORNER OF PARK RIDGE MEDICAL CAMPUS NO. 3, MONUMENTED BY A BRASS CAP;

THENCE S15°30'05"W, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF PARK RIDGE MEDICAL CAMPUS NO. 3 AND VENTURE WAY, A DISTANCE OF 586.08 FEET TO THE SOUTHWEST CORNER OF PARK RIDGE MEDICAL CAMPUS NO. 3 MONUMENTED BY A BRASS CAP;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF EAST SECOND STREET AND A CURVE TO THE RIGHT HAVING A RADIUS OF 5655.00 FEET, THROUGH A CENTRAL ANGLE OF 8°23'29", AN ARC DISTANCE OF 828.20 FEET, HAVING A CHORD BEARING OF N70°00'14"W, A DISTANCE OF 827.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.476 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. 6" 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", "WATER EASEMENT" AND "WATER AND SEWER EASEMENT" AS SHOWN ON THIS PLAT. THE STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

KELLY SUE BURROWS, TRUSTEE OF
THE KELLY MORTIMER FAMILY LIVING
TRUST, DATED SEPTEMBER 4, 2003
468 NORTH SIX MILE ROAD
CASPER, WYOMING 82604

Kelly Sue Burrows
KELLY SUE BURROWS, TRUSTEE OF THE KELLY MORTIMER FAMILY LIVING TRUST, DATED SEPTEMBER 4, 2003

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KELLY SUE BURROWS, TRUSTEE OF THE KELLY MORTIMER FAMILY LIVING TRUST, DATED SEPTEMBER 4, 2003 (AS A TENANT IN COMMON OWNING AN UNDIVIDED 50% INTEREST) THIS 9 DAY OF October, 2013.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3/22/2017

K. Caruso
NOTARY PUBLIC

KIM CARUSO
Notary Public - Arizona
Maricopa County
My Comm. Expires Mar 22, 2017

GARY R. WENZEL, TRUSTEE UNDER THE
GARY R. WENZEL FAMILY TRUST, OF
NOVEMBER 2, 2001
468 NORTH SIX MILE ROAD
CASPER, WYOMING 82604

Gary R. Wenzel
GARY R. WENZEL, TRUSTEE UNDER THE GARY R. WENZEL FAMILY TRUST, OF NOVEMBER 2, 2001

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GARY R. WENZEL, TRUSTEE UNDER THE GARY R. WENZEL FAMILY TRUST, OF NOVEMBER 2, 2001 (AS A TENANT IN COMMON OWNING AN UNDIVIDED 50% INTEREST) THIS 8th DAY OF October, 2013.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 11-14-13

Dawn L. Neal
NOTARY PUBLIC

DAWN L. NEAL SEAL NOTARY PUBLIC SEAL SOUTH DAKOTA

SEAL OF THE CITY OF CASPER, WYOMING

STATE OF WYOMING COUNTY CLERK NATRONA COUNTY

PLAT OF
A PORTION OF THE
SE1/4NW1/4, SW1/4NE1/4, NE1/4SW1/4 AND NW1/4SE1/4
OF SECTION 8, T.33N., R.78W., 6TH P.M.
AS

McMURRY BUSINESS PARK NO. 6

TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE
SE1/4NW1/4, SW1/4NE1/4, NE1/4SW1/4 AND NW1/4SE1/4
OF SECTION 8, T.33N., R.78W., 6TH P.M.
NATRONA COUNTY WYOMING
JUNE, 2013

W.O. #13-204

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

M:\Land 2013\Survey_Dwg\13-204 Summit Medical Plat\ACAD-McMURRY BP.dwg 9/27/2013 5:48:28 PM MDT