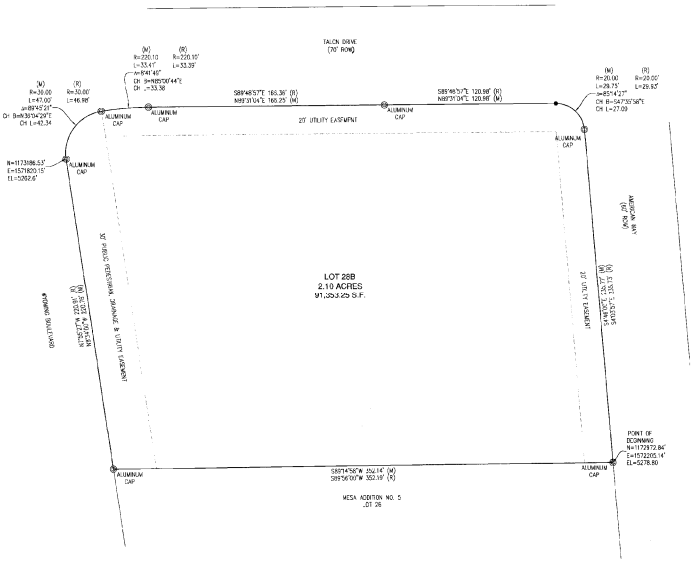

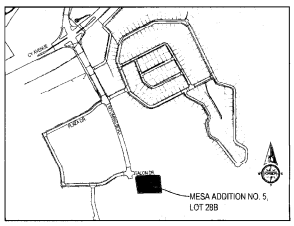

VICINITY MAP
NO SCALE

APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 25th DAY OF February, 2020.

Liz Becher
COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 25th DAY OF February, 2020.

CITY ENGINEER

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:369,128.
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°39'39.850", AND THE COMBINED FACTOR IS 0.9997647.
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 }
COUNTY OF NATRONA } SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5029, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 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 QS SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PROFESSIONAL LAND SURVEYOR WILLIAM R. FEHRINGER 5029 STATE OF WYOMING

2/26/2020

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 20th DAY OF FEBRUARY, 2020.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 3-31-20

NOTARY PUBLIC

NOTARY PUBLIC COUNTY OF NATRONA STATE OF WYOMING MY COMMISSION EXPIRES MARCH 31, 2020

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA } SS

NATRONA COUNTY CLERK
2/26/2020 3:19:45 PM
Pages: 1
1078694
Tracy Good
Recorded By
Fee: $77.25
CITY OF CASPER

THE UNDERSIGNED, TREASURE STATE LAND COMPANY, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED MINOR BOUNDARY ADJUSTMENT PLAT CREATING ONE NEWLY CONFIGURED LOT WITHIN A PORTION OF MESA ADDITION NO. 5, A MINOR BOUNDARY ADJUSTMENT OF LOTS 27A & 28A, MESA ADDITION NO. 5, CITY OF CASPER, WYOMING (RECORDED MAY 27, 2010 AS INSTRUMENT NO. 888545), DESIGNATED AS LOT 28B OF THE MESA ADDITION NO. 5, LOTS 27A & 28A SUBDIVISION, SITUATE IN THE SW¼NE¼ OF SECTION 19, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE PARCEL AND SAID LOT 27A, ALSO BEING THE NORTHEAST CORNER OF LOT 26, MESA ADDITION NO. 5, MONUMENTED BY AN ALUMINUM CAP AND BEING THE POINT OF BEGINNING;

THENCE S89°46'04"W, ALONG THE SOUTH LINE OF THE PARCEL AND SAID LOTS 27A AND 28A, AND THE NORTH LINE OF SAID LOT 26, A DISTANCE OF 352.14 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND SAID LOT 28A, LOCATED ON THE EAST LINE OF WYOMING BOULEVARD, MONUMENTED BY AN ALUMINUM CAP;

THENCE N00°34'00"A, ALONG THE WEST LINE OF THE PARCEL AND SAID LOT 28A AND THE EAST LINE OF WYOMING BOULEVARD, A DISTANCE OF 220.76 FEET, TO A POINT OF CURVATURE MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG THE NORTHWEST LINE OF THE PARCEL AND SAID LOT 28A, AND A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 89°45'27", A DISTANCE OF 47.00 FEET, WITH A CHORD BEARING OF N36°04'29"E, A DISTANCE OF 42.34 FEET TO A POINT OF CURVATURE, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG THE NORTH LINE OF THE PARCEL AND SAID LOT 28A, THE SOUTH LINE OF TALON DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 220.10 FEET, THROUGH A CENTRAL ANGLE OF 08°41'40", A DISTANCE OF 33.41 FEET, WITH A CHORD BEARING OF N85°06'44"E, A DISTANCE OF 33.38 FEET TO THE END OF CURVE, MONUMENTED BY AN ALUMINUM CAP;

THENCE N89°31'04"E, ALONG THE NORTH LINE OF THE PARCEL AND SAID LOT 28A AND THE SOUTH LINE OF TALON DRIVE, A DISTANCE OF 166.25 FEET TO A POINT MONUMENTED 3" AN ALUMINUM CAP;

THENCE N89°31'04"E, ALONG THE NORTH LINE OF THE PARCEL AND SAID LOT 27A AND THE SOUTH LINE OF TALON DRIVE, A DISTANCE OF 120.98 FEET TO THE BEGINNING OF A CURVE, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG THE NORTHEAST LINE OF THE PARCEL AND SAID LOT 27A, THE SOUTH LINE OF TALON DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 85°14'27", A DISTANCE OF 29.75 FEET, WITH A CHORD BEARING OF S47°33'56"E, A DISTANCE OF 27.09 FEET TO THE END OF CURVE, MONUMENTED BY AN ALUMINUM CAP;

THENCE S04°46'00"E, ALONG THE EAST LINE OF THE PARCEL AND SAID LOT 27A AND THE WEST LINE OF AMERICAN WAY, A DISTANCE OF 255.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.10 ACRES (91,353.25 S.F.), MORE OR LESS, AND IS SUBJECT TO ANY ROADWAY-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE MINOR BOUNDARY ADJUSTMENT OF THE FOREGOING LAND AS PREVIOUSLY PLATTED (RECORDED MAY 27, 2010 AS INSTRUMENT NO. 888545), AND BEING HEREBY AMENDED, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER AND PROPRIETOR OR PARTIES OF INTEREST. THE "MINOR BOUNDARY" ADJUSTMENT OF LOTS 27A & 28A, MESA ADDITION NO. 5, LOTS 27A & 28A" TO BE DESIGNATED AS "LOT 28B OF THE MESA ADDITION NO. 5, LOTS 27A & 28A SUBDIVISION", TO THE CITY OF CASPER, WYOMING.

THAT ALL UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWER LINES, STORM SEWER LINES, DRAINAGE SWALES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER POWER AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC. ALL ROADS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

TREASURE STATE LAND COMPANY, LLC
229 E. 2ND ST., STE. 200
CASPER, WYOMING 82601

JOHN JOHNSON – MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN JOHNSON, MANAGING MEMBER OF TREASURE STATE LAND COMPANY, LLC, THIS 20th DAY OF February, 2020.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 3-28-2020

NOTARY PUBLIC

WILLIAM FEHRINGER - NOTARY PUBLIC COUNTY OF NATRONA STATE OF WYOMING MY COMMISSION EXPIRES MARCH 28, 2020

MINOR BOUNDARY ADJUSTMENT OF LOTS 27A & 28A, OF MESA ADDITION NO. 5, LOTS 27A & 28A SUBDIVISION AS LOT 28B OF THE MESA ADDITION NO. 5, LOTS 27A & 28A SUBDIVISION TO THE CITY OF CASPER, WYOMING

A MINOR BOUNDARY ADJUSTMENT OF LOTS 27A & 28A
IN THE MESA ADDITION NO. 5,
LOTS 27A & 28A SUBDIVISION
TO CREATE ONE NEWLY CONFIGURED LOT WITHIN
MESA ADDITION NO. 5, LOTS 27A & 28A SUBDIVISION
DESIGNATED AS LOT 28B OF THE
MESA ADDITION NO. 5, LOTS 27A & 28A SUBDIVISION
BEING AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE SW¼NE¼ OF SECTION 19
T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

W.O. #18-044

0 30' 60'
SCALE: 1" = 30'

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-cwpet.com

W:\Land 2018\Engineering\18-044 Mesa Add\Survey Plat\MESA #5 LOT 28B.dwg, 2/26/2020 8:18