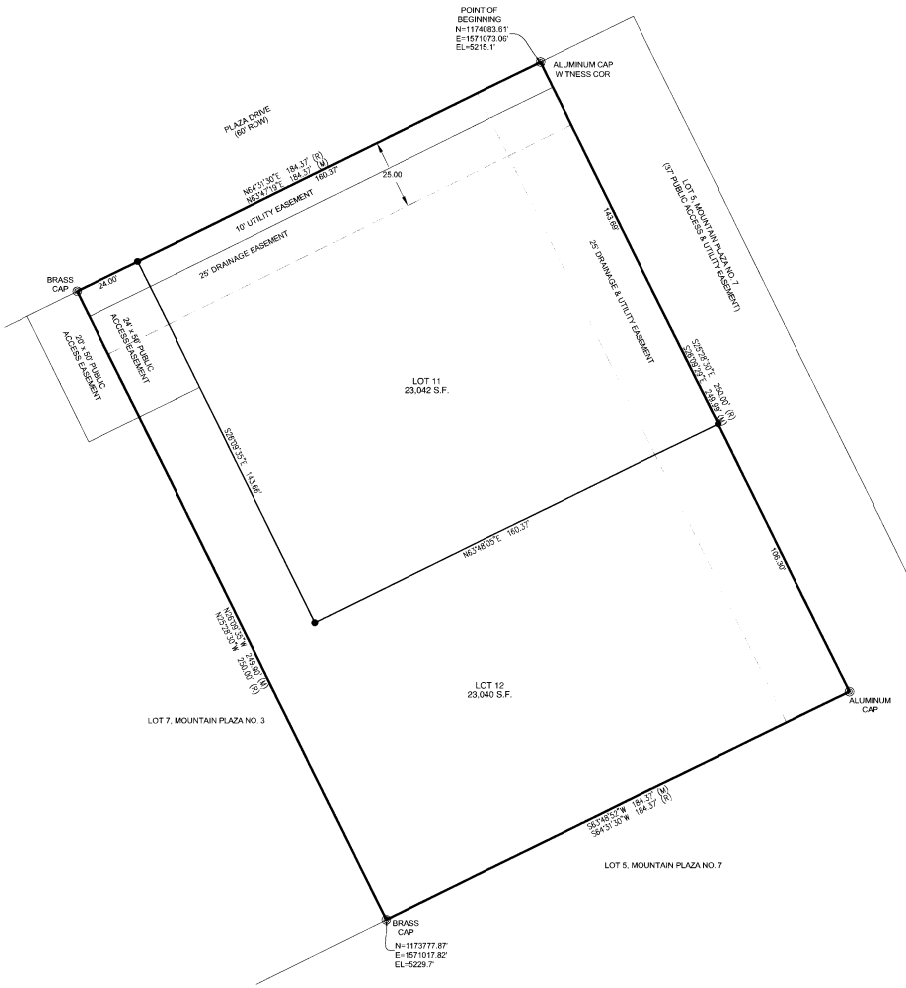
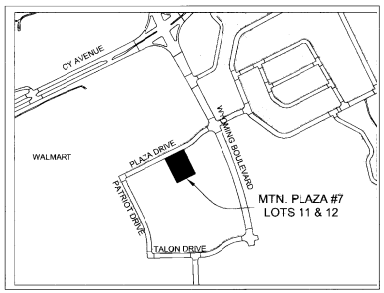
3/15/2019 3:11:39 PM NATRONA COUNTY CLERK
Pages: 1 Tracy Good
1060697 Recorded By: GC
Fee: $75.00
CITY OF CASPER





VICINITY MAP
NO SCALE

APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 6th DAY OF December, 2018.

Liz Becher
COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 30th DAY OF NOVEMBER, 2018.

CITY ENGINEER

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:2 0,793.
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°39'19.779", AND THE COMBINED FACTOR IS 0.9997666.
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 JUNE, 2016, 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
Date 11/7/18

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 7TH DAY OF NOVEMBER, 2018.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3-19-20

NOTARY PUBLIC

CERTIFICATE OF DEDICATION

STATE OF WYOMING }SS
COUNTY OF NATRONA }

THE UNDERSIGNED, MKO, LLC AND LODAR LEASING, LLC DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED MINOR BOUNDARY ADJUSTMENT PLAT CREATING TWO NEWLY CONFIGURED LOTS WITHIN THE MOUNTAIN PLAZA ADDITION NO. 7. A MINOR BOUNDARY ADJUSTMENT OF LOTS 9 AND 10, MOUNTAIN PLAZA ADDITION NO. 7 (INSTRUMENT NO. 1044117), DESIGNATED AS LOTS 11 AND 12, SITUATE WITHIN THE NE¼NW¼ OF SECTION 19, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 10, MOUNTAIN PLAZA ADDITION NO. 7, MONUMENTED BY AN ALUMINUM CAP WITNESS CORNER AND BEING THE POINT OF BEGINNING;

THENCE S26°09'29"E, ALONG THE EAST LINE OF SAID LOT 10 , A DISTANCE OF 249.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10, MONUMENTED BY AN ALUMINUM CAP;

THENCE S63°48'32"W, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 184.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, MONUMENTED BY A BRASS CAP;

THENCE N26°09'30"W, ALONG THE WEST LINE OF SAID LOT 9 & 10, A DISTANCE OF 249.90 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, LOCATED ON THE SOUTH LINE OF PLAZA DRIVE, MONUMENTED BY A BRASS CAP;

THENCE N63°47'19"E, ALONG THE NORTH LINE OF SAID LOTS 9 & 10 AND THE SOUTH LINE OF PLAZA DRIVE, A DISTANCE OF 184.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.06 ACRES (46,082 S.F.), MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

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 SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC AND INCLUDING THE 24' x 50' PUBLIC ACCESS EASEMENT AND THE 25' DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.

MKO, LLC
1621 GOODSTEIN DR.
CASPER, WYOMING 82601

KENNETH OLSON – MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KENNETH OLSON, MANAGING MEMBER OF MKO, LLC, THIS 12 DAY OF November, 2018.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES January 19, 2019

Nancy Kearney
NOTARY PUBLIC

LODAR LEASING, LLC
P.O. BOX 488
CASPER, WYOMING 82602

DARYL D. STILLWELL – MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DARYL D. STILLWELL, MANAGING MEMBER, LODAR LEASING, LLC, THIS 15 DAY OF Nov, November, 2018.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES July 9, 2021

Betty Jo Stiffarm
NOTARY PUBLIC

MINOR BOUNDARY ADJUSTMENT OF LOTS 9 & 10, MOUNTAIN PLAZA ADDITION NO. 7 AS MOUNTAIN PLAZA ADDITION NO. 7 LOTS 11 & 12 TO THE CITY OF CASPER, WYOMING

A MINOR BOUNDARY ADJUSTMENT OF LOTS 9 & 10
MOUNTAIN PLAZA ADDITION NO. 7,
TO CREATE TWO NEWLY CONFIGURED LOTS WITHIN
MOUNTAIN PLAZA ADDITION NO. 7,
DESIGNATED AS LOTS 11 & 12,
MOUNTAIN PLAZA ADDITION NO. 7
BEING AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE NE¼NW¼ OF SECTION 19
T.33N., R.79W., 6TH P.M.
NATRONA COUNTY WYOMING

W.O. #18-234

cepi
Civil Engineering Professionals, Inc.
6780 Enterprise Drive, Casper, Wy 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

LEGEND

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

0 20' 40'
SCALE: 1" = 20'

M:\Land 2018\Surveying\18-234 Mountain Plaza #7\Mountain Plaza #7 MBA.dwg, 11/7/2018, BH