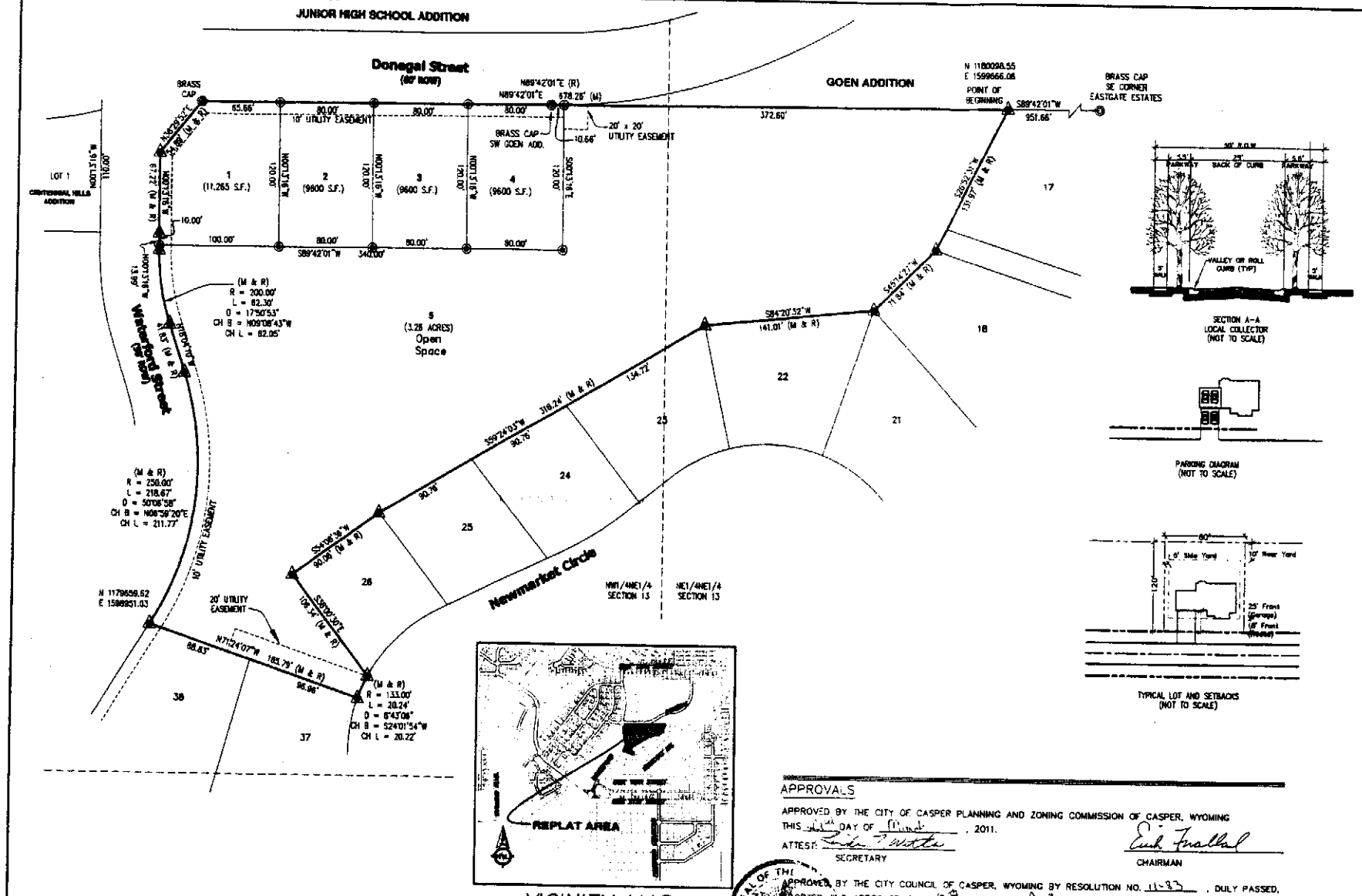

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA } SS

916489

NATRONA COUNTY CLERK, WY
Recorded: 28
Oct 14, 2011 01:22:01 PM
Fee: $30.00
CITY OF CASPER

THE UNDERSIGNED, 402, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE NE1/4 OF SECTION 13, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING KNOWN AS LOT 40, BLOCK 11, CENTENNIAL HILLS VILLAGE ADDITION TO THE CITY OF CASPER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF EASTGATE ESTATES ADDITION TO THE CITY OF CASPER, MONUMENTED BY A BRASS CAP;

THENCE S89°42'01"W, ALONG THE NORTH LINE OF CENTENNIAL HILLS VILLAGE AND THE SOUTH LINE OF EASTGATE ESTATES AND THE GOEN ADDITION, A DISTANCE OF 951.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 40, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S28°52'31"W, ALONG THE EASTERLY LINE OF THE PARCEL AND THE WEST LINE OF LOT 17, BLOCK 11, CENTENNIAL HILLS VILLAGE, A DISTANCE OF 131.97 FEET TO THE NORTHWEST CORNER OF LOT 18, BLOCK 11, CENTENNIAL HILLS VILLAGE, MONUMENTED BY A BRASS CAP;

THENCE S45°14'27"W, ALONG THE EASTERLY LINE OF THE PARCEL AND THE WEST LINE OF SAID LOT 18, A DISTANCE OF 71.84 FEET TO THE SOUTHWEST CORNER OF LOT 18 ALSO BEING THE NORTHEAST CORNER OF LOT 22, BLOCK 11, CENTENNIAL HILLS VILLAGE, MONUMENTED BY A BRASS CAP;

THENCE S84°20'32"W, ALONG THE SOUTHERLY LINE OF THE PARCEL AND THE NORTHERLY LINE OF SAID LOT 22, A DISTANCE OF 141.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LOT 23, BLOCK 11, CENTENNIAL HILLS VILLAGE, MONUMENTED BY A BRASS CAP;

THENCE S59°24'03"W, ALONG THE SOUTHEASTERLY LINE OF THE PARCEL AND THE NORTHWESTERLY LINE OF LOTS 23, 24 AND 25, BLOCK 11, CENTENNIAL HILLS VILLAGE, A DISTANCE OF 318.24 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 25, MONUMENTED BY A BRASS CAP;

THENCE S54°08'38"W, ALONG THE SOUTHEASTERLY LINE OF THE PARCEL AND THE NORTHWESTERLY LINE OF LOT 26, BLOCK 11, CENTENNIAL HILLS VILLAGE, A DISTANCE OF 90.08 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 26, MONUMENTED BY A BRASS CAP;

THENCE S38°00'30"E, ALONG THE SOUTHERLY LINE OF SAID LOT 26, A DISTANCE OF 108.34 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 26, LOCATED ON THE WESTERLY LINE OF NEWMARKET CIRCLE, MONUMENTED BY A BRASS CAP;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY LINE OF NEWMARKET CIRCLE AND A CURVE TO THE LEFT HAVING A RADIUS OF 133.00 FEET, THROUGH A CENTRAL ANGLE OF 08°43'06", AN ARC DISTANCE OF 20.24 FEET, HAVING A CHORD BEARING OF S24°01'54"W, A DISTANCE OF 20.22 FEET TO THE NORTHEAST CORNER OF LOT 37, BLOCK 11, CENTENNIAL HILLS VILLAGE, MONUMENTED BY A BRASS CAP;

THENCE N71°24'07"W, ALONG THE NORTHERLY LINE OF LOTS 37 AND 38, BLOCK 11, CENTENNIAL HILLS VILLAGE, A DISTANCE OF 185.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 38, LOCATED ON THE EAST LINE OF WATERFORD STREET, MONUMENTED BY A BRASS CAP;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF WATERFORD STREET AND A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 50°06'06", AN ARC DISTANCE OF 218.67 FEET, HAVING A CHORD BEARING OF N08°59'20"E, A DISTANCE OF 211.77 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N16°04'10"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF WATERFORD STREET, A DISTANCE OF 41.83 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF WATERFORD STREET, ALSO BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 17°50'53", AN ARC DISTANCE OF 62.30 FEET, HAVING A CHORD BEARING OF N07°08'43"W, A DISTANCE OF 62.05 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N03°13'16"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF WATERFORD STREET, A DISTANCE OF 13.99 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE N08°13'16"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF WATERFORD STREET, A DISTANCE OF 87.22 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE N38°28'52"E, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF WATERFORD STREET, A DISTANCE OF 54.88 FEET TO A THE NORTHWEST CORNER OF THE PARCEL LOCATED ON THE SOUTH LINE OF DONEGAL STREET, MONUMENTED BY A BRASS CAP;

THENCE N89°42'01"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF DONEGAL STREET, A DISTANCE OF 678.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4.181 ACRES, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL 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 "NEWCHURCH VILLAGE ADDITION No. 2" 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" AS SHOWN ON THIS PLAT. ALL ROADS, STREETS AND ALLEYS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

Peg Ingram

402, LLC
4381 GOSFIELD STREET
CASPER, WYOMING 82609

PEG INGRAM – NON-MEMBER MANAGER, 402 LLC

402 LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PEG INGRAM, NON-MEMBER MANAGER, THIS 26TH DAY OF JULY, 2011.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3/28/12

William R. Fehringer
NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 14th DAY OF September, 2011.

ATTEST: Linda Watts
SECRETARY

Erik Fralland
CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 11-93, DULY PASSED, ADOPTED AND APPROVED THIS 19 DAY OF April, 2011.

ATTEST: Liz McDonald
CITY CLERK

Park C. Bertagnolli
MAYOR

INSPECTED AND APPROVED THIS 13th DAY OF September, 2011.

Duane D. Denning
CITY ENGINEER

INSPECTED AND APPROVED THIS 13th DAY OF September, 2011.

Randall K. Fifield
CITY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 14th DAY OF October, 2011.

INSTRUMENT NO. 916489

Renee Vitto
COUNTY CLERK

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:185,480.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER DATUM.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°43'42.0096", AND THE COMBINED FACTOR IS 0.999783.

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 FEBRUARY, 2011, 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 COURSES REFERRED TO THE TRUE MERIDIAN. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Professional Land Surveyor William R. Fehringer 5528 WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 1ST DAY OF AUGUST, 2011.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 1/28/15

Dawn Faber
NOTARY PUBLIC

My term of office expires January 5, 2015

0 50' 100'
1" = 50'
AUGUST 1, 2011

cepi
Civil Engineering Professionals, Inc.
6080 Enterprise Drive, Casper, Wy 82609
Phone 307.266.4346 Fax 307.266.0109
www.cepi-casper.com

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

VACATION & REPLAT OF

LOT 40, BLOCK 11, CENTENNIAL HILLS VILLAGE

AS

NEWCHURCH VILLAGE ADDITION NO. 2

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE

NE1/4 OF SECTION 13

T.33N., R.79W., 6TH P.M.

NATRONA COUNTY WYOMING