

894613

NATRONA COUNTY CLERK, WY
 Rena Vilito
 Recorded: TG
 Sep 3, 2010 10:20:22 AM
 Pages: 2 Fee: \$50.00
 CITY OF CASPER

Professional Land Surveyor
 William R. Fehring
 5528
 Date 8-24-10
 WYOMING

- NOTES**
1. ERROR OF CLOSURE EXCEEDS 1:486,988.
 2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
 3. THE CONVERGENCE ANGLE AT THE NORTHWEST CORNER OF THE PARCEL IS 00°45'07.919", AND THE COMBINED FACTOR IS 0.999789.

APPROVALS

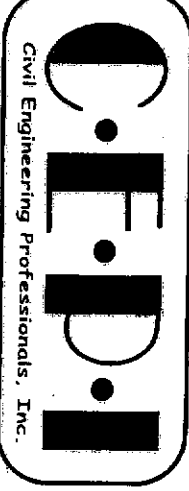
APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 31st DAY OF September, 2010.
David Ottoboni
 COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 31st DAY OF August, 2010.
William R. Fehring
 CITY ENGINEER

INSPECTED AND APPROVED THIS 31st DAY OF August, 2010.
Mark J. Hays
 CITY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 3rd DAY OF September, 2010.
 INSTRUMENT NO. 894613
Rena Vilito
 COUNTY CLERK



CERTIFICATE OF DEDICATION

STATE OF WYOMING }
 COUNTY OF NATRONA } SS

THE UNDERSIGNED, MEADOWLANDS INVESTMENTS, LLC, HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE NE1/4SE1/4 AND THE SW1/4E1/4 OF SECTION 8, T.33N., R.28W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO KNOWN AS LOT 7 OF PARK RIDGE MEDICAL CAMPUS NO. 2 ADDITION TO THE CITY OF CASPER, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 8, MONUMENTED BY A BRASS CAP;
 THENCE S77°00'58"W, A DISTANCE OF 313.23 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP, ALSO BEING THE POINT OF BEGINNING;

THENCE S90°00'00"W, ALONG THE SOUTH LINE OF THE PARCEL, AND THE NORTH LINE OF LOTS 5 AND 6, PARK RIDGE MEDICAL CAMPUS NO. 2, A DISTANCE OF 850.90 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;
 THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EAST LINE OF GRANITE PEAK DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 562.00 FEET, THROUGH A CENTRAL ANGLE OF 81°19'36", A DISTANCE OF 197.71 FEET, HAVING A CHORD BEARING OF N33°44'50"W, A DISTANCE OF 132.41 FEET TO THE END OF CURVE, MONUMENTED BY AN ALUMINUM CAP;

THENCE N73°34'36"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF GRANITE PEAK DRIVE, A DISTANCE OF 944.04 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;
 THENCE N68°21'32"E, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 540.67 FEET TO THE NORTHWEST CORNER OF THE PARCEL, LOCATED ON THE SOUTH LINE OF U.S. INTERSTATE 26, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF U.S. INTERSTATE 25, AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 7412.79 FEET, THROUGH A CENTRAL ANGLE OF 04°00'50", A DISTANCE OF 519.30 FEET, HAVING A CHORD BEARING OF S78°34'16"E, A DISTANCE OF 519.19 FEET TO A POINT ON CURVE, MONUMENTED BY A HIGHWAY MARKER;
 THENCE CONTINUING ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF U.S. INTERSTATE 25, AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 7412.79 FEET, THROUGH A CENTRAL ANGLE OF 07°27'38", A DISTANCE OF 965.22 FEET, HAVING A CHORD BEARING OF S72°51'56"E, A DISTANCE OF 964.53 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE S43°58'48"E, ALONG THE NORTH LINE OF THE PARCEL, AND THE SOUTH LINE OF U.S. INTERSTATE 25, A DISTANCE OF 53.78 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;
 THENCE S19°39'21"W, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 268.87 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP;
 THENCE S00°00'00"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 136.52 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP;
 THENCE S47°44'00"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 475.66 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP;
 THENCE S00°00'00"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 138.88 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP;
 THENCE S68°42'21"W, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 84.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 27.61 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 PLAN, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "PARK RIDGE MEDICAL CAMPUS NO. 2 ADDITION, LOTS 7A & 7B" AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAN. ALL ROADS AND STREETS AS SHOWN HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

MEADOWLANDS INVESTMENTS CO. LLC
 CAREY MORTIMER, VICE PRESIDENT
 CASPER, WYOMING 82604

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KELLY BURROWS, THIS 30 DAY OF August, 2010.
Kelly Burrows
 KELLY BURROWS - MANAGING PARTNER

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES: March 2012
Rubén Méndez
 NOTARY PUBLIC

MINOR BOUNDARY ADJUSTMENT PLAT AND VACATION OF
 PARK RIDGE MEDICAL CAMPUS NO. 2 ADDITION, LOT 7
 AS

PARK RIDGE MEDICAL CAMPUS NO. 2 ADDITION LOTS 7A & 7B

TO THE CITY OF CASPER, WYOMING
 BEING A PORTION OF THE
 SECTION 8, T.33N., R.28W., 6TH P.M.,
 NATRONA COUNTY, WYOMING

NOTARY PUBLIC
 Rubén Méndez

NOTARY PUBLIC
 Kelly Burrows

NOTARY PUBLIC
 William R. Fehring

NOTARY PUBLIC
 Mark J. Hays

My term of office expires January 6, 2011



DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
200 NORTH DAVID STREET
PHONE (307) 235-8241
WWW.CASPERWY.GOV

City of Casper

Incorporated 1889
Casper, Wyoming 82601

September 3, 2010

Meadowlands Investments Co., LLC
468 North 6 Mile Road
Casper, Wyoming 82604

Re: Minor Boundary Adjustment Plat/Park Ridge Medical Campus No. 2 Addition Lots 7A &
7B

To Whom It May Concern:

Per the McMurry Business Park PUD Guidelines Article V 502(b), a sub-area plan is required for this plat. Approval of this Minor Boundary Adjustment Plat is based on the requirement that prior to the development of any of the lots, a sub-area plan shall be submitted for review and approval of the City Council.

Respectfully,

April D. Getchius, AICP
Community Development Director