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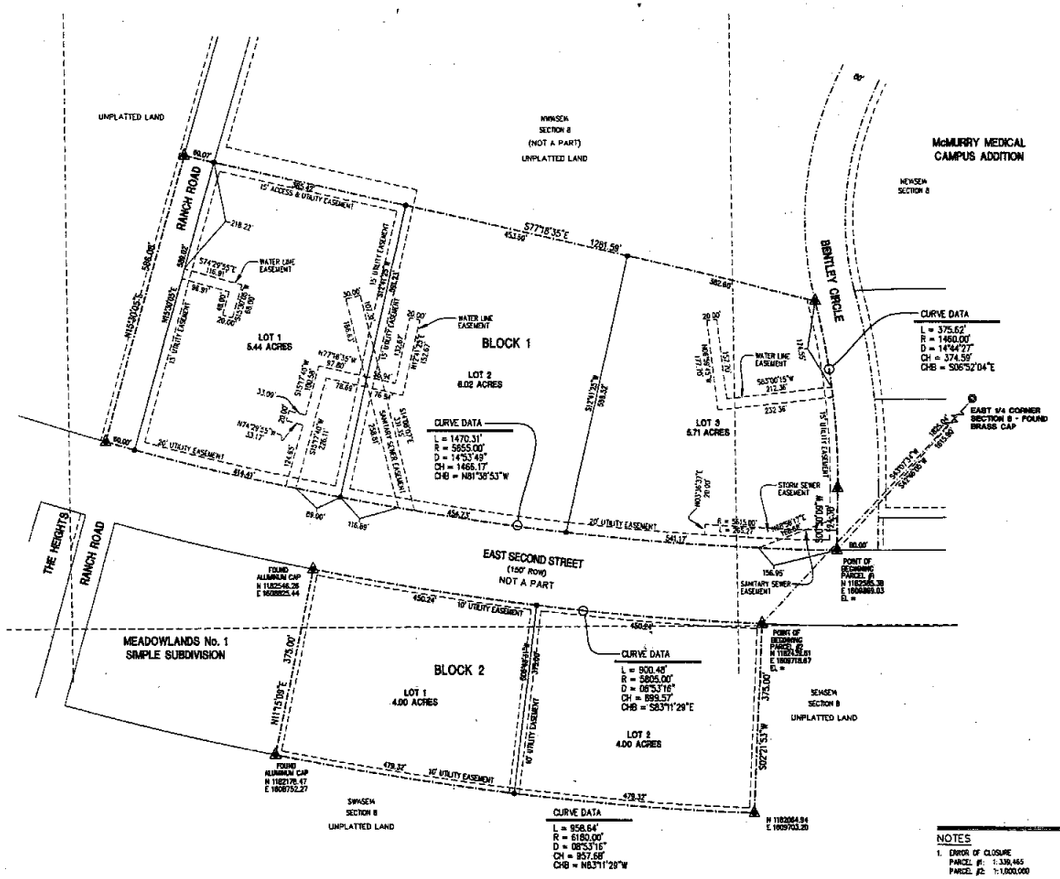
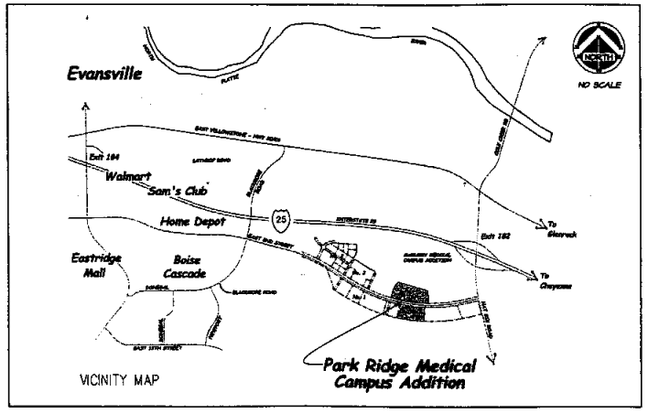
Pages: 3 Fee: $50.00
CITY OF CASPER



LEGEND

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

0 100 200
1" = 100'



VICINITY MAP

C·E·P·I
Civil Engineering Professionals, Inc.
6010 Enterprise Drive • Casper, Wyoming 82609
(307) 266-0748 • (307) 266-0330 Fax

REVISED JULY 5, 2006

NOTES

1. ERROR OF CLOSURE
   PARCEL #1: 1:339,165
   PARCEL #2: 1:1,000,000
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. POINT OF BEGINNING
   PARCEL #1: CONVERGENCE ANGLE = 0°45'13.740", THE COMBINED FACTOR = 0.9997851
   PARCEL #2: CONVERGENCE ANGLE = 0°45'14.330", THE COMBINED FACTOR = 0.9997850

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 27th DAY OF June, 2006.

ATTEST: David E Hamger — CHAIRMAN

ASSISTANT SECRETARY

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 32-06, DULY PASSED, ADOPTED AND APPROVED THIS 5th DAY OF September, 2006.

ATTEST: — MAYOR

INSPECTED AND APPROVED THIS 12th DAY OF October, 2006

CITY ENGINEER

INSPECTED AND APPROVED THIS 11th DAY OF OCTOBER, 2006.

CITY SURVEYOR

INSPECTED AND APPROVED THIS 12th DAY OF October, 2006

COUNTY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 6th DAY OF March, 2006

INSTRUMENT NO. 804993

COUNTY CLERK
My term of office expires January 2, 2007

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }

THE UNDERSIGNED, MEADOWLANDS DEVELOPMENT COMPANY, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED TWO PARCELS OF LAND SITUATE IN THE SE¼ OF SECTION 8, T.33N., R.78W., 6th P.M., NATRONA COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL #1

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 8, MONUMENTED BY A BRASS CAP;

THENCE S43°46'05"W, A DISTANCE OF 1655.80 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, LOCATED AT THE NORTHWEST CORNER OF BENTLEY CIRCLE AND EAST SECOND STREET, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SECOND STREET AND A CURVE TO THE RIGHT HAVING A RADIUS OF 5655.00 FEET, THROUGH A CENTRAL ANGLE OF 14°53'49", A DISTANCE OF 1470.31 FEET, HAVING A CHORD BEARING OF N81°36'53"W, A DISTANCE OF 1466.17 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, LOCATED AT THE NORTHWEST CORNER OF RANCH ROAD AND EAST SECOND STREET, MONUMENTED BY A BRASS CAP;

THENCE N15°30'05"E, ALONG THE WEST RIGHT-OF-WAY LINE OF RANCH ROAD, A DISTANCE OF 586.08 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE S77°18'35"E, A DISTANCE OF 1281.58 FEET TO THE NORTHEAST CORNER OF THE PARCEL, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF BENTLEY CIRCLE AND MONUMENTED BY A BRASS CAP;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF BENTLEY CIRCLE AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 1460.00 FEET, THROUGH A CENTRAL ANGLE OF 14°44'27", A DISTANCE OF 375.62 FEET, HAVING A CHORD BEARING OF S06°52'04"E, A DISTANCE OF 374.59 FEET TO THE END OF THE CURVE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF BENTLEY CIRCLE, S00°30'09"W, A DISTANCE OF 124.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 17.58 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS OR ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

PARCEL #2

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 8, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S43°07'34"W, A DISTANCE OF 1625.04 FEET TO THE NORTHEAST CORNER OF THE PARCEL, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF EAST SECOND STREET, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S02°21'53"W, A DISTANCE OF 375.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE RIGHT AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF EAST SECOND STREET HAVING A RADIUS OF 6180.00 FEET, THROUGH A CENTRAL ANGLE OF 08°53'16", A DISTANCE OF 958.64 FEET, HAVING A CHORD BEARING OF N83°11'29"W, A DISTANCE OF 957.68 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHEAST CORNER OF THE MEADOWLANDS No. 1 SIMPLE SUBDIVISION, MONUMENTED BY A BRASS CAP;

THENCE N11°53'09"E, ALONG THE EAST LINE OF THE MEADOWLANDS No. 1 SIMPLE SUBDIVISION, A DISTANCE OF 375.00 TO THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE NORTHEAST CORNER OF THE MEADOWLANDS No. 1 SIMPLE SUBDIVISION, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST SECOND STREET AND A CURVE TO THE LEFT, HAVING A RADIUS OF 5805.00 FEET, THROUGH A CENTRAL ANGLE OF 08°53'16", A DISTANCE 900.48 FEET, HAVING A CHORD BEARING OF S83°11'29"E, A DISTANCE OF 899.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.00 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS OR ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TOTAL COMBINED ACREAGE OF THE ABOVE DESCRIBED TWO PARCELS IS 23.58 ACRES.

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 OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "PARK RIDGE MEDICAL CAMPUS ADDITION" AND THE OWNER HEREBY GRANTS 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 AND STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

MEADOWLANDS INVESTMENT CO. LLC
465 NORTH 6 MILE ROAD
CASPER, WYOMING 82604

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KELLY BURROWS, THIS 2nd DAY OF October, 2006.

Kelley Burrows
KELLY BURROWS - MANAGING PARTNER

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES June 6, 2009

Susan McCall
NOTARY PUBLIC

NOTARY PUBLIC
SUSAN MCCALL
COUNTY OF WYOMING
STATE OF WYOMING
My Commission Expires June 06, 2009

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 BETWEEN MARCH , 2002 AND NOVEMBER, 2005, 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.

William R. Fehringer
WILLIAM R. FEHRINGER
5528
REGISTERED LAND SURVEYOR
WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 25th DAY OF SEPTEMBER, 2006.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES June 6, 2009

NOTARY PUBLIC

NOTARY PUBLIC
SUSAN MCCALL
COUNTY OF WYOMING
STATE OF WYOMING
My Commission Expires June 06, 2009

PLAT OF
PARK RIDGE MEDICAL CAMPUS ADDITION

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE
SE¼ OF SECTION 8
T.33N., R.78W., 6TH P.M.
NATRONA COUNTY WYOMING

W.O. 405-22