

985377

**CERTIFICATE OF DEDICATION**

STATE OF WYOMING } SS  
 COUNTY OF NATRONA }  
 THE UNDERSIGNED, GRANITE PEAK DEVELOPMENT, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE NE¼ SE¼ AND THE SE¼ NE¼ OF SECTION 6, T.33N., R.78W., 6TH P.M., SAID PARCEL BEING CURRENTLY PLATTED AS LOT 15 OF PARK RIDGE MEDICAL CAMPUS NO. 2 ADDITION, LOTS 14 AND 15, AND SHOWN ON THE PLAT RECORDED AS INSTRUMENT NO. \_\_\_\_\_ LOCATED IN THE CITY OF CASPER, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 6;  
 THENCE S77°00'58"W, 313.23 FEET TO A FOUND BRASS CAP AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND BEING DESCRIBED HEREIN AND THE SOUTHWEST CORNER OF SAID LOT 15, BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;  
 THENCE S90°00'00"W, ALONG THE SOUTH LINE OF THIS PARCEL OF LAND, AND THE NORTH LINE OF LOTS 5 AND 6, PARK RIDGE MEDICAL CAMPUS NO. 2, 650.90 FEET TO A FOUND BRASS CAP AT THE SOUTHWEST CORNER OF THIS PARCEL OF LAND AND THE SOUTHWEST CORNER OF SAID LOT 15, SAID POINT BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF GRANITE PEAK DRIVE;  
 THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EAST LINE OF GRANITE PEAK DRIVE, THE WEST LINE OF SAID LOT 15, AND ALONG THE ARC OF TRUE CURVE TO THE LEFT HAVING A RADIUS OF 562.00 FEET, THROUGH A CENTRAL ANGLE OF 2°11'42", 207.90 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N0°10'52"W AND 206.71 FEET TO A FOUND ALUMINUM CAP AT THE NORTHWEST CORNER OF THIS PARCEL OF LAND AND THE NORTHWEST CORNER OF SAID LOT 15;  
 THENCE S90°00'00"E, ALONG THE NORTH LINE OF THIS PARCEL OF LAND AND THE NORTH LINE OF SAID LOT 15, 376.04 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN THIS COMMON LINE;  
 THENCE N0°10'52"W, CONTINUING ALONG SAID COMMON LINE, 150.96 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN SAID COMMON LINE;  
 THENCE N90°00'00"E, CONTINUING ALONG SAID COMMON LINE, 147.90 FEET TO A FOUND ALUMINUM CAP AT THE NORTHEAST CORNER OF THIS PARCEL OF LAND AND THE NORTHEAST CORNER OF SAID LOT 15;  
 THENCE S47°44'00"E, ALONG THE EAST LINE OF THIS PARCEL OF LAND AND THE EAST LINE OF SAID LOT 15, 200.37 FEET TO A FOUND BRASS CAP AT AN ANGLE POINT IN SAID COMMON LINE;  
 THENCE S00°00'00"E, CONTINUING ALONG SAID COMMON LINE, 138.88 FEET TO A FOUND BRASS CAP AT AN ANGLE POINT IN SAID COMMON LINE;  
 THENCE S06°42'22"W, CONTINUING ALONG SAID COMMON LINE, 84.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.91 ACRES, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACCRUED.  
 THIS PARCEL 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 NO. 2 ADDITION, LOTS 16 AND 17" AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, RIGGS AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" WITHIN THE NEWLY CREATED LOTS AS SHOWN ON THIS PLAT. THE SPECIFICALLY IDENTIFIED EASEMENTS RUNNING ALONG THE EASTERN SIDE OF LOT 16 HAVE BEEN PREVIOUSLY DEDICATED TO THE RESPECTIVE ENTITIES AS SHOWN. THE 15.00 FOOT WIDE EASEMENT AND THE 20.00 FOOT WIDE EASEMENT SHOWN IN LOT 16 ARE DEDICATED TO THE SPECIFIC USES AS SHOWN, ALTHOUGH THE MAINTENANCE OF THE STORM SEWER IS TO BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 16 AND 17. THE PUBLIC ACCESS EASEMENT SHOWN ON LOT 16 IS DEDICATED TO PUBLIC USE. ALL OTHER ROADS AND STREETS AS SHOWN HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

GRANITE PEAK DEVELOPMENT, LLC  
 P.O. BOX 51568  
 CASPER, WYOMING 82605

*Rich Fairservis*  
 RICH FAIRSERVIS, MANAGING MEMBER  
 GRANITE PEAK DEVELOPMENT, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICH FAIRSERVIS AS MANAGING MEMBER OF GRANITE PEAK DEVELOPMENT, LLC, THIS 21<sup>ST</sup> DAY OF January, 2015.

WITNESS MY HAND AND OFFICIAL SEAL,  
 MY COMMISSION EXPIRES 3/22/16

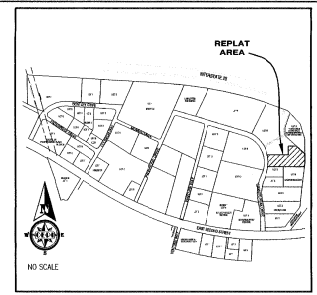
*William R. Schuyler*  
 NOTARY PUBLIC

Notary Seal: William R. Schuyler, Notary Public, County of Natrona, State of Wyoming, My Commission Expires March 28, 2016.

MINOR BOUNDARY ADJUSTMENT AND VACATION AND REPLAT OF LOT 15 OF PARK RIDGE MEDICAL CAMPUS NO. 2 ADDITION, LOTS 14 AND 15 AS PER THE PLAT RECORDED AS INSTRUMENT NO. \_\_\_\_\_

**PARK RIDGE MEDICAL CAMPUS  
 NO. 2 ADDITION  
 LOTS 16 AND 17**

TO THE CITY OF CASPER, WYOMING  
 BEING A PORTION OF THE  
 NE¼ SE¼ AND THE SE¼ NE¼ OF SECTION 6  
 T.33N., R.78W., 6TH P.M.  
 NATRONA COUNTY WYOMING  
 DECEMBER, 2014



VICINITY MAP

**APPROVALS**

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 16<sup>TH</sup> DAY OF January, 2015

*Liz Becker*  
 COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 16<sup>TH</sup> DAY OF January, 2015

*[Signature]*  
 CITY ENGINEER

**RECORDED**

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 21<sup>ST</sup> DAY OF January, 2015

INSTRUMENT NO. 985377

*Russ Witt*  
 COUNTY CLERK

*by Shale Annis Deputy Clerk*

My term of office expires January 7, 2019

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING } SS  
 COUNTY OF NATRONA }  
 I, JAMES F. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE NO. 5629, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN OCTOBER, 2014, 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 1983/88, CITY OF CASPER GIS SYSTEM. ALL BEINGS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

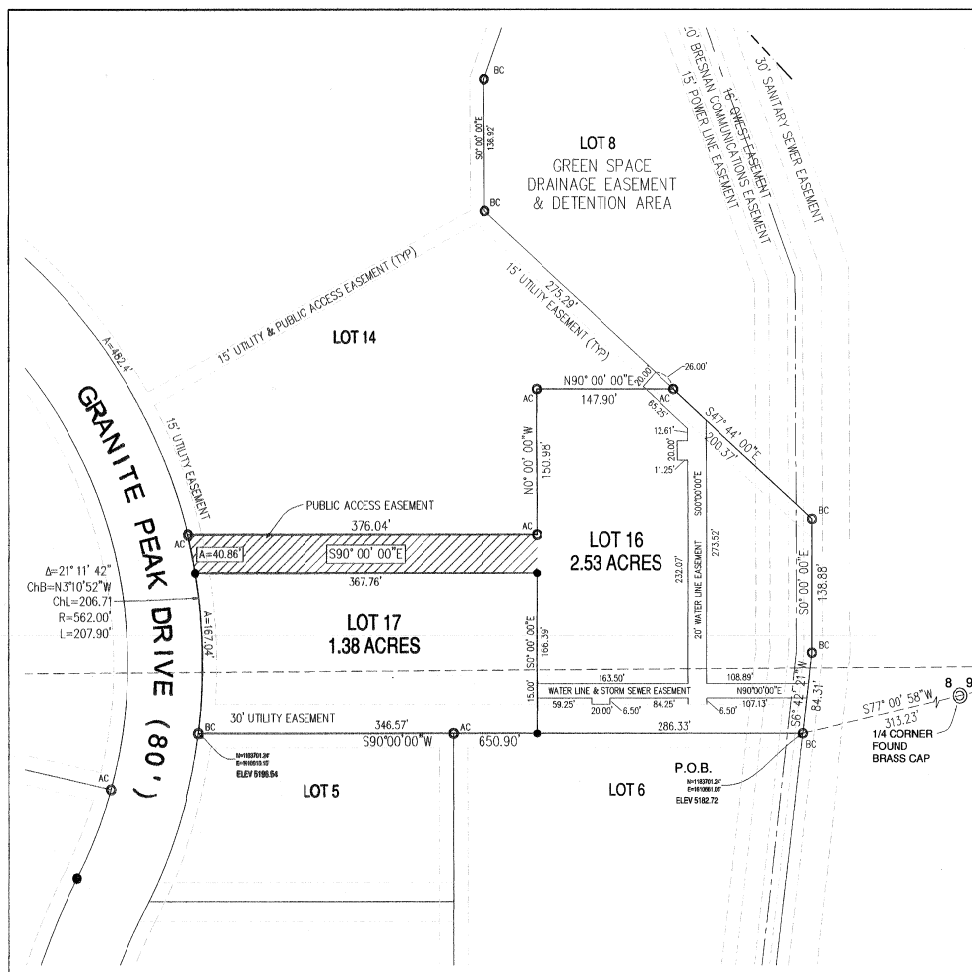
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES F. JONES THIS 9<sup>TH</sup> DAY OF January, 2015

WITNESS MY HAND AND OFFICIAL SEAL,  
 MY COMMISSION EXPIRES 3/22/16

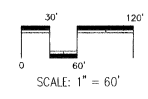
*William R. Schuyler*  
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- LEGEND**
- ▲ SET 3-1/4" BRASS CAP
  - SET 2-1/2" ALUMINUM CAP
  - FOUND MONUMENT AS NOTED



- NOTES**
1. ERROR OF CLOSURE EXCEEDS 1:207,000.
  2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/88. ELEVATIONS ARE REFERENCED TO NAVD 88.
  3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°45'23.258", AND THE COMBINED FACTOR IS 0.999797847.
  4. DISTANCES: U.S. SURVEY FEET/GROUND.



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 6080 Enterprise Drive, Casper, WY 82609  
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 www.cepi-casper.com