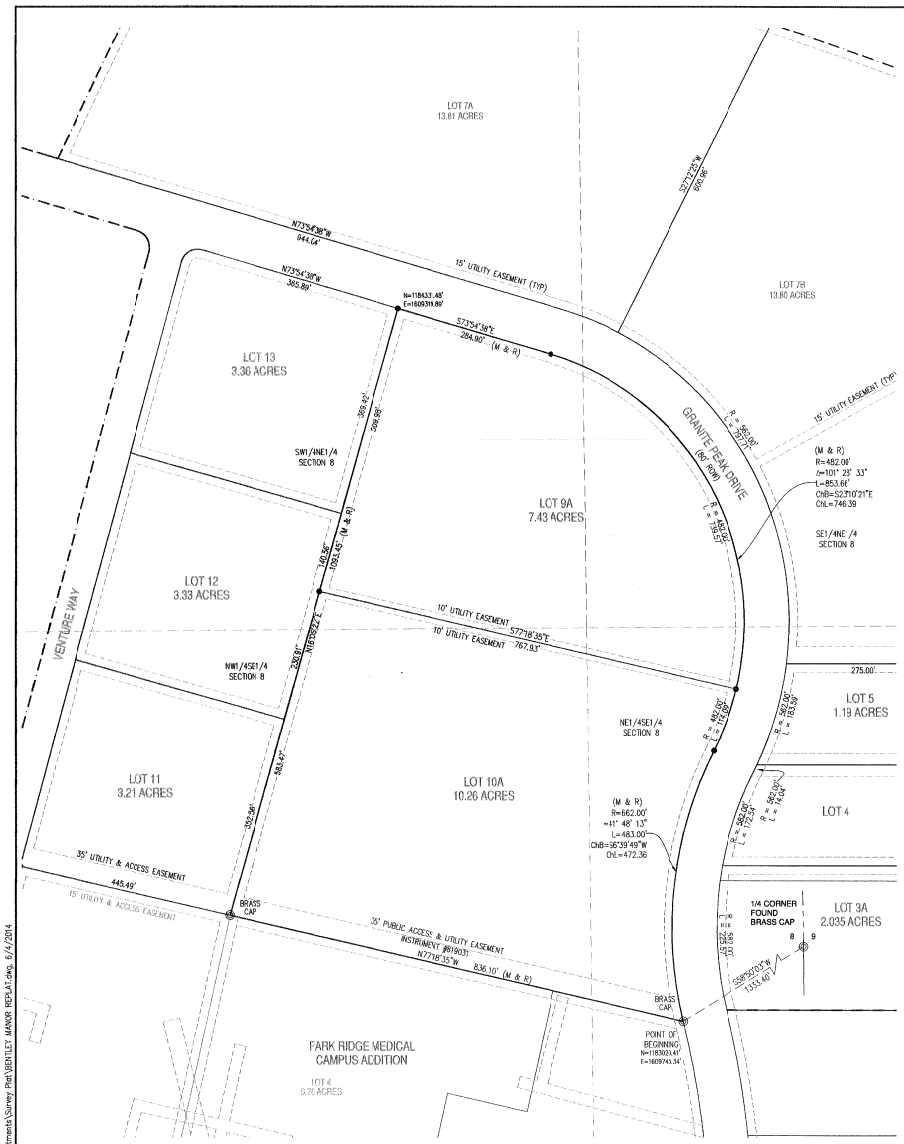

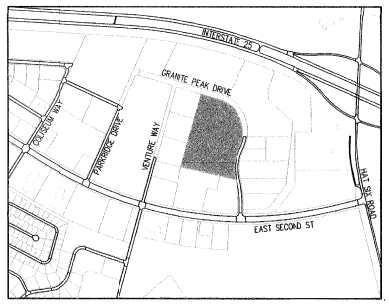

VICINITY MAP
NO SCALE

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 S1/2NE1/4 AND THE N1/2SE1/4 OF SECTION 8, T.33N., R.78W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO KNOWN AS LOTS 9 AND 10, PARK RIDGE MEDICAL CAMPUS NO. 2 ADDITION TO THE CITY OF CASPER, WYOMING RECORDED NOVEMBER 28, 2006 AS INSTRUMENT NO. 805696 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 8, MONUMENTED BY A BRASS CAP;

THENCE S58°56'03"W, A DISTANCE OF 1,333.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10, LOCATED ON THE WEST LINE OF GRANITE PEAK DRIVE, MONUMENTED BY AN ALUMINUM CAP AND BEING THE POINT OF BEGINNING;

THENCE N77°18'35"W, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 836.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, MONUMENTED BY AN ALUMINUM CAP;

THENCE N16°05'22"E, ALONG THE WEST LINE OF SAID LOTS 9 AND 10, A DISTANCE OF 1093.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 9, LOCATED ON THE SOUTH LINE OF GRANITE PEAK DRIVE, MONUMENTED BY AN ALUMINUM CAP;

THENCE S73°54'38"E, ALONG THE NORTH LINE OF SAID LOT 9 AND THE SOUTH LINE OF GRANITE PEAK DRIVE, A DISTANCE OF 294.90 FEET TO A POINT OF CURVATURE, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG THE EASTERLY LINE OF SAID LOTS 9 AND 10, AND THE WESTERLY LINE OF SAID GRANITE PEAK DRIVE, AND A CURVE TO THE RIGHT HAVING A RADIUS OF 482.00 FEET, THROUGH A CENTRAL ANGLE OF 101°28'33", A DISTANCE OF 853.66 FEET, HAVING A CHORD BEARING OF S2°31'02"E, A DISTANCE OF 746.39 FEET TO A POINT OF REVERSE CURVATURE, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG THE EAST LINE OF SAID LOT 10 AND THE WEST LINE OF GRANITE PEAK DRIVE, AND A CURVE TO THE LEFT HAVING A RADIUS OF 662.00 FEET, THROUGH A CENTRAL ANGLE OF 41°48'13", A DISTANCE OF 483.00 FEET, HAVING A CHORD BEARING OF S06°39'49"W, A DISTANCE OF 472.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 17.69 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 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 "PARK RIDGE MEDICAL CAMPUS NO. 2 ADDITION, LOTS 9A & 10A" 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" AND "PUBLIC ACCESS AND UTILITY EASEMENT" AND TO PROVIDE FOR A PUBLIC ACCESS ALONG THE STRIP MARKED "PUBLIC ACCESS AND UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

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

RICHARD FAIRSERVIS - MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD FAIRSERVIS, MANAGING MEMBER OF GRANITE PEAK DEVELOPMENT, LLC, THIS 6TH DAY OF June, 2014.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3/28/16

NOTARY PUBLIC

William R. Fehringer - Notary #7482
County of Natrona — State of Wyoming
My Commission Expires March 28, 2016

NATRONA COUNTY CLERK, WY
Renee Vitto Recorded: MN
Jun 11, 2014 10:07:15 AM
Pages: 1 Fee: $75.00
CITY OF CASPER
972823

APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 10th DAY OF June, 2014.

Liz Becher
COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 9th DAY OF June, 2014.

CITY ENGINEER

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 11th DAY OF June, 2014.

INSTRUMENT NO. 972823

My term of office expires January 5, 2015 — Renee Vitto — COUNTY CLERK

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 MAY, 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 1983/86, 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 — Date 6/4/14 — WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 9TH DAY OF MAY, 2014.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 4-26-15

NOTARY PUBLIC

RABI FAUBER
Notary Public
Natrona County, Wyoming
My Commission Expires 4-26-15

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:426,853.
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°45'14.724", AND THE COMBINED FACTOR IS 0.9997943.
4. DISTANCES: U.S. SURVEY FOOT

LEGEND

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

cepi
Civil Engineering Professionals, Inc.
6080 Enterprise Drive, Casper, Wy 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

MINOR BOUNDARY ADJUSTMENT AND
VACATION AND REPLAT OF
LOTS 9 & 10, PARK RIDGE MEDICAL CAMPUS NO. 2 ADDITION
AS

PARK RIDGE MEDICAL CAMPUS NO. 2 ADDITION LOTS 9A & 10A

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE
S1/2NE1/4 & N1/2SE1/4 OF SECTION 8
T.33N., R.78W., 6TH P.M.
NATRONA COUNTY, WYOMING

M:\Land 2013\Engr_Dwg\13-47 Bentley Manor Apartments\Survey Plat\BENTLEY MANOR REPLAT.dwg, 6/4/2014