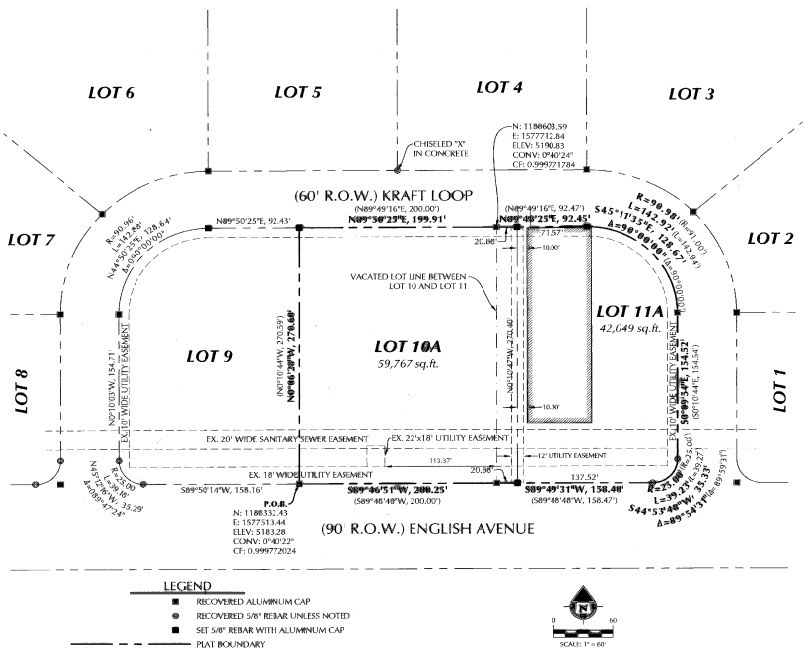


NOTES

1. ERROR OF CLOSURE = 1:314,570
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983
3. DISTANCES: U.S. SURVEY FOOT (GROUND)

MINOR BOUNDARY ADJUSTMENT PLAT OF

"SALT CREEK HEIGHTS BUSINESS CENTER PHASE I, LOTS 10A AND 11A"

A VACATION AND REPLAT OF ALL OF

LOTS 10 AND 11, "SALT CREEK HEIGHTS BUSINESS CENTER PHASE I"

A SUBDIVISION OF A PORTION OF THE SW1/4NE1/4 OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

SCALE: 1"=60'

CERTIFICATE OF DEDICATION

Becker Development, LLC, hereby certifies that they are the owner and proprietor of the forgoing vacation and replat of Lot 10 and 11, Salt Creek Heights Business Center Phase I, as recorded in the office of the clerk of Natrona County, Wyoming, on August 17, 2012, as Instrument No. 934095, being more particularly described as follows:

Beginning at an aluminum cap at the southeast corner of Lot 9 of said Salt Creek Heights Business Center Phase I, and a point in the north right-of-way line of English Avenue; thence along the east line of said Lot 9, N0°06'28"W, 270.60 feet to the northeast corner of said Lot 9, and a point in the south right-of-way line of Kraft Loop; thence along the south and west right-of-way line of Kraft Loop for the next four calls: N89°50'25"E, 199.91 feet to an aluminum cap; thence N89°48'25"E, 92.45 feet to a point of curvature; thence 142.92 feet along the arc of a tangent curve to the right, having a radius of 90.98 feet, a central angle of 90°00'00", a chord bearing of S45°11'35"E, and a chord length of 128.67 feet to a point of non-tangency; thence S0°09'54"E, 154.52 feet to a point of curvature; thence 39.23 feet along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 89°54'31", a chord bearing of S44°53'48"W, and a chord length of 35.33 feet; thence along the north right-of-way line of English Avenue S89°49'31"W, 158.40 feet to an aluminum cap; thence continuing along the north right-of-way line of English Avenue, S89°46'51"W, 200.25 feet to the Point of Beginning.

The above described Lot contains 2.34 acres, more or less, and are subject to any and all rights-of-way, easements, reservations and encumbrances which have been legally acquired.

The subdivision of the forgoing described land as it appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of said subdivision shall be known as 'SALT CREEK HEIGHTS BUSINESS CENTER PHASE I, LOTS 10A AND 11A'. The above named owner and proprietor does hereby grant to the public and private utility companies an easement and license to locate, consiruct, use and maintain conduits, lines, wires and pipes, any or all of them, under, along or across the strips of land marked as utility easements as shown on this plat.

OWNER
Becker Development, LLC
2948 Hogan Drive
Casper, Wyoming 82601

Richard Becker

STATE OF WYOMING)
NATRONA COUNTY) ss

The foregoing instrument was acknowledged before me this 27 day of March, 2017, by:
Richard Becker

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

NOTARY PUBLIC
NOTARY PUBLIC
PAUL A. HEINTZ
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires January 29, 2018

CERTIFICATE OF APPROVAL

STATE OF WYOMING)
NATRONA COUNTY) ss

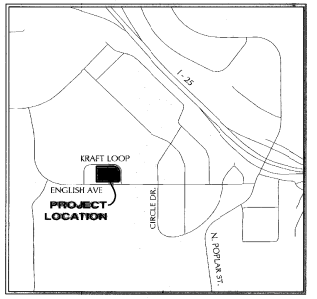
I, do hereby certify that this vacation and replat has been examined by me and found to comply with the regulations for Natrona County, Wyoming, and is therefore, approved for recording.

4-11-17
COUNTY DEVELOPMENT DIRECTOR / DATE

William R Schwinn 4/6/17
COUNTY SURVEYOR / DATE

Kelly N. Weiss for Dr. Mark Bowen 4/4/17
NATRONA COUNTY HEALTH OFFICER / DATE

4/12/2017 9:12:15 AM NATRONA COUNTY CLERK
Pages: 1
1028998
Renee Vitko
Recorded: SA
Fee: $75.00
NC PLANNING



VICINITY MAP
1" = 1000'

CERTIFICATE OF SURVEYOR

I, Paul A. Heintz, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of 'SALT CREEK HEIGHTS BUSINESS CENTER PHASE I, LOTS 10A AND 11A', being a vacation and replat of Lots 10 and 11, Salt Creek Heights Business Center Phase I, as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the Natrona County regulations governing the subdivision of land.

Professional Land Surveyor PAUL A. HEINTZ 13346 WYOMING
Date 3-24-17

STATE OF WYOMING)
NATRONA COUNTY) ss

The foregoing instrument was acknowledged before me this 24th day of March, 2017, by:
Paul A. Heintz, P.L.S.

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: Jan. 29, 2018

NOTARY PUBLIC
NOTARY PUBLIC
LEWIS JAMES
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires January 29, 2018

J·K·C ENGINEERING
ENGINEERING • SURVEYING • GIS MAPPING
CONSTRUCTION MANAGEMENT
111 W. 2nd St., Ste 420 • Casper, Wyoming 82601
Ph: 307-265-4601 • Fax: 307-265-4672

MINOR BOUNDARY ADJUSTMENT PLAT OF "SALT CREEK HEIGHTS BUSINESS CENTER PHASE I, LOTS 10A AND 11A" A VACATION AND REPLAT OF ALL OF LOTS 10 AND 11, "SALT CREEK HEIGHTS BUSINESS CENTER PHASE I"

DATE: 2/15/2017
PROJECT #: 17-01
DRAWN BY: JRB/SAS
SHEET TITLE: MINOR BOUNDARY ADJUSTMENT
SHEET NUMBER: 1 OF 1

S:\JKC\2017\17-01\DWG\PLAT\17-01_PLAT.dwg SAVED: 3/24/17 PRINTED: 3/24/17 BY: PAUL