10/16/2017 1:15:23 PM NATRONA COUNTY CLERK
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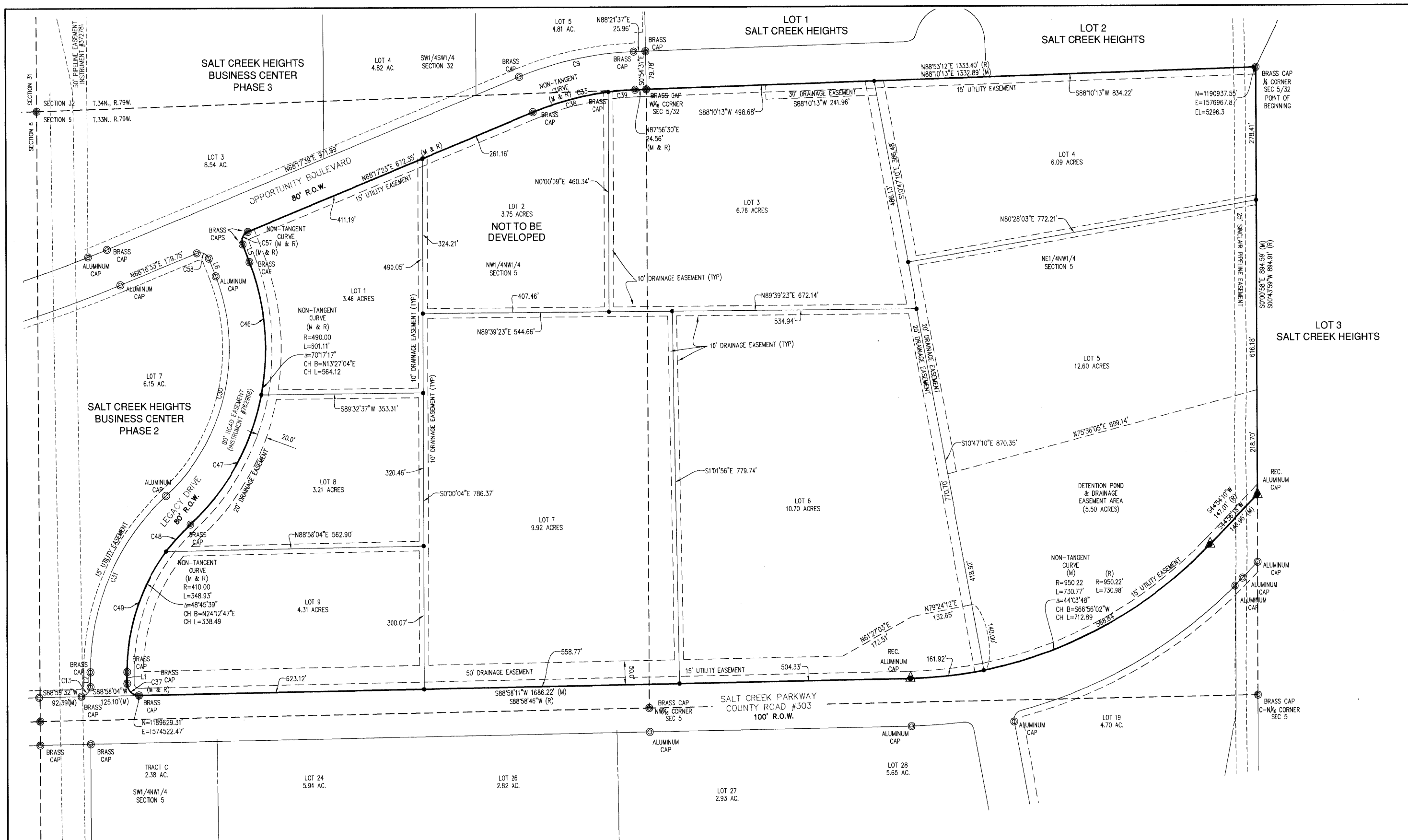
1038005
Renea Vitto
Recorded: AK
Fee: $75.00
NC PLANNING



CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA }SS

THE AMOCO REUSE AGREEMENT JOINT POWERS BOARD DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCELS OF LAND SITUATE WITHIN A PORTION OF THE NW¼NW¼ AND THE NE¼NW¼ OF SECTION 5, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 5, ALSO BEING THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S00°00'58"E, ALONG THE EAST LINE OF THE PARCEL AND THE NE¼NW¼ OF SAID SECTION 5, A DISTANCE OF 894.59 FEET TO THE SOUTHEAST CORNER OF THE PARCEL LOCATED ON THE NORTH LINE OF SALT CREEK PARKWAY, MONUMENTED BY A BRASS CAP;

THENCE S44°56'18"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SALT CREEK PARKWAY, A DISTANCE OF 146.96 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE SOUTH LINE OF THE PARCEL, THE NORTH LINE OF SALT CREEK PARKWAY AND A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 950.22 FEET, THROUGH A CENTRAL ANGLE OF 44°03'48", A DISTANCE OF 730.77 FEET, HAVING A CHORD BEARING OF S66°56'02"W, A DISTANCE OF 712.89 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S88°58'11"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SALT CREEK PARKWAY, A DISTANCE OF 1686.22 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE WEST LINE OF THE PARCEL AND EAST LINE OF LEGACY DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°59'44", A DISTANCE OF 39.70 FEET, HAVING A CHORD BEARING OF N45°32'04"W, A DISTANCE OF 35.66 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N00°02'12"W, ALONG THE WEST LINE OF THE PARCEL AND EAST LINE OF LEGACY DRIVE, A DISTANCE OF 24.14 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE WEST LINE OF THE PARCEL AND EAST LINE OF LEGACY DRIVE AND A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET, THROUGH A CENTRAL ANGLE OF 48°45'39", A DISTANCE OF 348.93 FEET, HAVING A CHORD BEARING OF N24°12'47"E, A DISTANCE OF 338.49 FEET TO A POINT OF REVERSE CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE WEST LINE OF THE PARCEL AND EAST LINE OF LEGACY DRIVE AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET, THROUGH A CENTRAL ANGLE OF 70°17'17", A DISTANCE OF 601.11 FEET, HAVING A CHORD BEARING OF N13°27'04"E, A DISTANCE OF 564.12 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N21°42'35"W, ALONG THE WEST LINE OF THE PARCEL AND EAST LINE OF LEGACY DRIVE, A DISTANCE OF 40.05 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE WEST LINE OF THE PARCEL AND EAST LINE OF LEGACY DRIVE AND A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90°09'50", A DISTANCE OF 31.47 FEET, HAVING A CHORD BEARING OF N23°18'50"E, A DISTANCE OF 28.32 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N68°17'23"E, ALONG THE NORTH LINE OF THE PARCEL AND SOUTH LINE OF OPPORTUNITY BOULEVARD, A DISTANCE OF 672.35 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE NORTH LINE OF THE PARCEL AND SOUTH LINE OF OPPORTUNITY BOULEVARD AND A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 660.16 FEET, THROUGH A CENTRAL ANGLE OF 19°52'08", A DISTANCE OF 228.93 FEET, HAVING A CHORD BEARING OF N78°14'52"E, A DISTANCE OF 227.78 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N87°56'30"E, ALONG THE NORTH LINE OF THE PARCEL AND SOUTH LINE OF OPPORTUNITY BOULEVARD, A DISTANCE OF 24.56 FEET TO THE WEST ¹⁄₁₆ CORNER OF SAID SECTION 5, ALSO BEING THE SOUTHWEST CORNER OF SALT CREEK HEIGHTS ADDITION, MONUMENTED BY A BRASS CAP;

THENCE N88°10'13"E, ALONG THE NORTH LINE OF THE PARCEL AND SAID SECTION 5, A DISTANCE OF 1332.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 60.80 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACTS OF LAND, AS THEY APPEAR ON THIS PLAT, ARE DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "SALT CREEK HEIGHTS BUSINESS CENTER - PHASE 4" 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" AS SHOWN ON THIS PLAT. THE AREAS MARKED "DRAINAGE EASEMENT" AS SHOWN ON THIS PLAT ARE DEDICATED FOR THE CONVEYANCE OF SURFACE DRAINAGE WATER TO THE DETENTION POND BY WAY OF PIPE OR DRAINAGE DITCHES. DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE INDIVIDUAL LANDOWNERS AND ARE TO REMAIN OPEN AND UNOBSTRUCTED. THE SOUTH PORTION OF LOT 5 IS DEDICATED AS A DETENTION POND EASEMENT AREA, AS SHOWN ON THIS PLAT. SALT CREEK PARKWAY, LEGACY DRIVE AND OPPORTUNITY BOULEVARD AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

AMOCO REUSE AGREEMENT JOINT POWERS BOARD
2435 KING BOULEVARD, SUITE 300
CASPER, WYOMING 82604

JERAD STACK - CHAIRMAN AMOCO
REUSE AGREEMENT JOINT POWERS
BOARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JERAD STACK, CHAIRMAN OF THE AMOCO REUSE AGREEMENT JOINT POWERS BOARD, THIS 14TH DAY OF SEPTEMBER, 2017.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 4/15/2021

NOTARY PUBLIC

NOTARY PUBLIC
RENEE M. HAHN
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires April 15, 2021

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:2,225,11.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86 CITY OF CASPER GIS SYSTEM.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°40'17.439", AND THE COMBINED FACTOR IS 0.9997663.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.
6. LOT 2, AS SHOWN HEREON, CANNOT BE DEVELOPED DUE TO THE LOCATION OF A SPRING ON THIS LOT.

APPROVALS

APPROVED BY THE NATRONA COUNTY PLANNING AND ZONING COMMISSION THIS ______ DAY OF ______, 2017.

ATTEST: ______ COUNTY CLERK ______ PLANNING COMMISSION CHAIRMAN

APPROVED BY THE NATRONA COUNTY BOARD OF COUNTY COMMISSIONERS THIS ______ DAY OF ______, 2017

ATTEST: Renea Vitto COUNTY CLERK ______ CHAIRMAN OF THE BOARD

APPROVED BY THE CITY COUNCIL OF THE CITY OF CASPER, WYOMING BY RESOLUTION NO. 16-255 DULY PASSED, ADOPTED AND APPROVED THIS 1st DAY OF November, 2016

ATTEST: ______ Assistant CITY CLERK ______ CITY OF CASPER MAYOR

APPROVED BY THE CITY COUNCIL OF THE TOWN OF MILLS, WYOMING BY RESOLUTION NO. 2016-11 DULY PASSED, ADOPTED AND APPROVED THIS 13th DAY OF April, 2016

ATTEST: ______ TOWN CLERK ______ TOWN OF MILLS MAYOR

The Town of Mills 1921 State of Wyoming

INSPECTED AND APPROVED THIS 12 DAY OF October, 2017 ______ COUNTY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 12th DAY OF October, 2017. ______ COUNTY HEALTH DEPARTMENT

INSPECTED AND APPROVED THIS 19th DAY OF September, 2017 ______ COUNTY SURVEYOR

CURVE TABLE						LINE TABLE		
CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L	Line #	Bearing	Length
C9	740.16'	256.56'	19°51'36"	S78°14'49"W	255.27	L1	N0°02'12"W	24.14'
C13	25.00'	29.88'	68°28'20"	N44°16'32"E	28.13	L2	N0°06'39"W	31.01'
C30	410.00'	502.93'	70°16'55"	N13°27'31"E	471.98	L5	N21°42'35"W	40.05'
C31	490.00'	417.05'	48°45'58"	S24°12'39"W	404.58	L6	S21°37'41"E	40.03'
C33	660.15'	228.93'	19°52'08"	N78°14'52"E	227.78			
C37	25.00'	39.70'	90°59'44"	N45°32'04"W	35.66			
C38	660.15'	170.57'	14°48'14"	S75°42'55"W	170.09			
C39	660.15'	58.36'	5°03'54"	S85°38'59"W	58.34			
C46	490.00'	282.58'	33°02'31"	N5°10'19"W	278.68			
C47	490.00'	318.53'	37°14'45"	N29°58'20"E	312.95			
C48	410.00'	77.84'	10°52'39"	S43°09'18"W	77.72			
C49	410.00'	271.09'	37°53'00"	S18°46'28"W	266.18			
C57	20.00'	31.47'	90°09'50"	N23°18'50"E	28.32			
C58	20.00'	31.51'	90°17'00"	N66°40'51"W	28.35			

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF NATRONA }SS

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, 2015, 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.

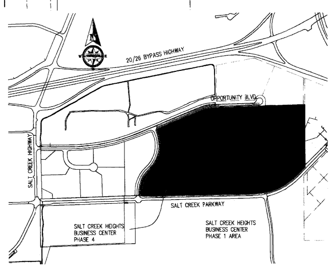
Professional Land Surveyor William R. Fehringer 5528 Date 9/11/17 WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 11th DAY OF SEPTEMBER, 2017.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-29-20

NOTARY PUBLIC

SAMI HERDT - NOTARY PUBLIC
COUNTY OF NATRONA STATE OF WYOMING
MY COMMISSION EXPIRES 3/29/2020



VICINITY MAP
NO SCALE

LEGEND

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

0 100' 200'
SCALE: 1" = 100'

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

PLAT OF
SALT CREEK HEIGHTS BUSINESS CENTER - PHASE 4

A SUBDIVISION OF PORTIONS OF
THE NW¼NW¼ & NE¼NW¼ OF
SECTION 5, T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING
DECEMBER, 2015

W.O. #15-145