

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
 COUNTY OF NATIONA } SS

THE UNDERSIGNED LANGDON INVESTMENTS, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF TRACT OF LAND SITUATE IN THE SW1/4 OF SECTION 19, T.33N., R.79W., 6TH P.M., CITY OF CASPER, NATIONA COUNTY, WYOMING, ALSO KNOWN AS LOT 39, SWEETBRIER ADDITION TO THE CITY OF CASPER, AS PER THE PLAT RECORDED MARCH 25, 2015 AS INSTRUMENT NO. 988808, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP AT THE NORTHEAST CORNER OF SAID LOT 30, SWEETBRIER ADDITION AND THE NORTHEAST CORNER OF THE PARCEL OF LAND BEING DESCRIBED HEREIN, BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;

THENCE 44.32 FEET, ALONG THE EAST LINE OF SAID LOT 38, THE WEST LINE OF WYOMING BOULEVARD, AND ALONG THE ARC OF A TRUE CURVE TO THE LEFT HAVING A RADIUS OF 1842.95 FEET, THROUGH A CENTRAL ANGLE OF 0°22'41", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S2°35'13"E AND 44.32 FEET TO A FOUND ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID LOT 38 AND THIS PARCEL OF LAND BEING ALSO THE NORTHEAST CORNER OF LOT 13;

THENCE S28°52'10"W ALONG THE SOUTH LINE OF SAID LOT 38 AND THE SOUTH LINE OF THIS PARCEL OF LAND, 39.92 FEET TO A FOUND ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID LOT 38 AND THIS PARCEL OF LAND, SAID POINT LIES ON THE EASTERLY LINE OF LOT 31;

THENCE N28°56'12"W ALONG THE WESTERLY LINE OF SAID LOT 38, AND THE WESTERLY LINE OF THIS PARCEL OF LAND, 6.00 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION, BEING A POINT ON THE EASTERLY LINE OF SAID LOT 30;

THENCE S10°34'40"W ALONG THE WESTERLY LINE OF SAID LOT 38, AND THE WESTERLY LINE OF THIS PARCEL OF LAND, 7.00 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION, BEING A POINT ON THE EASTERLY LINE OF SAID LOT 30;

THENCE N28°56'12"W ALONG THE WESTERLY LINE OF SAID LOT 38, AND THE WESTERLY LINE OF THIS PARCEL OF LAND, 6.00 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION, SAID POINT LIES ON THE EASTERLY LINE OF SAID LOT 30;

THENCE S10°34'40"W ALONG THE WESTERLY LINE OF SAID LOT 38, AND THE WESTERLY LINE OF THIS PARCEL OF LAND, 17.03 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION, SAID POINT LIES ON THE EASTERLY LINE OF SWEETBRIER STREET;

THENCE N28°52'10"W ALONG THE WESTERLY LINE OF SAID LOT 38, AND THE WESTERLY LINE OF THIS PARCEL OF LAND, 16.96 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION, BEING A POINT ON THE EASTERLY LINE OF SAID LOT 30;

THENCE N61°07'50"E ALONG THE WESTERLY LINE OF SAID LOT 38, AND THE WESTERLY LINE OF THIS PARCEL OF LAND, 2.00 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION, BEING A POINT ON THE EASTERLY LINE OF SAID LOT 30;

THENCE N28°52'10"W ALONG THE WESTERLY LINE OF SAID LOT 38, AND THE WESTERLY LINE OF THIS PARCEL OF LAND, 6.00 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION, BEING A POINT ON THE EASTERLY LINE OF SAID LOT 30;

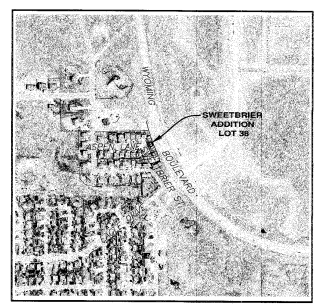
THENCE N61°07'50"E ALONG THE NORTH LINE OF SAID LOT 38, AND THE NORTH LINE OF THIS PARCEL OF LAND, 26.00 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION, BEING A POINT ON THE SOUTHERLY LINE OF SAID LOT 30;

THENCE S28°52'10"W ALONG THE NORTHERLY LINE OF SAID LOT 38, AND THE NORTHERLY LINE OF THIS PARCEL OF LAND, 4.00 FEET TO A FOUND ALUMINUM CAP AT AN ANGLE POINT IN THIS LEGAL DESCRIPTION, BEING A POINT ON THE SOUTHERLY LINE OF SAID LOT 30;

THENCE N60°37'16"E ALONG THE NORTH LINE OF SAID LOT 38, THE NORTH LINE OF THIS PARCEL OF LAND, 19.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2822 SQUARE FEET, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THAT THEY DO HEREBY REPEAT THE ABOVE DESCRIBED LOTS AS SHOWN ON THIS PLAT. THIS LOT AS SHOWN ON THIS REPLAT IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS AND PROPRIETORS, THE NAME OF THE SUBDIVISION SHALL BE "SWEETBRIER ADDITION", LOTS 39 AND 40, AND THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO PUBLIC AND PRIVATE UTILITY COMPANIES AS AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WRELS AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND AS SHOWN ON THIS PLAT. THE STREETS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.



VICINITY MAP
 1" = 600'

APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 12th DAY OF October, 2016.
Lia Becher
 COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 12th DAY OF October, 2016.
Aundrea
 CITY ENGINEER

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATIONA COUNTY, WYOMING THIS 18th DAY OF October, 2016.
 INSTRUMENT NO. 1020692
Renee Vito
 COUNTY CLERK

My term of office expires
 January 7, 2019

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF NATIONA } SS
 I, JAMES F. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5029, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2016, 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 GRID. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



LANGDON INVESTMENTS, LLC
 6250 VERDE COURT
 CASPER, WYOMING, 82609
Dennis Langdon
 DENNIS LANGDON, MANAGING MEMBER
 LANGDON INVESTMENTS, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DENNIS LANGDON, MANAGING MEMBER LANGDON INVESTMENTS, LLC THIS 14th DAY OF October, 2016.
Sara Hult
 NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 3-14-20

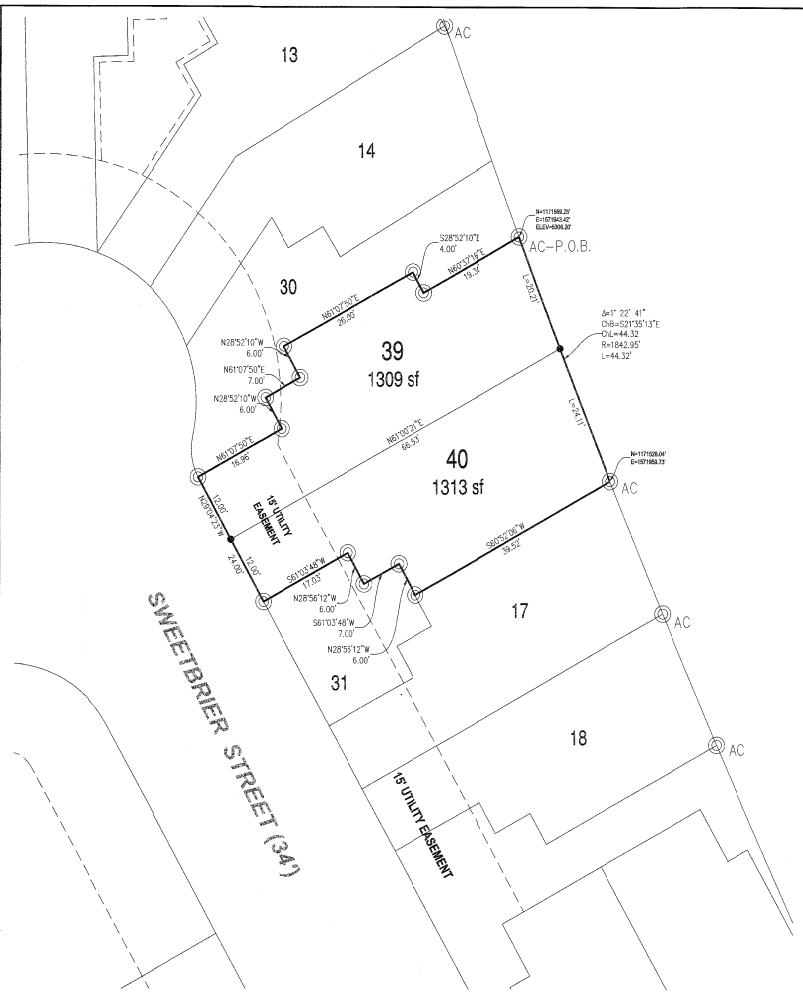


MINOR BOUNDARY ADJUSTMENT AND
 VACATION AND REPLAT OF
 LOT 38, SWEETBRIER ADDITION
 AS

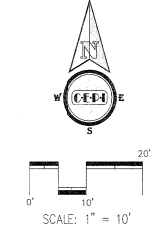
SWEETBRIER ADDITION
 LOTS 39 AND 40

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE
 SW1/4 OF SECTION 19
 T.33N., R.79W., 6TH P.M.
 CITY OF CASPER
 NATIONA COUNTY, WYOMING
 SEPTEMBER, 2016



LEGEND
 ● SET MONUMENT 5/8" REBAR & ALUMINUM CAP
 ● FOUND ALUMINUM CAP
 N89°59'38"W MEASURED DATA, THIS SURVEY



NOTES

1. ERROR OF CLOSURE EXCEEDS 1:700,000.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83/86.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°39'27.14480", AND THE COMBINED FACTOR IS 0.999762782.
4. THE ELEVATIONS ARE BASED ON NAVD 1988 DATUM, AND ARE SHOWN FOR REFERENCE ONLY.

