

Recorded April 2, 2004
Instrument #739519

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).



Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA } SS

THE UNDERSIGNED, HILLTOP PROFESSIONAL PLAZA, LLC, DOES CERTIFY THAT IT IS THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND, A PARCEL OF LAND SITUATE IN THE 1/4 NW 1/4 OF SECTION 11, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, AND KNOWN AS LOTS 12 - 23, BLOCK 2, UNIVERSITY PARK ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE PARCEL LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF EAST SECOND STREET, ALSO BEING THE SOUTHEAST CORNER OF SAID BLOCK 2, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S89°21'59"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF EAST SECOND STREET, A DISTANCE OF 237.82 FEET TO A POINT OF CURVATURE ALSO BEING THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 110°22'25", A DISTANCE OF 48.09 FEET, WITH A CHORD BEARING OF N35°31'13"W A DISTANCE OF 41.01 FEET TO A POINT OF TANGENCY, MONUMENTED BY A BRASS CAP;

THENCE N19°16'13"E, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF NEBRASKA AVENUE, A DISTANCE OF 368.11 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE N89°04'05"E, ALONG THE NORTH LINE OF THE PARCEL, A DISTANCE OF 284.61 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE WEST LINE OF PENNSYLVANIA AVENUE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 89.70 FEET, THROUGH A CENTRAL ANGLE OF 25°30'42", A DISTANCE OF 39.84 FEET, WITH A CHORD BEARING OF S05°40'43"E, A DISTANCE OF 1.40 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE WEST LINE OF PENNSYLVANIA AVENUE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 89.70 FEET, THROUGH A CENTRAL ANGLE OF 25°30'42", A DISTANCE OF 39.84 FEET, WITH A CHORD BEARING OF S06°55'00"W, A DISTANCE OF 39.61 FEET TO A POINT OF TANGENCY, MONUMENTED BY A BRASS CAP;

THENCE S19°40'21"W, ALONG THE WEST LINE OF PENNSYLVANIA AVENUE, A DISTANCE OF 171.47 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S19°51'26"W, ALONG THE WEST LINE OF PENNSYLVANIA AVENUE, A DISTANCE OF 131.93 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S19°16'01"W, ALONG THE WEST LINE OF PENNSYLVANIA AVENUE, A DISTANCE OF 42.30 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE WEST LINE OF PENNSYLVANIA AVENUE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 24.84 FEET, THROUGH A CENTRAL ANGLE OF 70°14'51", A DISTANCE OF 30.45 FEET, WITH A CHORD BEARING OF S54°30'43"W, A DISTANCE OF 28.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.54 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 PLAN, 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 "HILLTOP PROFESSIONAL PLAZA ADDITION" AND THE OWNER HEREBY AGREES TO 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 PLAN.

HILLTOP PROFESSIONAL PLAZA, LLC
816 CIRCLE DRIVE
CASPER, WYOMING 82601

Richard J. Fairservis
RICHARD J. FAIRSERVIS - MEMBER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD J. FAIRSERVIS, JRS.
ON _____ DAY OF _____, 2004.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA } SS

I, WILLIAM R. FEHRENGER, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE NO. 5508, DO HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM MEASUREMENTS TAKEN BY ME OR UNDER MY DIRECT SUPERVISION IN MARCH AND APRIL, 2002, AND THAT THIS PLAN 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 THE TRUE MERIDIAN. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRENGER, JRS.
ON _____ DAY OF _____, 2004.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

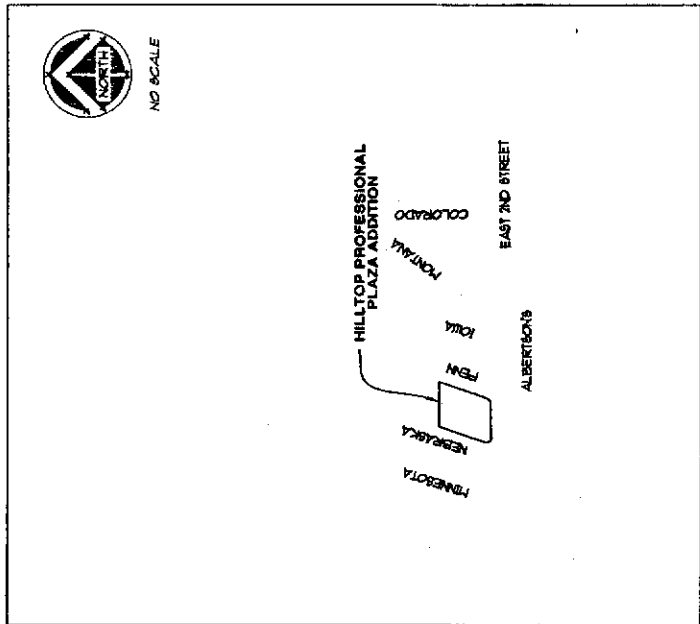
REPLAT OF
LOTS 12 - 23, BLOCK 2, UNIVERSITY PARK ADDITION
AS

HILLTOP PROFESSIONAL PLAZA ADDITION

TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE

N 1/4 NW 1/4 SECTION 11, T.33N., R.79W., 6TH P.M.

NATRONA COUNTY WYOMING



VICINITY MAP

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS 28th DAY OF October, 2004.

ATTEST: *David R. Hough*
CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 204, DULY PASSED,
ADDED AND APPROVED THIS 24th DAY OF January, 2004.

ATTEST: *U.M. Donald*
CITY CLERK

INSPECTED AND APPROVED THIS 24th DAY OF March, 2004.

Holly Anderson
CITY ENGINEER

INSPECTED AND APPROVED THIS 1st DAY OF April, 2004.

John L. Galt
COUNTY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 2nd DAY OF April, 2004.
INSTRUMENT NO. 739519

Margaret Collins
COUNTY CLERK

NOTES

- 1. ERROR OF CLOSURE EXCEEDS 1:10,000.
- 2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983.
- 3. LOTS 700 AND 800 IS TO BE CONSIDERED COMMON AREA TO BE USED FOR ACCESS, PARKING, SURFACE DRAINAGE, UTILITIES AND OPEN SPACE.

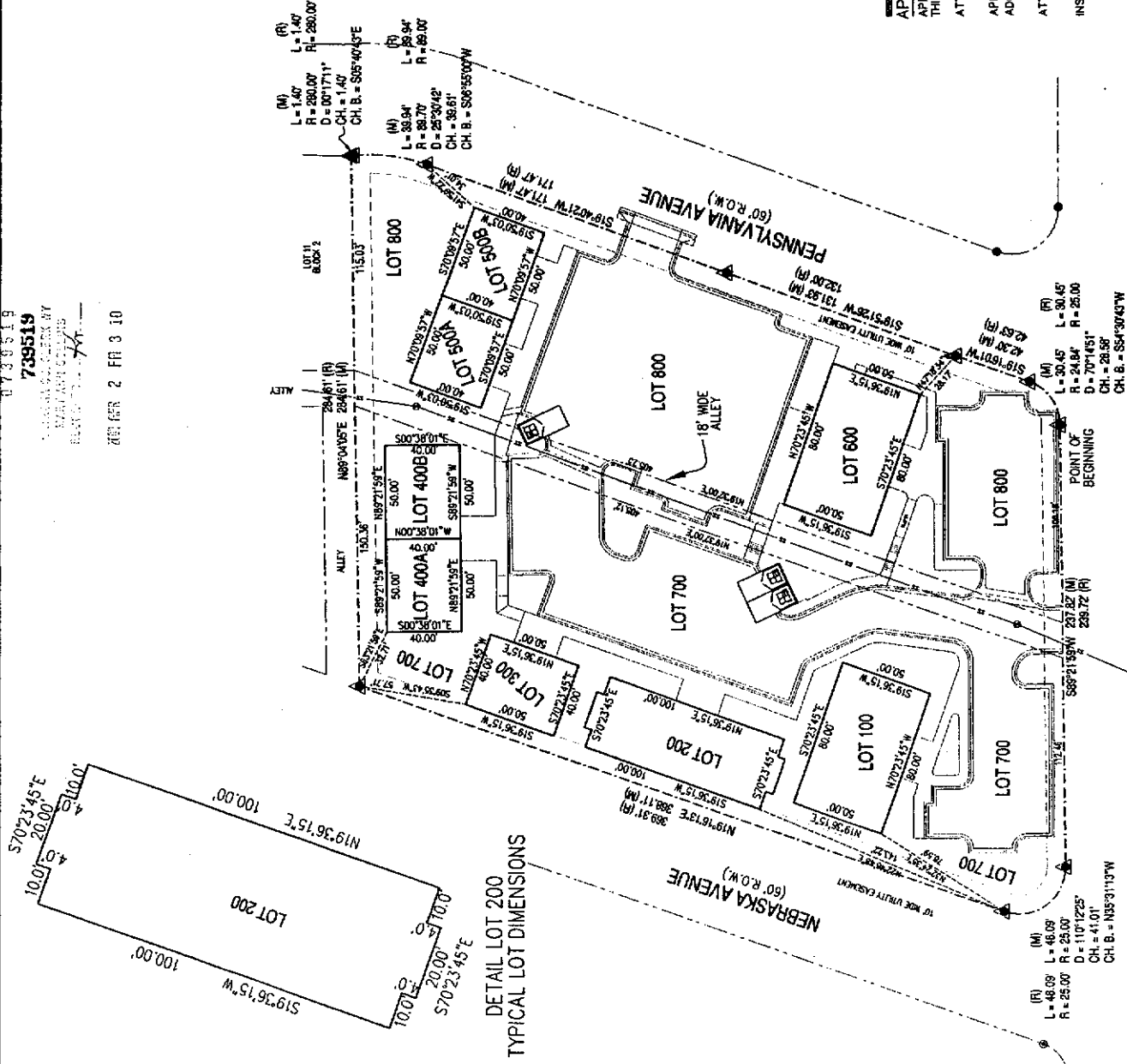
LEGEND

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



739519
UNIVERSITY PARK ADDITION
BLOCK 2, LOTS 12-23

APRIL 2 2004



DETAIL LOT DIMENSIONS

