



VICINITY MAP  
NO SCALE

**APPROVALS**

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 5<sup>th</sup> DAY OF August, 2016.

*Liz Becher*  
 COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 4<sup>th</sup> DAY OF August, 2016.

*Frank DeWitt*  
 CITY ENGINEER

- NOTES**
1. ERROR OF CLOSURE EXCEEDS 1:451,682.
  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 03°43'45.29", AND THE COMBINED FACTOR IS 0.9997823.
  4. DISTANCES: L.S. SURVEY FOOT
  5. ELEVATIONS SHOWN HEREON ARE BASED ON NAD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

**CERTIFICATE OF DEDICATION**

STATE OF WYOMING )  
 COUNTY OF NATIONA ) SS

THE UNDERSIGNED, EAST VALLEY INVESTMENTS, LLC DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCELS OF LAND KNOWN AS LOTS 3 AND 5, BLOCK 2, VILLAGE ADDITION TO THE CITY OF CASPER, WYOMING SITUATE WITHIN THE SEWER OF SECTION 12, T.33N., R.79W., 6TH P.M., NATIONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, MONUMENTED BY A BRASS CAP LOCATED ON THE WEST LINE OF LANDMARK DRIVE, AND BEING THE POINT OF BEGINNING.

THENCE S89°42'20"W ALONG THE SOUTH LINE OF SAID LOT 5 AND THE NORTH LINE OF BLOCK 22, EASTGATE II, A DISTANCE OF 484.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, ALSO BEING THE SOUTHWEST CORNER OF EASTRIDGE MALL II ADDITION, MONUMENTED BY A BRASS CAP.

THENCE N00°45'40"W ALONG THE WEST LINE OF SAID LOTS 3 AND 5 AND THE EAST LINE OF EASTRIDGE MALL II ADDITION, A DISTANCE OF 544.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, LOCATED ON THE SOUTH LINE OF CAEDA DRIVE, MONUMENTED BY AN ALUMINUM CAP.

THENCE ALONG THE NORTH LINE OF SAID LOT 3, THE SOUTH LINE OF CAEDA DRIVE, AND A CURVE TO THE RIGHT HAVING A RADIUS OF 1773.06 FEET, THROUGH A CENTRAL ANGLE OF 42°32'17", A DISTANCE OF 135.42 FEET, HAVING A CHORD BEARING OF S87°00'00"E, A DISTANCE OF 135.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, ALSO THE NORTHWEST CORNER OF LOT 2, BLOCK 2, VILLAGE ADDITION, MONUMENTED BY AN ALUMINUM CAP.

THENCE S00°41'47"E, ALONG THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 184.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, MONUMENTED BY AN ALUMINUM CAP.

THENCE N88°42'21"E, ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 143.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, MONUMENTED BY AN ALUMINUM CAP.

THENCE S00°41'39"E, ALONG THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF LOT 4, BLOCK 2, VILLAGE ADDITION, A DISTANCE OF 159.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF SAID LOT 4, LOCATED ON THE NORTH LINE OF SAID LOT 5, MONUMENTED BY AN ALUMINUM CAP.

THENCE N88°42'21"E, ALONG THE NORTH LINE OF SAID LOT 5 AND THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 173.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE SOUTHWEST CORNER OF SAID LOT 4, LOCATED ON THE WEST LINE OF LANDMARK DRIVE, MONUMENTED BY A REBAR.

THENCE S00°41'38"E, ALONG THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF LANDMARK DRIVE, A DISTANCE OF 173.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.38 ACRES (156,118.17 S.F.) MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

EAST VALLEY INVESTMENTS, LLC  
 4854 COUNTRY CLUB ROAD  
 CASPER, WYOMING 82509

*Liz Becher*  
 JERRY K. DAVIS - MANAGING MEMBER  
 EAST VALLEY INVESTMENTS, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JERRY K. DAVIS, MANAGING MEMBER OF EAST VALLEY INVESTMENTS, LLC, THIS 5<sup>th</sup> DAY OF AUGUST, 2016.

*Sam Hunt*  
 WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES 5/27/20

NOTARY PUBLIC

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING )  
 COUNTY OF NATIONA ) 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 APRIL, 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. 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.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 3rd DAY OF AUGUST, 2016.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES 3-27-20

*Sam Hunt*  
 NOTARY PUBLIC

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

**VILLAGE ADDITION, BLOCK 2, LOTS 3A & 5A**

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE SECTION 12 T.33N., R.79W., 6TH P.M. NATIONA COUNTY, WYOMING W.O. #16-006

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