

PLAT OF SALT CREEK HEIGHTS BUSINESS CENTER PHASE 1

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

GENERAL NOTES

- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY JR ENGINEERING, TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD. CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR INFORMATIONAL PURPOSES DATED JULY 14, 2011 AT 8:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES.
- THERE ARE RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES LISTED IN THE ABOVE REFERENCED TITLE COMMITMENT THAT COULD NOT BE SHOWN HEREON BECAUSE IT DOES NOT CONTAIN A SPECIFIC LOCATION, THE DESCRIPTION IS AMBIGUOUS, OR THE DESCRIPTION IS BLANKET IN NATURE.
- RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES SHOWN HEREON THAT DO NOT APPEAR IN THE ABOVE REFERENCED TITLE COMMITMENT WERE NOT VERIFIED BY JR ENGINEERING.

CERTIFICATE OF SURVEYOR

STATE OF _____ }
COUNTY OF _____ } SS

I, WILLIAM C. STAMPADOS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING HEREBY STATE THAT THIS PLAT WAS PREPARED FROM NOTES TAKEN DURING ACTUAL SURVEYS MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY, 2011 AND THAT THIS MAP CORRECTLY REPRESENTS SAID SURVEYS. ALL PERIMETER CORNERS ARE WELL AND ACCURATELY MONUMENTED BY BRASS CAPS AS OF THE DATE OF THIS MAP. 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.

WILLIAM C. STAMPADOS
WYOMING REGISTRATION NO. 6956
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SUBSCRIBED IN MY PRESENCE AND SWORN TO BEFORE ME BY WILLIAM C. STAMPADOS THIS _____ DAY OF _____, 20__.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

APPROVALS

APPROVED: BOARD COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING BY RESOLUTION PASSED THIS _____ DAY OF _____, 20__.

ATTEST: _____
COUNTY CLERK BOARD CHAIRMAN

APPROVED: CITY COUNCIL OF THE CITY OF CASPER, WYOMING BY RESOLUTION NO. _____ DULY PASSED, ADOPTED AND APPROVED ON THE _____ DAY OF _____, 20__.

ATTEST: _____
CITY CLERK MAYOR

APPROVED: CITY COUNCIL OF THE TOWN OF MILLS, WYOMING BY RESOLUTION NO. _____ DULY PASSED, ADOPTED AND APPROVED ON THE _____ DAY OF _____, 20__.

ATTEST: _____
TOWN CLERK MAYOR

INSPECTED AND APPROVED ON THE _____ DAY OF _____, 20__.

INSPECTED AND APPROVED ON THE _____ DAY OF _____, 20__.

INSPECTED AND APPROVED ON THE _____ DAY OF _____, 20__.

INSPECTED AND APPROVED ON THE _____ DAY OF _____, 20__.

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS _____ DAY OF _____, 20__.

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FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS _____ DAY OF _____, 20__.

CERTIFICATE OF DEDICATION

AMOCO REUSE AGREEMENT JOINT POWERS BOARD, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE FORGOING SUBDIVISION LOCATED IN AND BEING PORTIONS OF SECTION 5 AND THE NE1/4 SECTION 6, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE SIXTH PRINCIPLE MERIDIAN, NATRONA COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6th PRINCIPAL MERIDIAN, MONUMENTED AS SHOWN HEREON, BEING ASSUMED TO BEAR S00°19'51"E A DISTANCE OF 660.14 FEET.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6th PRINCIPAL MERIDIAN, MONUMENTED BY A 2-1/2" BRASS CAP STAMPED "LS522 PELS 381" ON A 3/4" PIPE;

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, S00°00'57"E A DISTANCE OF 894.86 FEET TO THE POINT OF BEGINNING;

THENCE S00°00'57"E A DISTANCE OF 1079.93 FEET;

THENCE N89°42'47"E A DISTANCE OF 1308.27 FEET;

THENCE S00°19'51"E A DISTANCE OF 660.14 FEET;

THENCE S00°02'21"E A DISTANCE OF 299.62 FEET;

THENCE S00°05'29"W A DISTANCE OF 100.32 FEET;

THENCE S89°42'47"W A DISTANCE OF 1848.16 FEET;

THENCE N00°19'51"W A DISTANCE OF 1056.55 FEET;

THENCE S89°20'26"W A DISTANCE OF 787.82 FEET;

THENCE S89°20'03"W A DISTANCE OF 1220.34 FEET;

THENCE N00°10'05"W A DISTANCE OF 593.68 FEET;

THENCE S88°57'43"W A DISTANCE OF 109.62 FEET;

THENCE S88°14'49"W A DISTANCE OF 1316.37 FEET;

THENCE N00°22'28"W A DISTANCE OF 50.01 FEET;

THENCE N00°23'27"W A DISTANCE OF 50.02 FEET;

THENCE N88°14'49"E A DISTANCE OF 1314.60 FEET;

THENCE N88°57'43"E A DISTANCE OF 1332.31 FEET;

THENCE N88°58'46"E A DISTANCE OF 571.74 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 950.22 FEET, A CENTRAL ANGLE OF 44°04'35" AND AN ARC LENGTH OF 730.98 FEET, TO A POINT OF TANGENT;

THENCE N44°54'10"E A DISTANCE OF 147.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,981,177 SQUARE FEET OR 91.3952 ACRES.

THE SUBDIVISION OF THE FOREGOING DESCRIBED LANDS 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 1" AND ALL STREETS AS SHOWN HEREON ARE HEREBY RESERVED AS PRIVATE ROADWAYS SUBJECT TO GRANT OF EASEMENT TO THE CITY OF CASPER FOR PUBLIC UTILITIES, AND FOR EMERGENCY AND PUBLIC ENFORCEMENT ACCESS AND ALL OTHER UTILITY EASEMENTS AS SHOWN HEREON AND WHICH ARE HEREBY RESERVED FOR THE PURPOSES OF CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY LINES, CONDUITS, DITCHES AND DRAINAGE AS REQUIRED FOR THE DEVELOPMENT OF SAID SUBDIVISION.

AMOCO REUSE AGREEMENT JOINT POWERS BOARD
2435 KING BOULEVARD, SUITE 300
CASPER, WYOMING 82064

NEIL A. BENTON, CHAIRMAN

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY NEIL A. BENTON, AS CHAIRMAN OF AMOCO REUSE AGREEMENT JOINT POWERS BOARD.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER

BCP CASPER, LLC

BY: _____
RICHARD J. BRATTON

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__.

BY RICHARD J. BRATTON, AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER

JBL LIMITED PARTNERSHIP

BY: _____
LEIGH W. ENGLAND

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

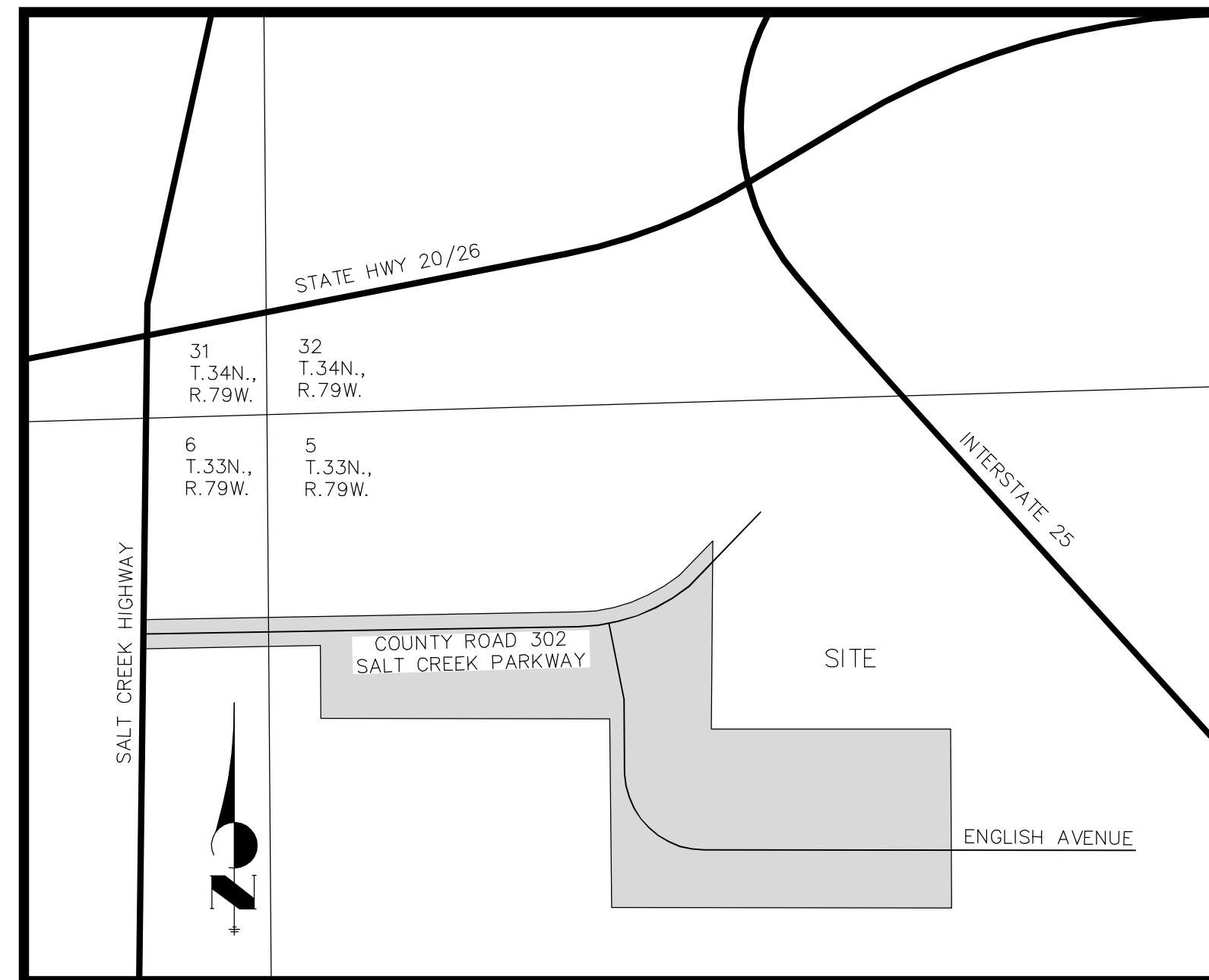
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__.

BY LEIGH R. ENGLAND, AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



VICINITY MAP
NOT TO SCALE

OWNER

778 NORTH CIRCLE, LLC

BY: _____
NEIL A. MCMURRY

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__.

BY NEIL A. MCMURRY, AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER

PLATTE RIVER, LLC

BY: _____
WILLIAM J. GOLAY

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__.

BY WILLIAM J. GOLAY, AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER

W.K & G HOLDINGS, LLC

BY: _____
WAYLON D. GEUKE

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__.

BY WAYLON D. GEUKE, AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

PLAT OF
SALT CREEK HEIGHTS BUSINESS
CENTER PHASE 1
JOB NO. 45020.00
JULY 17, 2012
SHEET 1 OF 3

J-R ENGINEERING
A Westrian Company

7200 S. Alton Way, Suite C100, Centennial, CO 80112
303-740-9393 • Fax: 303-721-9019 • www.jrengineering.com

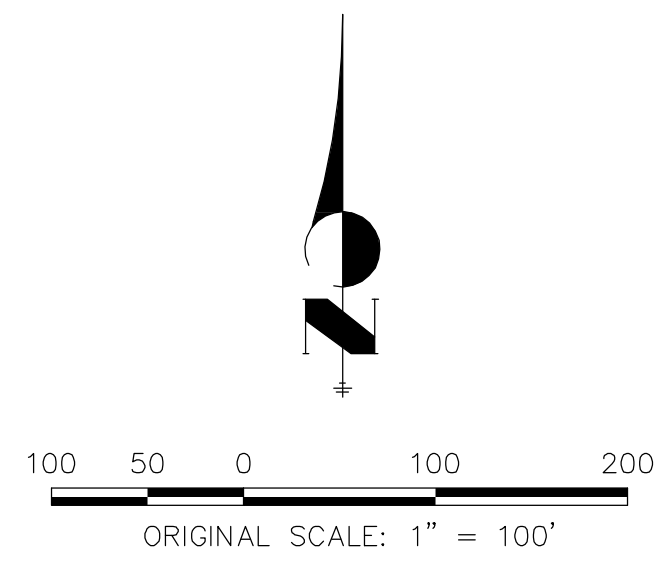
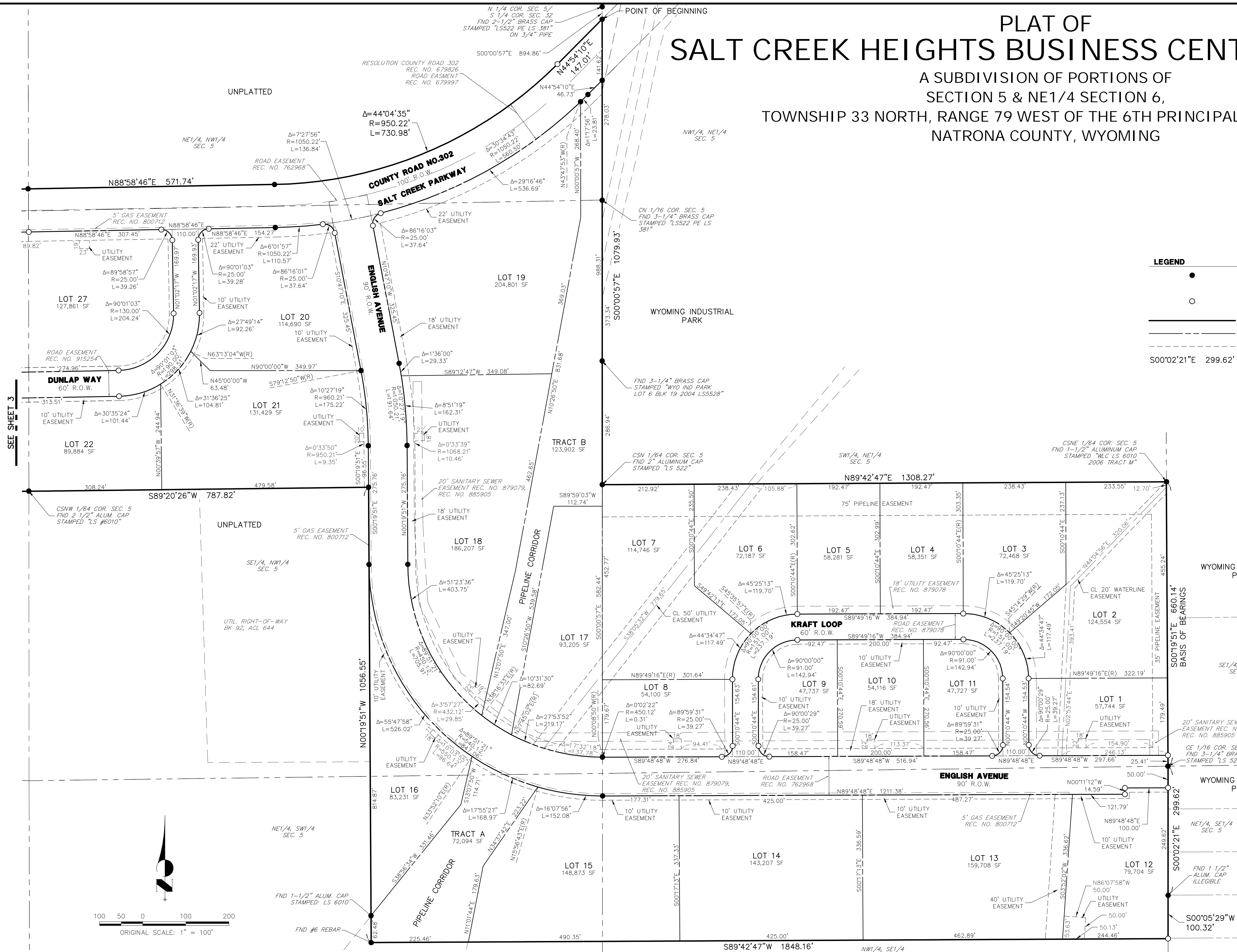
PLAT OF SALT CREEK HEIGHTS BUSINESS CENTER PHASE 1

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

LEGEND

- RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 6010 (UNLESS OTHERWISE NOTED)
- SET 24" NO.5 REBAR W/ 2" BRASS CAP STAMPED: PLS 6956
- SUBDIVISION BOUNDARY
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- S00°02'21"E 299.62' MEASURED BEARING & DISTANCE

SEE SHEET 3



PLAT OF SALT CREEK HEIGHTS BUSINESS CENTER PHASE 1
 JOB NO. 45020.00
 JULY 17, 2012
 SHEET 2 OF 3



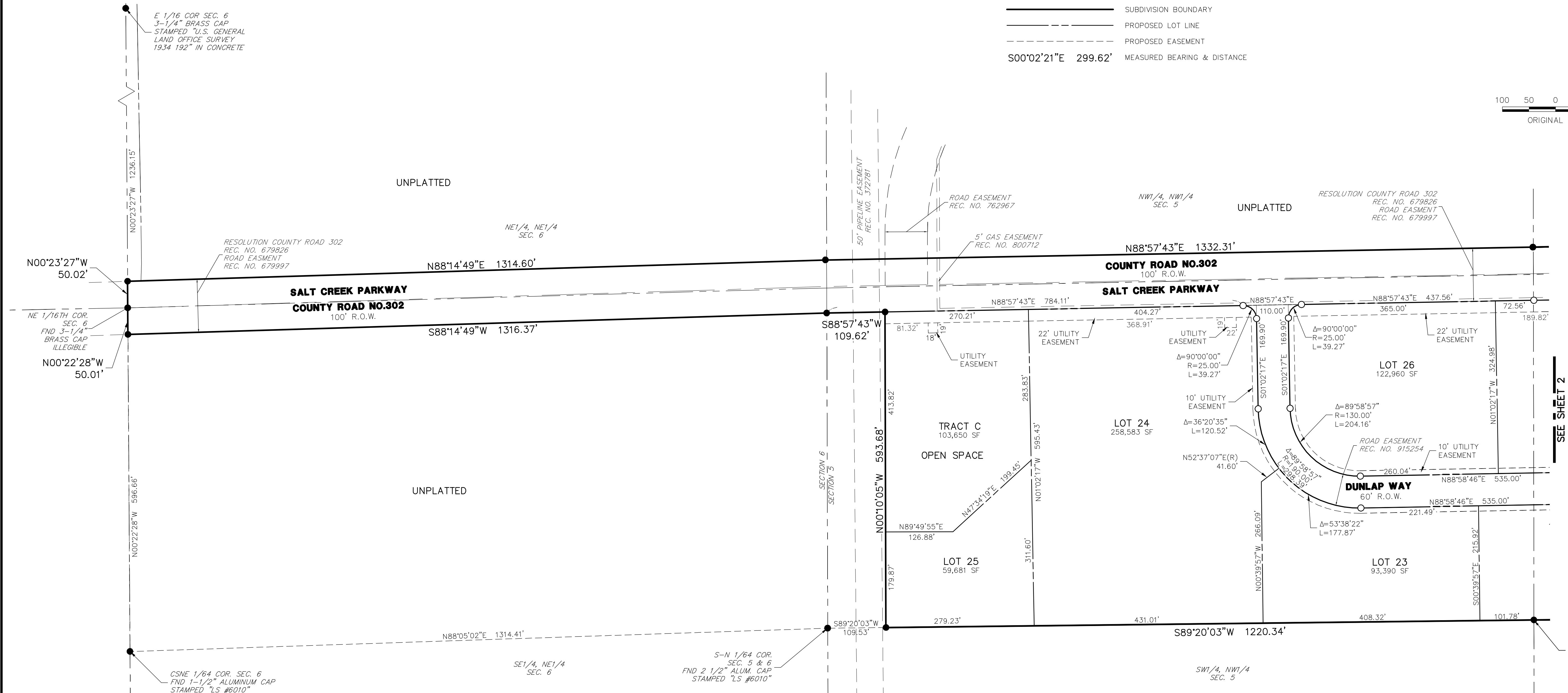
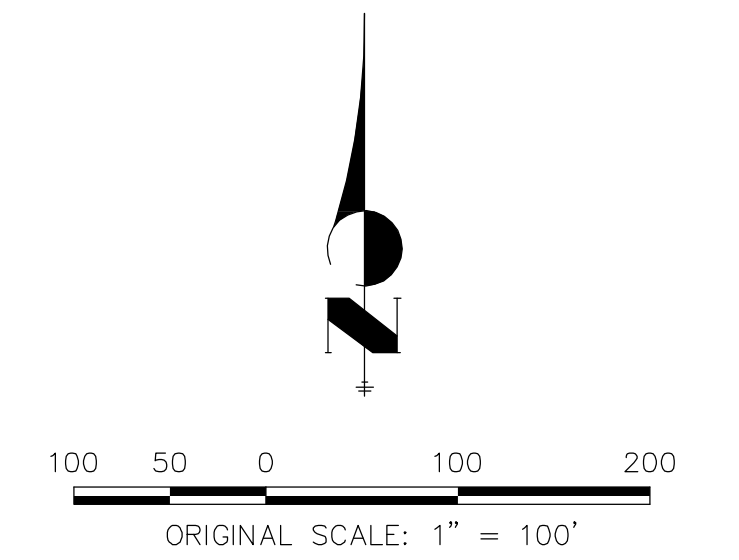
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TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN,
NATRONA COUNTY, WYOMING

LEGEND

- RECOVERED 1-1/2" ALUMINUM CAP
STAMPED: LS #6010
(UNLESS OTHERWISE NOTED)
- SET 24" NO.5 REBAR W/ 2" BRASS CAP
STAMPED: PLS 6956
- SUBDIVISION BOUNDARY
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- S00°02'21"E 299.62' MEASURED BEARING & DISTANCE



SEE SHEET 2

PLAT OF
SALT CREEK HEIGHTS BUSINESS
CENTER PHASE 1
JOB NO. 45020.00
JULY 17, 2012
SHEET 3 OF 3



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