

The City is in the process of offering four City-owned properties for sale. As required by law, the City must obtain appraisals of each property. The City would like to utilize a single appraiser for all the properties, in hope that a cost savings may be realized by bundling them together as a single project.

The properties involved, and a short description of each, are as follows:

Fire Station #6

The property is approximately 13,750 square feet in size and is located on Valley Drive, in Paradise Valley. A new fire station is under construction adjacent to the Paradise Valley pool. Obviously, this particular property cannot be sold until the new station is completed. The property is zoned C-2 (General Business), which would allow for a wide variety of potential reuses, including residential, retail or office.

Wolf Creek Cemetery

The property is approximately 31.8 acres in size and is located southeast of the intersection of West 46th and Moose Streets, in Wolf Creek. The property was purchased by the City in 1981 to provide additional cemetery property in anticipation of the Highland Park Cemetery reaching capacity. Since that time, cremation has become more prevalent, and as a result, the rate of land consumption in Highland Park Cemetery has slowed significantly.

The original Warranty Deed for the property had land use restrictions that lapsed in 1986. The property is zoned AG (Urban Agriculture), and the property has significant slope. According to GIS, there is an existing water line for approximately 1,500' along the west side of the property, extending north to south, along approximately 80% of the length of the property.

777 Bernadine

The property consists of five lots, totaling approximately 23,800 square feet, and is located on the east side of Bernadine, north of I-25, and south of the new Lincoln Elementary School. Lot 28 of the subject property was acquired under a Tax Deed in 2010. Lots 24-27 were acquired by the City in 2002, along with the property that is the current location of the baseball fields, the senior housing facility, Lincoln Elementary School and the Boys and Girls Club, south of East K Street and east of North Elma Street. The property being considered for disposal is currently undeveloped, and is zoned C-4 (Highway Business), which would allow for a wide variety of heavy commercial/light industrial uses, including both indoor and outside storage.

334 Lark Street

The property is approximately 5,270 square feet in size and is located between North Beverly and Lark Street, at the northern end of Lark Street, adjacent to the walking trail and underpass.

The property was transferred to the City by the Transportation Commission of Wyoming in 1996, presumably, as a part of the Beverly Street reconstruction project. The zoning of the property is R-2 (One Unit Residential). If the property were to be sold, the City would reserve a survey easement to ensure that any necessary easements for utilities, roads and trail improvements are reserved.

The City's standard practice is to offer the project to multiple companies in order to obtain bids for the work. If interested, please submit your proposals to:

Craig Collins, City Planner
ccollins@casperwy.gov
City of Casper
200 North David Street
Casper, WY 82601
(307)-235-8241

All bids must be received by November 30, 2016 at 5:00 PM. All bids must be in writing, and shall be submitted by hardcopy, in a sealed envelope. The City has obtained O & E reports for each property, which are attached for your reference. Illustrative maps are also being provided. If you have any questions, please call Craig at the number provided above.

AMERICAN TITLE AGENCY

**315 WEST FIRST STREET
CASPER, WY 82601
(307) 266-4672
Fax: (307) 266-0154**

INVOICE

CITY OF CASPER
PLANNING OFFICE

ATTENTION: CRAIG COLLINS

**INVOICE NO. : 80-117419
INVOICE DATE : 08/23/16**

**REFERENCE :
CITY OF CASPER**

DESCRIPTION	AMOUNT
O & E REPORT	\$85.00

LOT 9, BLOCK 1, EASTDALE

THANK YOU FOR YOUR BUSINESS!

TOTAL DUE: \$85.00

AMERICAN TITLE AGENCY

315 WEST FIRST STREET CASPER, WY 82601
PHONE: (307)266-4672 FAX: (307)266-0154

REPORT OF TITLE

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SCHEDULES OF EXCLUSIONS FROM COVERAGE OF THIS REPORT

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3. RIGHTS OF EMINENT DOMAIN OR GOVERNMENTAL RIGHTS OF POLICE POWER UNLESS NOTICE OF THE EXERCISE OF SUCH RIGHTS APPEARS IN THE PUBLIC RECORDS AT DATE OF THIS REPORT.
4. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS CREATED, SUFFERED, ASSUMED OR AGREED TO BY THE BENEFICIARY, NOT KNOWN TO THE COMPANY AND NOT SHOWN BY THE PUBLIC RECORDS, BUT KNOWN TO THE BENEFICIARY AT DATE OF REPORT AND NOT DISCLOSED IN WRITING BY THE BENEFICIARY TO THE COMPANY PRIOR TO THE DATE HEREOF, RESULTING IN NO LOSS OR DAMAGE TO THE BENEFICIARY, ATTACHING OR CREATED SUBSEQUENT TO DATE OF REPORT, OR RESULTING IN LOSS OR DAMAGE WHICH WOULD NOT HAVE BEEN SUSTAINED IF THE BENEFICIARY HAS BEEN A BONA FIDE PURCHASER FOR VALUE.

AMERICAN TITLE AGENCY

BY: 

SCHEDULE "A"

TOTAL FEE FOR TITLE REPORT: **\$85.00**

REPORT NO. **80-117419**

AMOUNT OF LIABILITY NOT TO EXCEED: **\$85.00**

DATE OF REPORT: **AUGUST 23, 2016 AT 8:00 O'CLOCK A.M.**

1. THIS REPORT HAS BEEN PREPARED FOR THE SOLE USE AND BENEFIT OF (BENEFICIARY):
CITY OF CASPER, PLANNING OFFICE

2. THE DOCUMENT RECORDED **JULY 18, 1996 AS INSTRUMENT NO. 581931** OF THE OFFICIAL RECORDS OF NATRONA COUNTY, WYOMING PURPORTING TO VEST A FEE ESTATE IN THE LAND DESCRIBED HEREIN IS:
THE CITY OF CASPER

3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF NATRONA, STATE OF WYOMING, AND IS DESCRIBED AS FOLLOWS:
LOT 9, BLOCK 1, EASTDALE ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING

4. PURPORTED ADDRESS: **334 LARK STREET, CASPER, WY 82609**

SCHEDULE "B"

THIS REPORT DOES NOT CERTIFY AGAINST LOSS OR DAMAGE, NOR AGAINST COSTS, ATTORNEY'S FEES OR EXPENSES, ANY OR ALL OF WHICH ARISE BY REASON OF THE FOLLOWING:

PART ONE:

1. RIGHTS OF CLAIMS OF PARTIES IN POSSESSION.
2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
3. FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
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6. EASEMENTS, RESERVATIONS AND SERVITUDES IMPOSED BY OPERATION OF LAW OR CONTAINED IN INSTRUMENTS OF RECORD.
7. ANY BANKRUPTCY PROCEEDINGS.
8. ALL GENERAL TAXES AND SPECIAL ASSESSMENTS.

NOTE: **TAXES ARE EXEMPT FOR THE YEAR 2015.**
TAX NOTICE NO. 33790231300100

9. COUNTY TREASURER: (307) 235-9470 COUNTY ASSESSOR: (307) 235-9444

PART TWO:

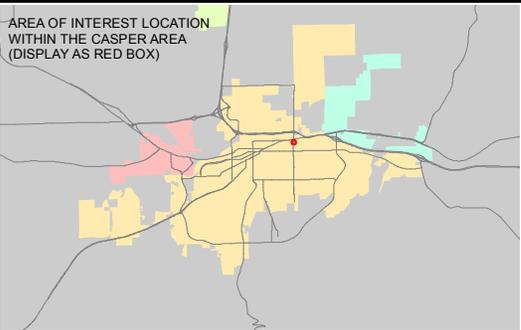
SUBJECT TO THE FOLLOWING MORTGAGES, LIENS, JUDGMENTS AND MONETARY ENCUMBRANCES OF RECORD, IF ANY:

"NO MONETARY ENCUMBRANCES OF RECORD"

334 Lark

Zoning Classification

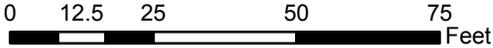
- Urban Agriculture(AG)
- Old Yellowstone District & South Poplar Corridor(OYDSPC)
- Neighborhood Convenience(C1)
- General Business(C2)
- Central Business(C3)
- Highway Business(C4)
- Office Business(OB)
- Educational District(ED)
- Hospital Medical(HM)
- Limited Industrial(M1)
- General Industrial(M2)
- Park Historic(PH)
- Planned Unit Development(PUD)
- Residential Estate(R1)
- One Unit Residential(R2)
- One to Four Unit Residential(R3)
- High-Density Residential(R4)
- Mixed Residential(R5)
- Manufactured Home Park(R6)



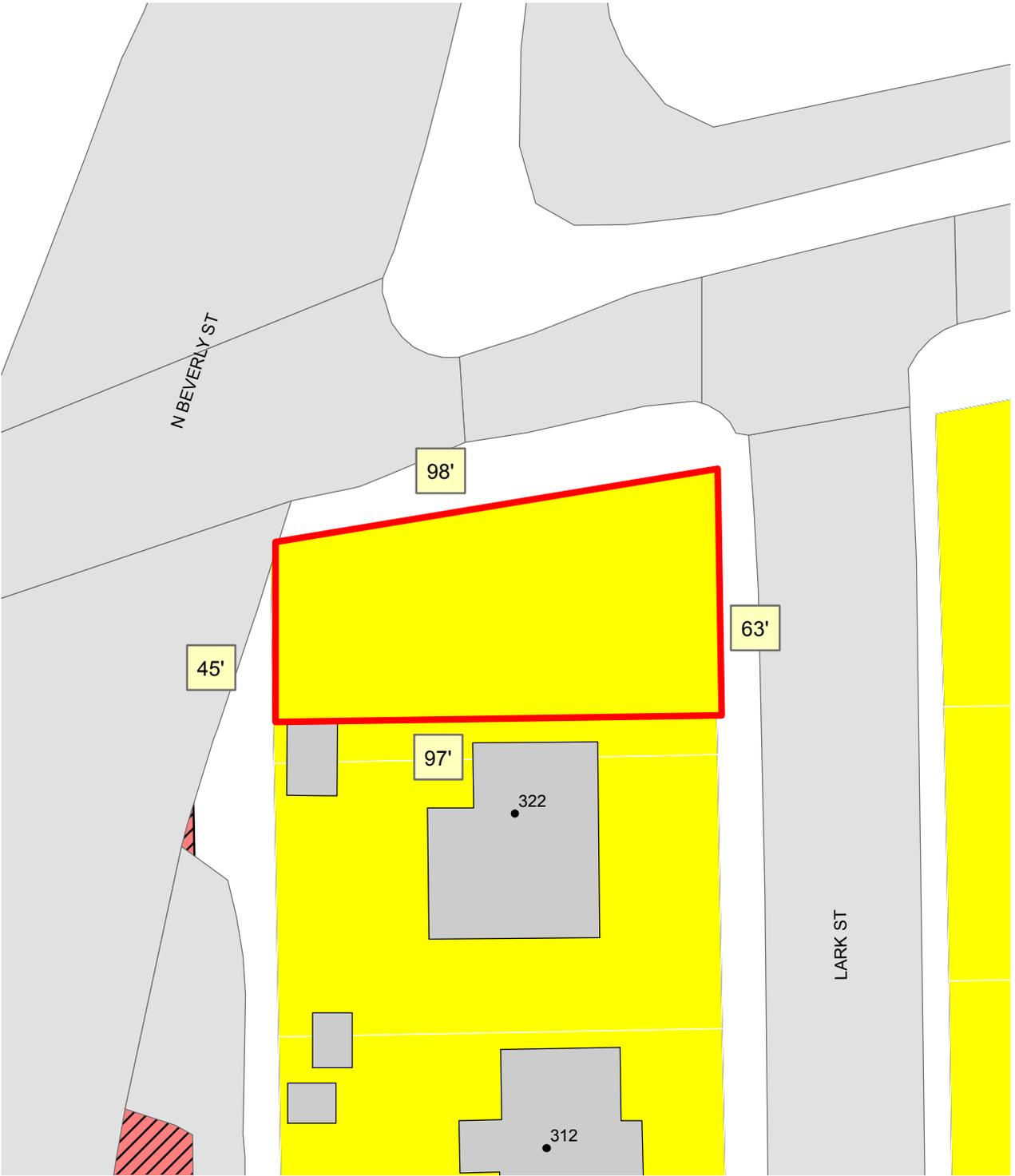
CITY OF CASPER
 COMMUNITY DEVELOPMENT
 CODE ENFORCEMENT DIVISION
 200 N DAVID ST, ROOM 205
 CASPER WY 82601



All data, information, and maps are provided without warranty or any representation of accuracy, timeliness of completeness even though the City of Casper has used reasonable efforts to make its data as accurate as possible. Maps and data are to be used for reference purpose only and the City of Casper shall assume no liability for the use, misuse, accuracy or completeness of this information.



Date: 11/14/2016



AMERICAN TITLE AGENCY

INVOICE

**315 WEST FIRST STREET
CASPER, WY 82601
(307) 266-4672
Fax: (307) 266-0154**

CITY OF CASPER
CODE ENFORCEMENT

ATTENTION: CRAIG COLLINS

**INVOICE NO. : 80-117917
INVOICE DATE : 10/11/16**

**REFERENCE :
CITY OF CASPER**

DESCRIPTION	AMOUNT
O & E REPORT	\$85.00

LOTS 24, 25, 26 AND 27, BLOCK 2, KEYSTONE

THANK YOU FOR YOUR BUSINESS!

TOTAL DUE: \$85.00

AMERICAN TITLE AGENCY

315 WEST FIRST STREET CASPER, WY 82601
PHONE: (307)266-4672 FAX: (307)266-0154

REPORT OF TITLE

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AMERICAN TITLE AGENCY

BY: 

SCHEDULE "A"

TOTAL FEE FOR TITLE REPORT: **\$85.00**

REPORT NO. **80-117917**

AMOUNT OF LIABILITY NOT TO EXCEED: **\$85.00**

DATE OF REPORT: **OCTOBER 11, 2016 AT 8:00 O'CLOCK A.M.**

1. THIS REPORT HAS BEEN PREPARED FOR THE SOLE USE AND BENEFIT OF (BENEFICIARY):

CITY OF CASPER, CODE ENFORCEMENT

2. THE DOCUMENT RECORDED **MAY 24, 2002 AS INSTRUMENT NO. 693317 AND INSTRUMENT NO. 693318 AND RECORDED MAY 30, 2002 AS INSTRUMENT NO. 693568** OF THE OFFICIAL RECORDS OF NATRONA COUNTY, WYOMING PURPORTING TO VEST A FEE ESTATE IN THE LAND DESCRIBED HEREIN IS:

CITY OF CASPER, A MUNICIPAL CORPORATION

3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF NATRONA, STATE OF WYOMING, AND IS DESCRIBED AS FOLLOWS:

LOTS 24, 25, 26 AND 27, BLOCK 2, KEYSTONE ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING

SCHEDULE "B"

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7. ANY BANKRUPTCY PROCEEDINGS.
8. ALL GENERAL TAXES AND SPECIAL ASSESSMENTS.

NOTE: **TAXES ARE EXEMPT FOR THE YEAR 2016.**
TAX NOTICE NO. 33790310300200

9. COUNTY TREASURER: (307) 235-9470 COUNTY ASSESSOR: (307) 235-9444

PART TWO:

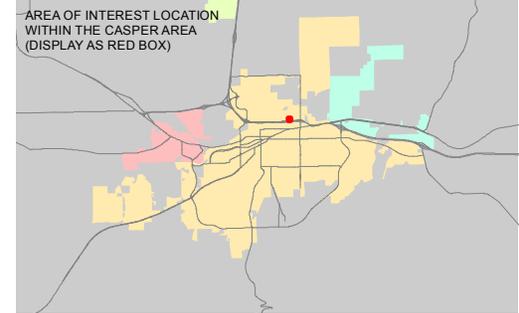
SUBJECT TO THE FOLLOWING MORTGAGES, LIENS, JUDGMENTS AND MONETARY ENCUMBRANCES OF RECORD, IF ANY:

"NO MONETARY ENCUMBRANCES OF RECORD"

777 Bernadine Keystone, Blk 2, Lots 24-28

Zoning Classification

-  Urban Agriculture(AG)
-  Old Yellowstone District & South Poplar Corridor(OYDSPC)
-  Neighborhood Convenience(C1)
-  General Business(C2)
-  Central Business(C3)
-  Highway Business(C4)
-  Office Business(OB)
-  Educational District(ED)
-  Hospital Medical(HM)
-  Limited Industrial(M1)
-  General Industrial(M2)
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-  Mixed Residential(R5)
-  Manufactured Home Park(R6)



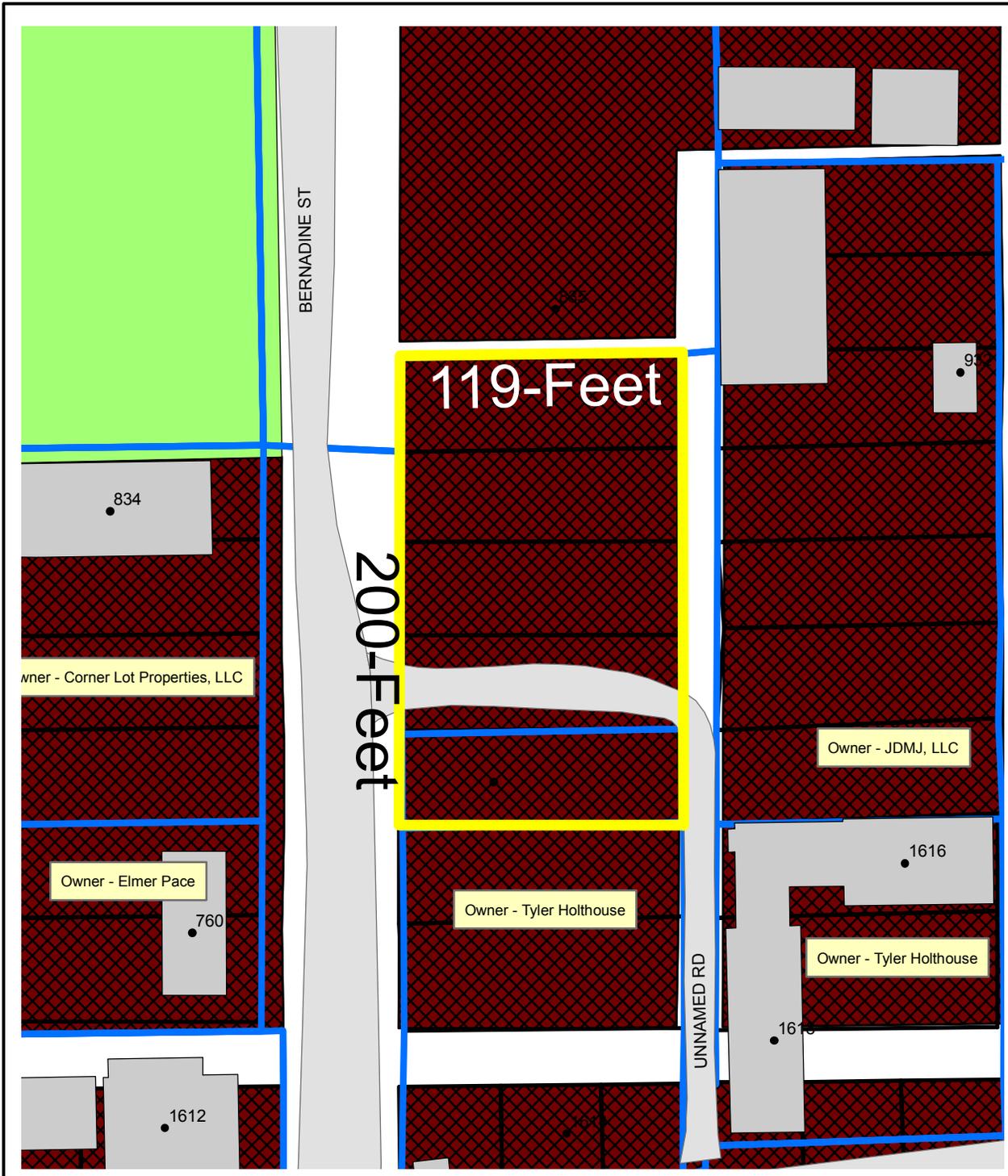
CITY OF CASPER
COMMUNITY DEVELOPMENT
CODE ENFORCEMENT DIVISION
200 N DAVID ST, ROOM 205
CASPER WY 82601



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Date: 11/14/2016



AMERICAN TITLE AGENCY

INVOICE

**315 WEST FIRST STREET
CASPER, WY 82601
(307) 266-4672
Fax: (307) 266-0154**

CITY OF CASPER
PLANNING OFFICE

ATTENTION: CRAIG COLLINS

**INVOICE NO. : 80-117421
INVOICE DATE : 08/23/16**

**REFERENCE :
CITY OF CASPER**

DESCRIPTION	AMOUNT
O & E REPORT	\$85.00

PART COMMERCIAL TRACT 4 AND PART LOT 10, BLOCK 17,
PARADISE VALLEY

THANK YOU FOR YOUR BUSINESS!

TOTAL DUE: \$85.00

AMERICAN TITLE AGENCY

315 WEST FIRST STREET CASPER, WY 82601
PHONE: (307)266-4672 FAX: (307)266-0154

REPORT OF TITLE

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AMERICAN TITLE AGENCY

BY: 

SCHEDULE "A"

TOTAL FEE FOR TITLE REPORT: **\$85.00**

REPORT NO. **80-117421**

AMOUNT OF LIABILITY NOT TO EXCEED: **\$85.00**

DATE OF REPORT: **AUGUST 23, 2016 AT 8:00 O'CLOCK A.M.**

1. THIS REPORT HAS BEEN PREPARED FOR THE SOLE USE AND BENEFIT OF (BENEFICIARY):

CITY OF CASPER, PLANNING OFFICE

2. THE DOCUMENT RECORDED **OCTOBER 12, 1979 AS INSTRUMENT NO. 275091 (PARCEL I) AND RECORDED APRIL 2, 1980 AS INSTRUMENT NO. 287427 (PARCEL II)** OF THE OFFICIAL RECORDS OF NATRONA COUNTY, WYOMING PURPORTING TO VEST A FEE ESTATE IN THE LAND DESCRIBED HEREIN IS:

PARCEL I:

THE CITY OF CASPER, NATRONA COUNTY, STATE OF WYOMING

PARCEL II:

CITY OF CASPER

3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF NATRONA, STATE OF WYOMING, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

4. PURPORTED ADDRESS: **280 VALLEY DRIVE, CASPER, WY 82604**

SCHEDULE "B"

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8. ALL GENERAL TAXES AND SPECIAL ASSESSMENTS.

NOTE: **TAXES ARE EXEMPT FOR THE YEAR 2015.**
TAX NOTICE NO. 33802340200600

9. COUNTY TREASURER: (307) 235-9470 COUNTY ASSESSOR: (307) 235-9444

PART TWO:

SUBJECT TO THE FOLLOWING MORTGAGES, LIENS, JUDGMENTS AND MONETARY ENCUMBRANCES OF RECORD, IF ANY:

"NO MONETARY ENCUMBRANCES OF RECORD"

EXHIBIT "A"

PARCEL I:

A PARCEL LOCATED IN AND BEING A PORTION OF COMMERCIAL TRACT NO. 4, PARADISE VALLEY, A SUBDIVISION OF PARTS OF SECTIONS 14 AND 23, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID N $\frac{1}{2}$ SE $\frac{1}{4}$ SECTION 23; THENCE S.88°35'W. ALONG THE NORTHERLY LINE THEREOF, 1440.29 FEET TO A POINT IN THE EASTERLY LINE OF SAID COMMERCIAL TRACT NO. 4 AND ALSO THE WESTERLY LINE OF VALLEY DRIVE OF SAID SUBDIVISION; THENCE S.18°26'E., ALONG THE EASTERLY LINE OF SAID COMMERCIAL TRACT NO. 4 AND THE WESTERLY LINE OF SAID VALLEY DRIVE, 380.80 FEET TO A POINT THEREIN, WHICH POINT IS THE NORTHEASTERLY CORNER OF THE PARCEL BEING DESCRIBED AND THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG THE LINE COMMON TO SAID VALLEY DRIVE AND COMMERCIAL TRACT NO. 4, S.18°26'E., 80.0 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE S.71°34'W., 110.0 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL; THENCE N.18°26'W., 80.0 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL; THENCE N.71°34'E., 110.0 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL AND THE POINT OF BEGINNING.

PARCEL II:

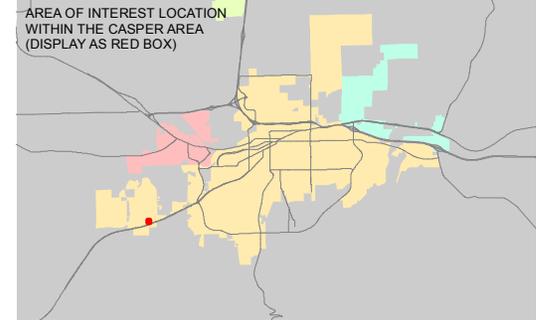
A PORTION OF LOT 10, BLOCK 17, PARADISE VALLEY, A SUBDIVISION IN NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 10, BLOCK 17, WHICH IS ALSO ON THE WEST BOUNDARY OF VALLEY DRIVE; THENCE S.71°34'W., 110.0 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 10, BLOCK 17 TO A POINT, WHICH IS ALSO THE SOUTHWESTERLY CORNER OF LOT 10, BLOCK 17; THENCE N.18°26'W. 25.0 FEET TO A POINT ON THE REAR BOUNDARY OF SAID LOT; THENCE N.71°34'E. A DISTANCE OF 110 FEET THROUGH SAID LOT TO A POINT; THENCE S.18°26'E. A DISTANCE OF 25.0 FEET ALONG THE EASTERLY LOT LINE OF SAID LOT TO THE POINT OF BEGINNING.

Fire Station #6

Zoning Classification

-  Urban Agriculture(AG)
-  Old Yellowstone District & South Poplar Corridor(OYDSPC)
-  Neighborhood Convenience(C1)
-  General Business(C2)
-  Central Business(C3)
-  Highway Business(C4)
-  Office Business(OB)
-  Educational District(ED)
-  Hospital Medical(HM)
-  Limited Industrial(M1)
-  General Industrial(M2)
-  Park Historic(PH)
-  Planned Unit Development(PUD)
-  Residential Estate(R1)
-  One Unit Residential(R2)
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-  High-Density Residential(R4)
-  Mixed Residential(R5)
-  Manufactured Home Park(R6)



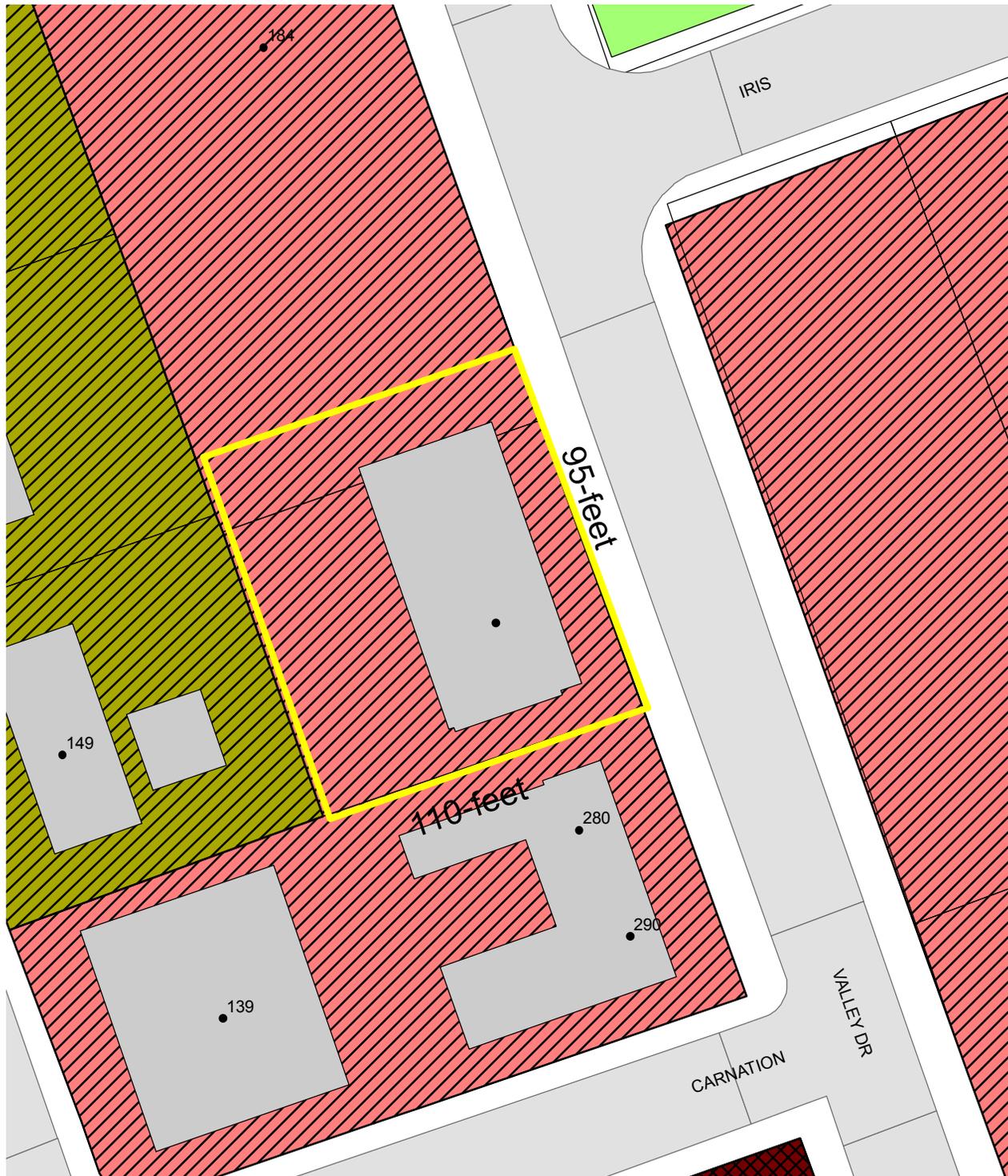
CITY OF CASPER
COMMUNITY DEVELOPMENT
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200 N DAVID ST, ROOM 205
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Date: 8/23/2016



AMERICAN TITLE AGENCY

INVOICE

**315 WEST FIRST STREET
CASPER, WY 82601
(307) 266-4672
Fax: (307) 266-0154**

CITY OF CASPER
PLANNING OFFICE

ATTENTION: CRAIG COLLINS

**INVOICE NO. : 80-117422
INVOICE DATE : 08/23/16**

**REFERENCE :
CITY OF CASPER**

DESCRIPTION	AMOUNT
O & E REPORT	\$85.00
LOT 1, BLOCK 1, CEMETERY ADDITION	
<i>THANK YOU FOR YOUR BUSINESS!</i>	TOTAL DUE: \$85.00

AMERICAN TITLE AGENCY

315 WEST FIRST STREET CASPER, WY 82601
PHONE: (307)266-4672 FAX: (307)266-0154

REPORT OF TITLE

THIS REPORT IS BASED ON A CURSORY EXAMINATION OF THE TITLE PLANT INFORMATION OF RECORDS AVAILABLE TO THIS COMPANY. IT DOES NOT PURPORT TO ASSUME OR GUARANTEE THE CONDITION OF TITLE TO THE HEREIN DESCRIBED LAND. IT MAY NOT BE RELIED UPON BY ANY PARTY AS A TRUE AND CORRECT REFLECTION OF THE CONDITION OF TITLE TO THE HEREIN DESCRIBED LAND. IT IS NOT TO BE CONSTRUED AS AN OFFER TO ISSUE A POLICY OF TITLE INSURANCE OR GUARANTEE OF COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. LIABILITY, IF ANY, IS LIMITED TO THE AMOUNT PAID FOR THIS REPORT.

SCHEDULES OF EXCLUSIONS FROM COVERAGE OF THIS REPORT

THE FOLLOWING MATTERS ARE EXPRESSLY EXCLUDED FROM THE COVERAGE OF THIS REPORT:

1. NO LIABILITY IS ASSUMED AS TO THE VALIDITY OF ANY INSTRUMENT IN RECORDED CHAIN OF TITLE TO LANDS.
2. ANY LAW, ORDINANCE OR GOVERNMENTAL REGULATION (INCLUDING BUT NOT LIMITED TO BUILDING AND ZONING ORDINANCES) RESTRICTING OR REGULATING OR PROHIBITING THE OCCUPANCY, USE OR ENJOYMENT OF THE LAND, OR REGULATING THE CHARACTER, DIMENSIONS OR LOCATION OF ANY IMPROVEMENT NOW OR HEREAFTER ERECTED ON THE LAND, OR PROHIBITING A SEPARATION IN OWNERSHIP OR A REDUCTION IN THE DIMENSIONS OR AREA OF THE LAND, OR THE EFFECT OF ANY VIOLATION OF ANY SUCH LAW, ORDINANCE OR GOVERNMENTAL REGULATION.
3. RIGHTS OF EMINENT DOMAIN OR GOVERNMENTAL RIGHTS OF POLICE POWER UNLESS NOTICE OF THE EXERCISE OF SUCH RIGHTS APPEARS IN THE PUBLIC RECORDS AT DATE OF THIS REPORT.
4. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS CREATED, SUFFERED, ASSUMED OR AGREED TO BY THE BENEFICIARY, NOT KNOWN TO THE COMPANY AND NOT SHOWN BY THE PUBLIC RECORDS, BUT KNOWN TO THE BENEFICIARY AT DATE OF REPORT AND NOT DISCLOSED IN WRITING BY THE BENEFICIARY TO THE COMPANY PRIOR TO THE DATE HEREOF, RESULTING IN NO LOSS OR DAMAGE TO THE BENEFICIARY, ATTACHING OR CREATED SUBSEQUENT TO DATE OF REPORT, OR RESULTING IN LOSS OR DAMAGE WHICH WOULD NOT HAVE BEEN SUSTAINED IF THE BENEFICIARY HAS BEEN A BONA FIDE PURCHASER FOR VALUE.

AMERICAN TITLE AGENCY

BY: 

SCHEDULE "A"

TOTAL FEE FOR TITLE REPORT: **\$85.00**

REPORT NO. **80-117422**

AMOUNT OF LIABILITY NOT TO EXCEED: **\$85.00**

DATE OF REPORT: **AUGUST 23, 2016 AT 8:00 O'CLOCK A.M.**

1. THIS REPORT HAS BEEN PREPARED FOR THE SOLE USE AND BENEFIT OF (BENEFICIARY):

CITY OF CASPER, PLANNING OFFICE

2. THE DOCUMENT RECORDED **JULY 24, 1981 AS INSTRUMENT NO. 316278** OF THE OFFICIAL RECORDS OF NATRONA COUNTY, WYOMING PURPORTING TO VEST A FEE ESTATE IN THE LAND DESCRIBED HEREIN IS:

CITY OF CASPER, WYOMING, A MUNICIPAL CORPORATION

3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF NATRONA, STATE OF WYOMING, AND IS DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, CEMETERY ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED NOVEMBER 21, 1985, AS INSTRUMENT NO. 398455.

SCHEDULE "B"

THIS REPORT DOES NOT CERTIFY AGAINST LOSS OR DAMAGE, NOR AGAINST COSTS, ATTORNEY'S FEES OR EXPENSES, ANY OR ALL OF WHICH ARISE BY REASON OF THE FOLLOWING:

PART ONE:

1. RIGHTS OF CLAIMS OF PARTIES IN POSSESSION.
2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
3. FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS.
5. OWNERSHIP OF MINERALS AND MINERAL RIGHTS.
6. EASEMENTS, RESERVATIONS AND SERVITUDES IMPOSED BY OPERATION OF LAW OR CONTAINED IN INSTRUMENTS OF RECORD.
7. ANY BANKRUPTCY PROCEEDINGS.
8. ALL GENERAL TAXES AND SPECIAL ASSESSMENTS.

NOTE: **TAXES ARE EXEMPT FOR THE YEAR 2015.**
TAX NOTICE NO. 33793020100100

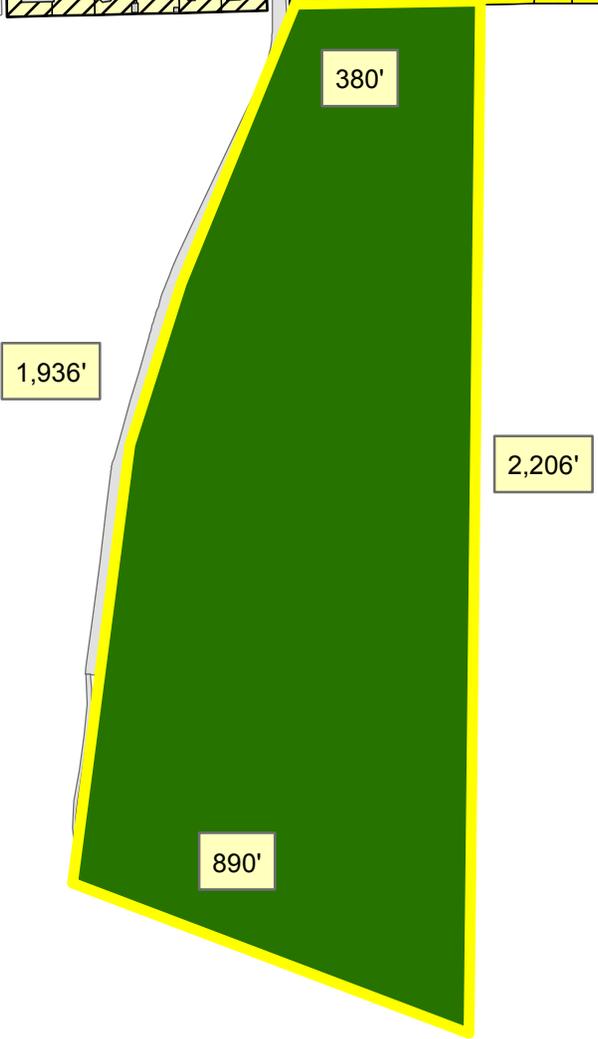
9. COUNTY TREASURER: (307) 235-9470 COUNTY ASSESSOR: (307) 235-9444

PART TWO:

SUBJECT TO THE FOLLOWING MORTGAGES, LIENS, JUDGMENTS AND MONETARY ENCUMBRANCES OF RECORD, IF ANY:

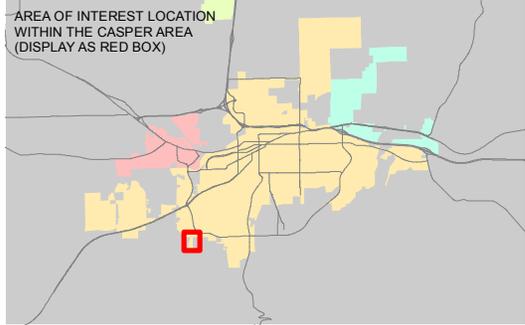
"NO MONETARY ENCUMBRANCES OF RECORD"

Wolf Creek Cemetery



Zoning Classification

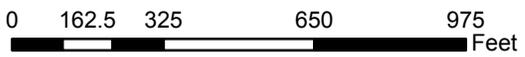
- Urban Agriculture (AG)
- Old Yellowstone District & South Poplar Corridor (OYDSPC)
- Neighborhood Convenience (C1)
- General Business (C2)
- Central Business (C3)
- Highway Business (C4)
- Office Business (OB)
- Educational District (ED)
- Hospital Medical (HM)
- Limited Industrial (M1)
- General Industrial (M2)
- Park Historic (PH)
- Planned Unit Development (PUD)
- Residential Estate (R1)
- One Unit Residential (R2)
- One to Four Unit Residential (R3)
- High-Density Residential (R4)
- Mixed Residential (R5)
- Manufactured Home Park (R6)



CITY OF CASPER
 COMMUNITY DEVELOPMENT
 CODE ENFORCEMENT DIVISION
 200 N DAVID ST, ROOM 205
 CASPER WY 82601



All data, information, and maps are provided without warranty or any representation of accuracy, timeliness or completeness even though the City of Casper has used reasonable efforts to make its data as accurate as possible. Maps and data are to be used for reference purpose only and the City of Casper shall assume no liability for the use, misuse, accuracy or completeness of this information.



Date: 11/14/2016