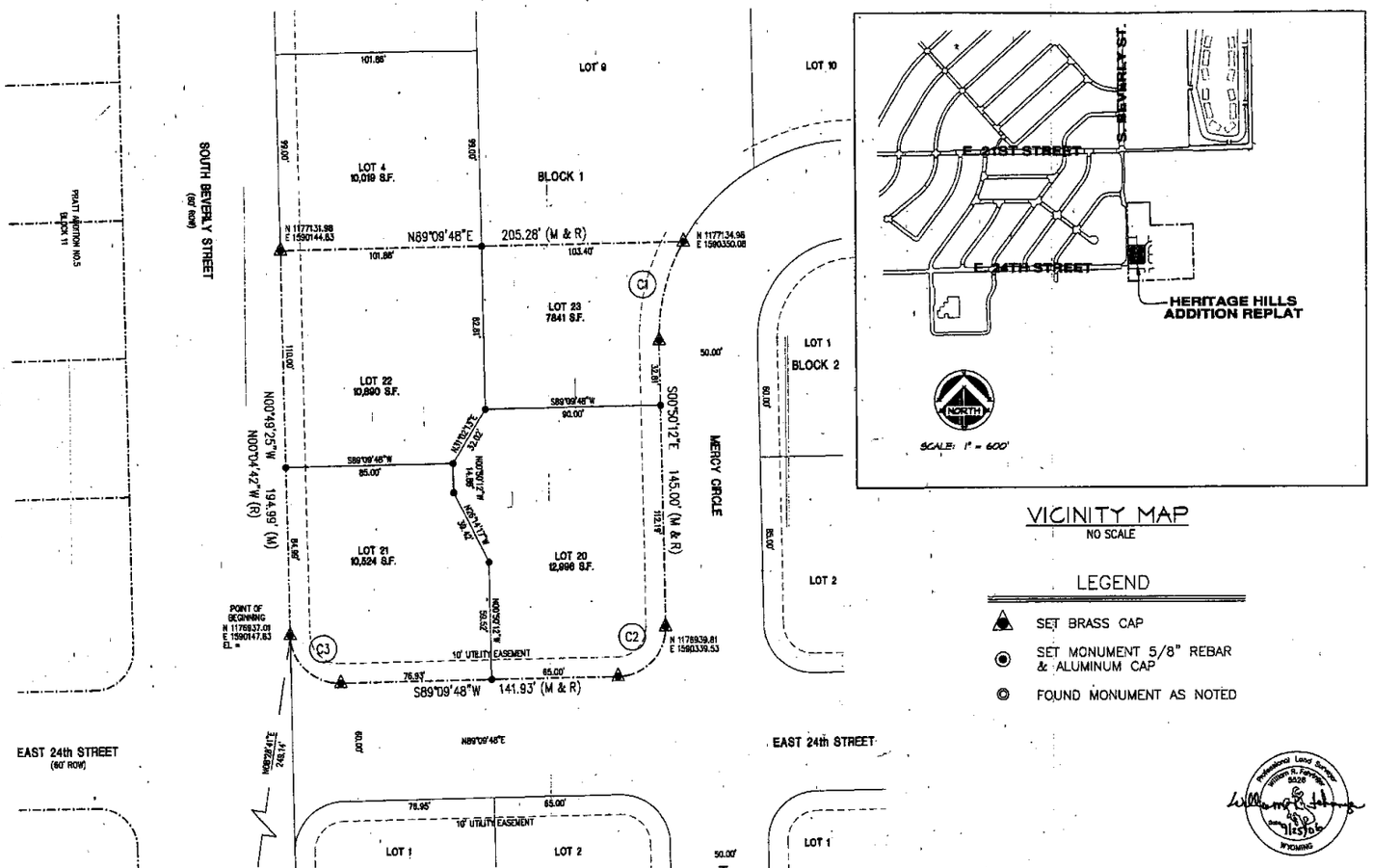
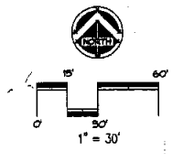
NATRONA COUNTY CLERK, WYOMING
Mary Ann Collins Recorded: SAS
Dec 18, 2006 02:54:35 PM
807966 Pages: 1 Fee: 950.00
CITY OF CASPER



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	52.36'	100.00'	30°00'00"	S14°09'48"W	51.76'
C2	39.27'	25.00'	90°00'00"	S44°09'48"W	35.36'
C3	39.28'	25.00'	90°00'47"	N45°49'48"W	35.35'



C·E·P·I
Civil Engineering Professionals, Inc.
1089 Enterprise Drive • Casper, Wyoming 82609
(307) 266-1344 • (307) 266-0188 fax

VICINITY MAP
NO SCALE

LEGEND

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

NOTES

1. ERROR OF CLOSURE EQUALS 1:157,884.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983, CITY OF CASPER DATUM.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°42'14.4", AND THE COMBINATION SCALE FACTOR IS 0.9997746.

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 18th DAY OF December, 2006.
INSTRUMENT NO. 807966

COUNTY CLERK
by: Sarah Szwesyk
Deputy Clerk

My term of office expires January 2, 2007

STATE OF WYOMING COUNTY CLERK NATRONA COUNTY

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 20th DAY OF June, 2006.
ATTEST: Geri Dittenhiller SECRETARY — CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. _____, DULY PASSED, ADOPTED AND APPROVED THIS 18th DAY OF July, 2006.
ATTEST: V Hart Dahl CITY CLERK — MAYOR

INSPECTED AND APPROVED THIS 7th DAY OF November, 2006. Hal H. Hutchinson CITY ENGINEER

INSPECTED AND APPROVED THIS 6th DAY OF NOVEMBER, 2006. Stan J. Stuzy CITY SURVEYOR

INSPECTED AND APPROVED THIS 1st DAY OF December, 2006. COUNTY SURVEYOR

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }

THE UNDERSIGNED, INTEGRITY BUILDING GROUP, [illegible] AND SAGE CREEK DEVELOPMENT, LLC DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND, A PARCEL OF LAND SITUATE IN THE NW¼SW¼ OF SECTION 14, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER COMMON TO SECTIONS 14 AND 15, MONUMENTED BY A BRASS CAP;

THENCE N06°28'41"E, A DISTANCE OF 2[illegible] TO THE POINT OF BEGINNING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SOUTH BEVERLY STREET, MONUMENTED BY A BRASS CAP;

THENCE N00°49'25"W, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH BEVERLY STREET, A DISTANCE OF 194.99 FEET TO THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, OF THE HERITAGE HILLS ADDITION, MONUMENTED BY A BRASS CAP;

THENCE N89°09'48"E, A DISTANCE OF 205.28 FEET TO THE NORTHEAST CORNER OF THE PARCEL LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MERCY CIRCLE, MONUMENTED BY A BRASS CAP;

THENCE SOUTHWEST ALONG THE WEST RIGHT-OF-WAY LINE OF MERCY CIRCLE AND A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 52.36 FEET, HAVING A CHORD BEARING OF S14°09'48"W, A DISTANCE OF 51.76 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S00°50'12"E, ALONG THE WEST RIGHT-OF-WAY LINE OF MERCY CIRCLE, A DISTANCE OF 145.00 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET, HAVING A CHORD BEARING OF S44°09'48"W, A DISTANCE OF 35.36 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S89°09'48"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST 24TH STREET, A DISTANCE OF 141.93 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'47", A DISTANCE OF 39.28 FEET, HAVING A CHORD BEARING OF N45°49'48"W, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.97 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 PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "HERITAGE HILLS ADDITION, LOTS 20 - 23, BLOCK 1" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, 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 PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

SAGE CREEK DEVELOPMENT, L.L.C.
2391 SOUTH BEVERLY STREET
CASPER, WYOMING 82601

ROBERT J. SIPLON - OWNER — LINDA M. SIPLON - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: ROBERT J. AND LINDA M. SIPLON, THIS 12th DAY OF October, 2006.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES Jan 19, 2010
NOTARY PUBLIC

INTEGRITY BUILDING GROUP, L.L.C.
1405 CY AVENUE
CASPER, WYOMING 82604

KEVIN C. O'HEARN - MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KEVIN O'HEARN, THIS 24th DAY OF October, 2006.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 4-8-2010
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF NATRONA }

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 DECEMBER, 2003, 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 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. FEHRINGER THIS 25th DAY OF September, 2006.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES June 1, 2011
NOTARY PUBLIC

REPLAT OF LOTS 5 - 8, BLOCK 1, HERITAGE HILLS ADDITION
AS
HERITAGE HILLS ADDITION LOTS 20 - 23, BLOCK 1

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE
NW¼SW¼, OF SECTION 14
T.33N., R.79W., 6TH P.M.
NATRONA COUNTY WYOMING

W.O. #04-218 - REPLAT