



CERTIFICATE OF DEDICATION

807966
 STATE OF WYOMING
 COUNTY OF NATRONA

STATE OF WYOMING }
 COUNTY OF NATRONA } SS

THE UNDERSIGNED, INTEGRITY BUILDING GROUP, LLC 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 NW4SW4 OF SECTION 14, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 14 AND 15, MONUMENTED BY A BRASS CAP:

THENCE NORTH 28°41'E, A DISTANCE OF 245.00 FEET TO THE POINT OF BEGINNING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SOUTH BEVERLY STREET, MONUMENTED BY A BRASS CAP;

THENCE NORTH 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 LOT 4, BLOCK 1, OF THE HERITAGE HILLS ADDITION, MONUMENTED BY A BRASS CAP;

THENCE NORTH 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 51.70 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE SOUTHWEST 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 38.27 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°00'00" A DISTANCE OF 38.27 FEET, HAVING A CHORD BEARING OF N48°09'48"W, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 0.87 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. SIFON - OWNER
 LINDA M. SIFON - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT J. AND LINDA M. SIFON, THIS 18th DAY OF July, 2008.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 12/18/2010

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 July, 2008.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 4-2-2010

NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF NATRONA } SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5526, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN DECEMBER, 2008, 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 23rd DAY OF December, 2008.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 12/31/2010

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
 NW4SW4, OF SECTION 14
 T.33N., R.79W., 6TH P.M.
 NATRONA COUNTY WYOMING

W.D. 804-216 - REPLAT

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

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 23rd DAY OF December, 2008.

ATTEST: *Carol Schmitt*
 SECRETARY

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. _____, DULY PASSED, ADOPTED AND APPROVED THIS 18th DAY OF July, 2008.

ATTEST: *W. McDonald*
 CITY CLERK

INSPECTED AND APPROVED THIS 7th DAY OF November, 2008. *Harold Hutchins*
 CITY ENGINEER

INSPECTED AND APPROVED THIS 6th DAY OF November, 2008. *Steve J. Stary*
 CITY SURVEYOR

INSPECTED AND APPROVED THIS 1st DAY OF December, 2008. *William R. Fehring*
 COUNTY SURVEYOR

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	52.36'	100.00'	30°00'00"	S14°09'48"W	51.70'
C2	38.27'	25.00'	90°00'00"	S44°09'48"W	35.36'
C3	38.27'	25.00'	90°00'00"	N48°09'48"W	35.36'

NOTES

- ERROR OF CLOSURE EQUALS 1:167,884.
- BASES OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983, CITY OF CASPER DATUM.
- THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°42'14.4", AND THE COMBINATION SCALE FACTOR IS 0.9997744.

