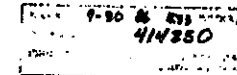


PLAT OF  
**VIA SAGE CREEK ADDITION**  
TO THE CITY OF CASPER, WYOMING  
A SUBDIVISION OF A PORTION OF THE  
NE 1/4 NE 1/4 SECTION 11, T.33N., R.79W., 6TH P.M.  
NATRONA COUNTY, WYOMING



**CERTIFICATE OF DEDICATION**

PREFERRED INVESTMENTS, LTD., a Wyoming Corporation, hereby certifies that it is the owner and proprietor of the foregoing subdivision located in and being a portion of the NE 1/4 NE 1/4 SECTION 11, T.33N., R.79W., 6th P.M., Natrona County, Wyoming, and being also identified as Tract B of said Section 11, and being more particularly described by metes and bounds as follows:

The point of beginning is the NE corner of said Tract B and lies S88°49'W along the north line of said Section 11 a distance of 706.11 feet from the NE corner of said Section 11 and is on the westerly line of an 80 feet wide right of way; proceeding thence S88°49'W along the north line of said Section 11 and the north line of said Tract B a distance of 495.68 feet to the NE corner of the Pineview Meadows Subdivision No. 4 to the City of Casper, Wyoming and the NW corner of said Tract B; thence S00°57'E along the easterly boundary of said Pineview Meadows Subdivision No. 4 and the west line of said Tract B a distance of 380.32 feet to a point on the north line of East Second Street, Casper, Wyoming said point being also the SE corner of said Pineview Meadows Subdivision No. 4 and the SW corner of said Tract B; thence N89°23'E along the northerly line of said East Second Street a distance of 524.29 feet to its point of intersection with said westerly right of way line of the 80 feet wide road right of way and the SE corner of said Tract B; thence due North along said westerly right of way line and the east line of said Tract B a distance of 10.95 feet to the southerly point of curvature of an arc defined circular curve, concave to the West, said curve having a radius of 1352.35 feet and a central angle of 10°21'; thence northerly along the arc of said curve and along said westerly right of way line and along the easterly line of said Tract B a distance of 254.77 feet to its northerly point of curvature; thence N10°29'W along said westerly right of way line and said easterly line of said Tract B a distance of 63.09 feet to the point of beginning.

Tract B herein described contains 4.55 acres, more or less.

The subdivision of the foregoing described subdivision as appears on this plat 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 VIA SAGE CREEK ADDITION to the City of Casper, Natrona County, Wyoming and all streets, avenues and public ways as shown on this Plat are hereby dedicated to the public. Said owner and proprietor hereby waives and relinquishes any rights it may have in said Land by virtue of the Homestead Exemption Laws of the State of Wyoming.

Dated at Casper, Wyoming, this 27th day of July, 1986.

PREFERRED INVESTMENTS, LTD.  
A Wyoming Corporation  
141 South Center  
Suite 304 Conroy Bldg.  
Casper, Wyoming

Attest: C. T. Brown SECRETARY  
Emma Whitcomb PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF WYOMING )  
COUNTY OF NATRONA )

The foregoing instrument was acknowledged before me by Emma Whitcomb on this 29th day of July, 1986.

Witness my hand and notarial seal.

My commission expires: August 13, 1989  
Virginia Anne Herman  
NOTARY PUBLIC

**CERTIFICATE OF SURVEYOR**

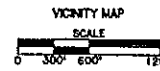
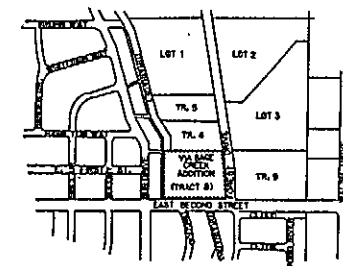
STATE OF WYOMING )  
COUNTY OF NATRONA )

I, Frank Luers of Casper, Wyoming, hereby certify that this Plat was prepared from notes taken during actual surveys made by me during July, 1986 and that such Plat correctly represents such survey; all facts are or shall be well and accurately ascertained and identified upon the request by the owners; all dimensions are expressed in feet and decimals thereof and courses referenced to a line of known bearing; all being true and correct to the best of my knowledge and belief.

Wyoming Registration No. 487, Land Surveyor Frank Luers

Subscribed in my presence and sworn to before me by Frank Luers on this 29th day of July, 1986.

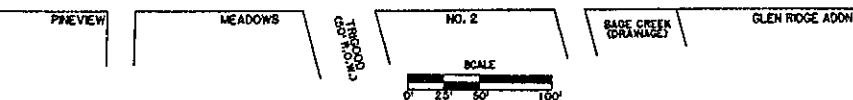
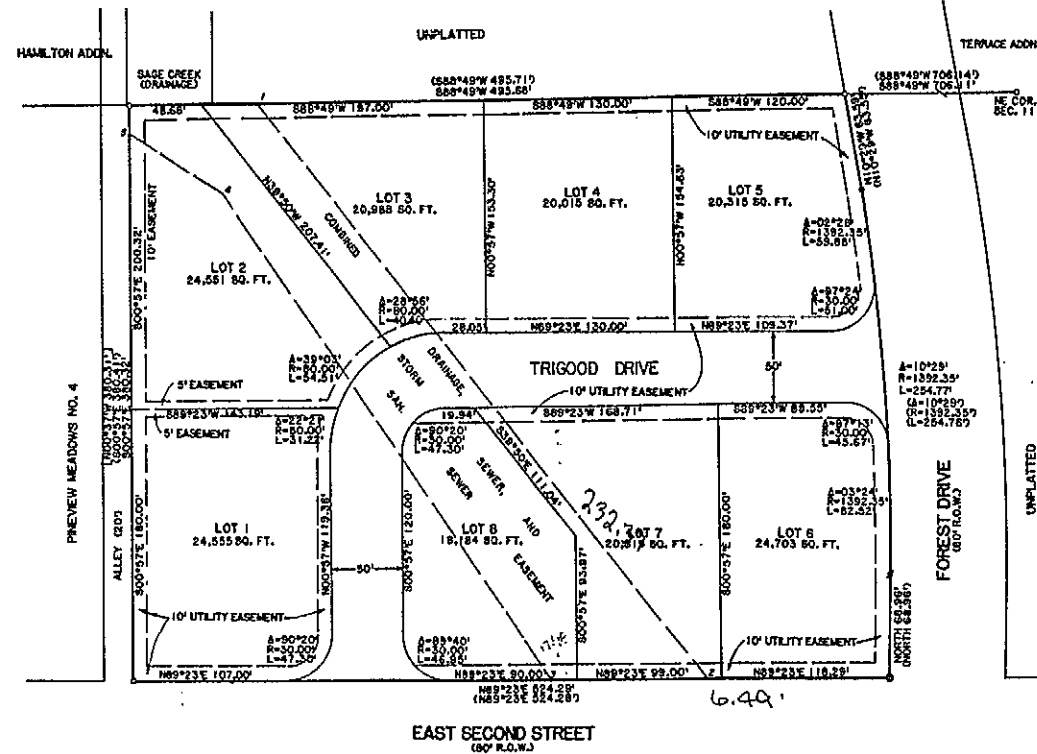
My commission expires: August 13, 1989  
Virginia Anne Herman  
NOTARY PUBLIC



**LEGEND**

- FOUND REBAR & SURVIVAP
- FOUND REBAR-SET SURVIVAP
- BRASS CAP-SET THIS SURVEY
- FOUND BRASS CAP
- ( ) PLATTED DATA
- ( ) PLATTED DATA PINEVIEW MEADOWS NO. 4

BEARING BASIS: NORTH LINE SECTION 11 = S88°49'W  
CLOSURE: 1/10 000'



PT. TO PT.	BEARING	DISTANCE
1	N88°49'E	90.74'
2	S88°49'E	49.18'
3	S88°23'W	110.41'
4	S88°23'W	289.02'
5	N88°44'W	384.10'
6	N89°23'E	74.81'
7	N00°57'W	19.62'

SURVEY AND PLAT BY  
**FRANK LUERS AND ASSOCIATES**  
955 S. SPRUCE CASPER, WYOMING  
W.O. NO. 86-18 DATE: 7-23-86

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 30th day of Sept., 1986.

John D. Adams  
COUNTY CLERK

**APPROVALS**

APPROVED: Community Planning Commission of Casper, Wyoming this 18 day of August, 1986 and forwarded to the City Council of Casper, Wyoming with recommendation that said Plat be approved.

SECRETARY John D. Adams COMMISSION CHAIRMAN John D. Adams

APPROVED: City Council of the City of Casper, Wyoming by Resolution No. 26-96, duly passed, adopted and approved on the 16th day of September, 1986.

Attest: Robert Cursey CITY CLERK John D. Adams NOTARY

INSPECTED AND APPROVED on the 20th day of September, 1986.

Philip P. Stuckert  
CITY ENGINEER

