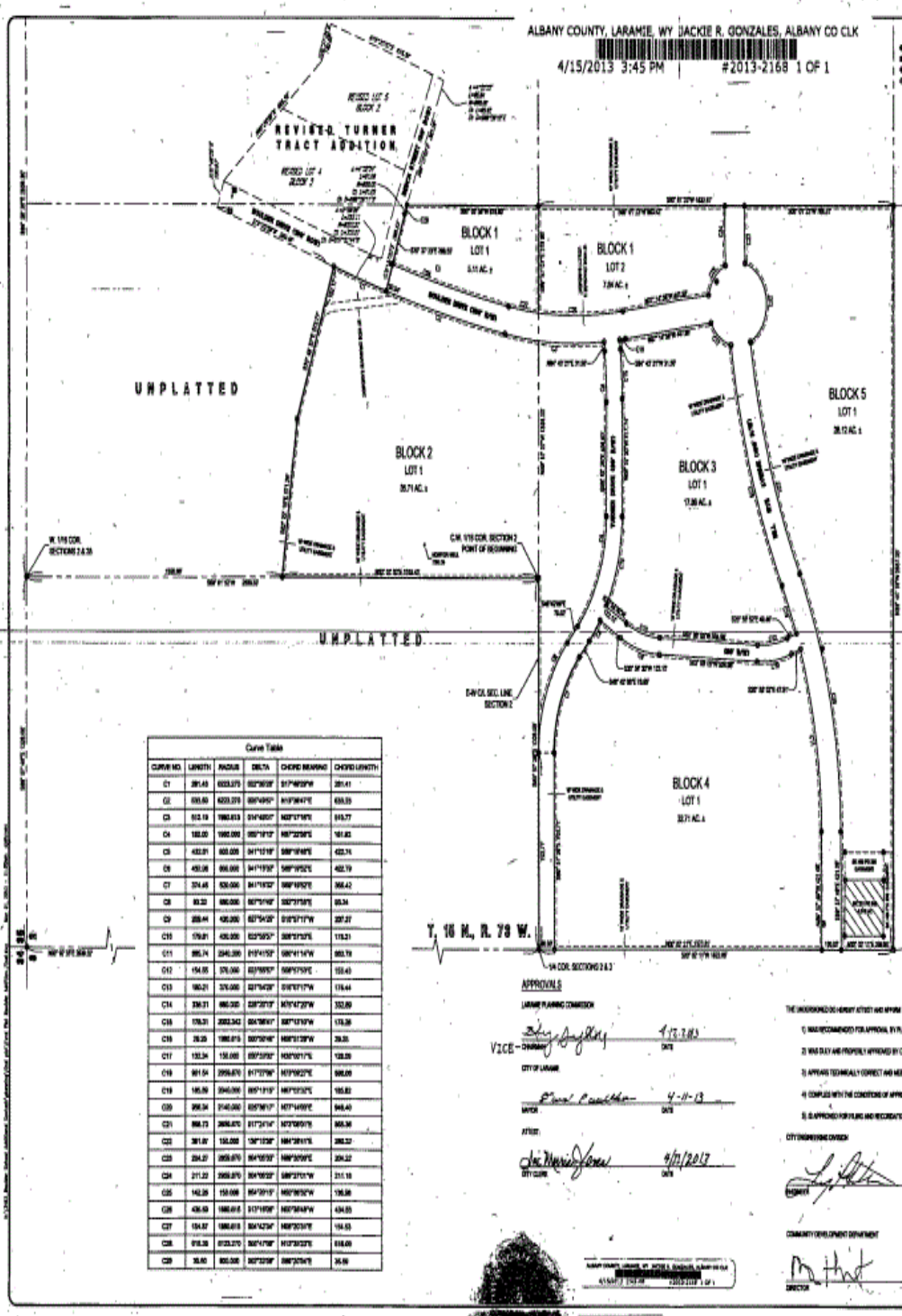
ALBANY COUNTY, LARAMIE, WY JACKIE R. GONZALES, ALBANY CO CLK

4/15/2013 3:45 PM #2013-2168 1 OF 1




| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 281.45 | 6223.270 | 02°36'03" | S17°56'20"W | 281.41 |
| C2 | 630.60 | 6223.270 | 06°04'05" | N13°38'41"E | 630.33 |
| C3 | 512.19 | 1980.613 | 01°14'05" | N22°13'18"E | 510.77 |
| C4 | 152.00 | 1980.000 | 05°16'13" | N27°22'09"E | 151.95 |
| C5 | 432.31 | 600.000 | 04°12'18" | S68°18'48"E | 422.74 |
| C6 | 450.06 | 600.000 | 04°17'53" | S68°15'52"E | 439.79 |
| C7 | 374.46 | 530.000 | 04°15'53" | S68°16'52"E | 366.42 |
| C8 | 83.32 | 600.000 | 02°23'08" | S32°31'33"E | 83.24 |
| C9 | 208.44 | 430.000 | 02°46'25" | S13°21'17"W | 207.27 |
| C10 | 176.81 | 430.000 | 02°35'53" | S35°31'33"E | 175.51 |
| C11 | 895.74 | 2540.000 | 01°41'52" | S50°41'14"W | 893.79 |
| C12 | 154.05 | 370.000 | 02°58'55" | S58°13'53"E | 153.43 |
| C13 | 180.21 | 370.000 | 02°54'28" | S15°31'17"W | 178.44 |
| C14 | 336.21 | 660.000 | 29°20'13" | N31°47'27"W | 332.60 |
| C15 | 176.31 | 2002.342 | 004°38'41" | S87°13'13"W | 176.26 |
| C16 | 28.20 | 1980.613 | 00°50'46" | N28°11'28"W | 28.20 |
| C17 | 133.34 | 150.000 | 050°55'02" | N53°50'11"E | 128.95 |
| C18 | 901.54 | 2999.670 | 017°22'56" | N13°08'22"E | 898.00 |
| C19 | 185.59 | 2040.000 | 005°13'13" | N07°13'32"E | 185.53 |
| C20 | 958.34 | 3140.000 | 035°00'17" | N17°14'05"E | 946.40 |
| C21 | 898.73 | 2600.670 | 017°24'14" | N13°08'09"E | 895.36 |
| C22 | 301.97 | 150.000 | 138°12'30" | N84°38'41"E | 289.22 |
| C23 | 234.27 | 2600.670 | 004°58'32" | N66°53'09"E | 234.22 |
| C24 | 211.22 | 2600.670 | 004°39'32" | S68°21'12"W | 211.16 |
| C25 | 142.29 | 150.000 | 054°39'13" | N50°38'52"W | 136.98 |
| C26 | 436.69 | 1980.613 | 012°18'08" | N60°38'44"W | 434.00 |
| C27 | 154.87 | 1980.613 | 004°14'34" | N68°20'31"E | 154.83 |
| C28 | 618.38 | 6223.270 | 006°14'08" | N12°30'22"E | 618.09 |
| C29 | 36.80 | 800.000 | 002°22'08" | S88°20'04"E | 36.80 |

## LEGEND

- ● DENOTES FOUND BRASS CAP
- ■ DENOTES FOUND STONE
- ● DENOTES FOUND ALUMINUM CAP
- ● DENOTES SET ALUMINUM CAP PLS 12345

## AREA TABULATION

TOTAL PLATTED BOUNDARY CONTAINS 146.75 ACRES MORE OR LESS.

BLOCKS 1 - 5 CONTAIN 125.47 ACRES MORE OR LESS.

STREET ROW CONTAINS 19.28 ACRES MORE OR LESS

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER IN FEE SIMPLE OF THE LAND SHOWN ON THIS PLAT, AND THAT THE OWNER DOES HEREBY CERTIFY THAT THE LAYOUT OF LOTS, BLOCKS AND STREETS, TO BE KNOWN AS "BOULDER ADDITION" TO THE CITY OF LARAMIE, ALBANY COUNTY, WYOMING, BEING A PARCEL OF LAND WHICH IS SITUATED IN THE WEST ONE-HALF OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 73 WEST OF THE 6TH PRINCIPAL MERIDIAN, ALBANY COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE CENTER WEST ONE SIXTEENTH CORNER OF SAID SECTION 2; THENCE NORTH 0°21'E ALONG THE WEST ONE SIXTEENTH LINE OF SAID SECTION 2 A DISTANCE OF 2.0.0.0 FEET TO A POINT; THENCE S 87°21'E A DISTANCE OF 2.0.0.0 FEET TO A POINT;

THENCE ON WITH A DISTANCE OF 2.0.0.0 FEET TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT OF WAY LINE OF BOULDER DRIVE;

THENCE ALONG SAID PROPERTY RIGHT OF WAY LINE AND A ON CURVE TO THE LEFT A DISTANCE OF 2.0.0.0 FEET, SAID CURVE HAVING A RADIUS OF 2.0.0.0 AND AN ANGLE OF 0°0'0.0", AND WHOSE LONG CHORD BEARS S 0°0'0.0"W A DISTANCE OF 2.0.0.0 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF BIRCH STREET;

THENCE S 0°0'0.0" ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 2.0.0.0 FEET TO A POINT ON A CURVE TO THE RIGHT;

SAID CURVE HAVING A RADIUS OF 2.0.0.0 FEET A DELTA ANGLE OF 0°0'0.0", AND WHOSE LONG CHORD BEARS S 0°0'0.0"E A DISTANCE OF 2.0.0.0 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 2.0.0.0 FEET TO A POINT;

THENCE S 0°0'0.0"W A DISTANCE OF 2.0.0.0 FEET TO A FOUND BRASS CAP;

THENCE S 0°0'0.0"W A DISTANCE OF 2.0.0.0 FEET TO A FOUND BRASS CAP

THENCE S 0°0'0.0"W A DISTANCE OF 2.0.0.0 FEET TO A FOUND STONE

THENCE S 0°0'0.0"W A DISTANCE OF 2.0.0.0 FEET TO A FOUND ALUMINUM CAP, SAID POINT BEING THE ONE-QUARTER CORNER COMMON TO SECTIONS 2 AND 3;

THENCE N 0°0'0.0"W ALONG THE SAID WEST COMMON LINE OF SAID SECTION 2 A DISTANCE OF 2.0.0.0 FEET MORE OR LESS TO A FOUND BRASS CAP, SAID POINT BEING THE CENTER WEST ONE-SIXTEENTH CORNER OF SECTION 2 AND THE TRUE POINT OF BEGINNING.

EXCEPTING THE PARCEL OF LAND DESCRIBED IN BOOK 221, PAGE 000 ALBANY COUNTY RECORDS.

SUBJECT TO ALL EASEMENTS OF RECORD.

SAID PARCEL CONTAINS 146.00 ACRES MORE OR LESS.

AND THAT THE SURVEYING AND LAYING OUT INTO LOTS, BLOCKS AND STREETS, AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND PROPRIETOR, THAT THEY ARE THE OWNER IN FEE SIMPLE THEREOF, AND THAT THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

CITY OF LARAMIE

DAVID A. PAULSUD, MAYOR — DATE 4-11-13

## ACKNOWLEDGEMENTS

STATE OF WYOMING )
) ss
COUNTY OF ALBANY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID A. PAULSUD, CITY OF LARAMIE, MAYOR THIS 11th DAY OF April, 2013.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, ALBANY COUNTY, WYOMING

MY COMMISSION EXPIRES 9-10-13

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS GEODETIC, BASED ON RTK GPS MEASUREMENTS USING A LEICA MODEL 1200 GPS SURVEYING SYSTEM.

## CERTIFICATE OF SURVEYOR

I, JOHN E. DESCHLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS FINAL PLAT WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, DURING THE MONTH OF MARCH, 2012 AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

## APPROVALS

LARAMIE PLANNING COMMISSION

VICE-CHAIRMAN — 4-12-2013 DATE

CITY OF LARAMIE

MAYOR — 4-11-13 DATE

ATTEST:

CITY CLERK — 4/11/2013 DATE

THE UNDERSIGNED DO HEREBY ATTEST AND AFFIRM THAT THIS PLAT:

1) WAS RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION ON Feb 25, 2013
2) WAS DULY AND PROPERLY APPROVED BY CITY COUNCIL ON March 5, 2013
3) APPEARS TECHNICALLY CORRECT AND MEETS APPLICABLE SURVEYING STANDARDS.
4) COMPLIES WITH THE CONDITIONS OF APPROVAL FOR THE SUBDIVISION.
5) IS APPROVED FOR FILING AND RECORDATION WITH THE ALBANY COUNTY CLERK.

CITY ENGINEERING DIVISION

ENGINEER — 3/26/13 DATE

COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR — 04-11-2013 DATE

# FINAL PLAT OF BOULDER ADDITION

A SUBDIVISION BEING SITUATED IN THE WEST ONE-HALF OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 73 WEST OF THE 6TH PRINCIPAL MERIDIAN, ALBANY COUNTY, WYOMING

PREPARED FEBRUARY, 2013

PREPARED FOR: WYOMING SCHOOL FACILITIES COMMISSION
1103 OLD TOWN LANE, SUITE 1
CHEYENNE, WY. 82009

PROJECT: ALBANY COUNTY SCHOOL DISTRICT
BOULDER DRIVE SCHOOL SITE

DRAWING TITLE: FINAL PLAT
BOULDER ADDITION

DATE 2-1-13
DRAWN BY: EBL
DESIGNED BY:
CHECKED BY: BHP
JOB NO. 3343
DRAWING NO. 1 OF 1