LEGEND

- ● FOUND IRON PIPE
- ● FOUND IRON ROD
- ● FOUND PK OR MAG NAIL
- ▲ CITY MONUMENT TIE
- (M) MEASURED DATA THIS SURVEY

NOTES:

1. THESE WATER AND SEWER UTILITY EASEMENT S(HEREINAFTER REFERRED TO AS THE "BOPU UTILITY EASEMENTS"), AS SHOWN AND DESCRIBED HEREON, IS GRANTED TO THE BOARD OF PUBLIC UTILITIES OF THE CITY OF CHEYENNE ("BOPU"). NO OTHER UTILITIES MAY INSTALL FACILITIES ON OR WITHIN THE BOPU UTILITY EASEMENT, EXCEPT AS FOLLOWS: OTHER UTILITIES MAY CROSS THE BOPU UTILITY EASEMENT, IF AND ONLY IF: (I) A UTILITY'S FACILITIES CROSS THE BOPU FACILITIES AT NO LESS THAN A 90 DEGREE ANGLE; (II) A MINIMUM OF 24 INCHES OF VERTICAL CLEARANCE IS PROVIDED BETWEEN THE BOPU FACILITIES AND THE CROSSING FACILITIES, UNLESS OTHERWISE APPROVED BY THE BOPU; AND (III) A COPY OF ANY UTILITY EASEMENT AUTHORIZING THE CROSSING OF THE BOPU UTILITY EASEMENT IS PROVIDED TO THE BOPU PRIOR TO ANY CONSTRUCTION WITHIN THE BOPU UTILITY EASEMENT. .
2. FIRE PROTECTION WILL BE PROVIDED BY THE CITY OF CHEYENNE FIRE DEPARTMENT.
3. 80' UTILITY EASEMENTS ARE FOR LOCAL DRY UTILITY COMPANIES.
4. BASIS OF BEARINGS ARE BASED ON SURVEY TIES TO CITY OF CHEYENNE CONTROL POINTS 'BRIDGE' AND 'YARD'.

BASIS OF BEARINGS

CITY OF CHEYENNE CONTROL POINTS (YARD AND BRIDGE, BEARING OF N89°23'00"E AND DISTANCE OF 2927.85 FEET TO ESTABLISH BOUNDARY.

GROUND COORDINATES SHOWN ARE BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901 WY EAST.
TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 200,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999659633
EXAMPLE: POINT OF BEGINNING (P.O.B.)
GROUND NORTHING = 128,722.35
GROUND EASTING = 549,287.11
STATE PLANE N = (128,809.84 + 100000)*SF = 228,732.00
STATE PLANE E = (549,404.51 + 200000)*SF = 749,149.58
ORIGINAL FIELD SURVEY BY: AVI PC OCTOBER 2020

LEGAL DESCRIPTION

THAT PORTION OF LOTS 1 THROUGH 5, BLOCK 404, ORIGINAL CITY, LOTS 18-22, BLOCK 404, ORIGINAL CITY, AND LOTS 8 THROUGH 11, BLOCK 405, ORIGINAL CITY, AND THAT PORTION OF THE VACATED STINSON RIGHT OF WAY LYING BETWEEN THE SOUTH RIGHT OF WAY LINE OF LINCOLN WAY AND THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY, ADJACENT TO BLOCKS 404 AND 405 AS PLATTED IN THE ORIGINAL CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF LINCOLN WAY AND EAST PROPERTY LINE OF LOT 5, BLOCK 404, ORIGINAL CITY AS MONUMENTED; THENCE CONTINUING SOUTH ALONG THE SAID EAST LINE OF LOT 5, BLOCK 405, ORIGINAL CITY, S26°31'23"E A DISTANCE OF 224.81 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD S63°34'05"W A DISTANCE OF 344.23 FEET, TO THE INTERSECTION OF THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY AND THE EASTERLY LINE OF LOT 22, BLOCK 404, ORIGINAL CITY THENCE CONTINUING ALONG SAID EASTERLY LINE OF LOT 22, BLOCK 404, ORIGINAL CITY N28°26'52"E A DISTANCE OF 112.22 FEET TO A POINT; THENCE N°26'26"W A DISTANCE OF 50.23 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LINCOLNWAY, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF LINCOLNWAY N53°19'31"E A DISTANCE OF 349.48 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.53 ACRES

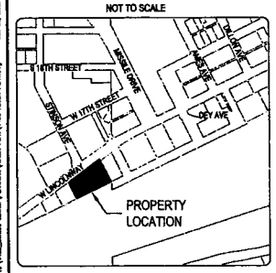
CERTIFICATE OF SURVEYOR

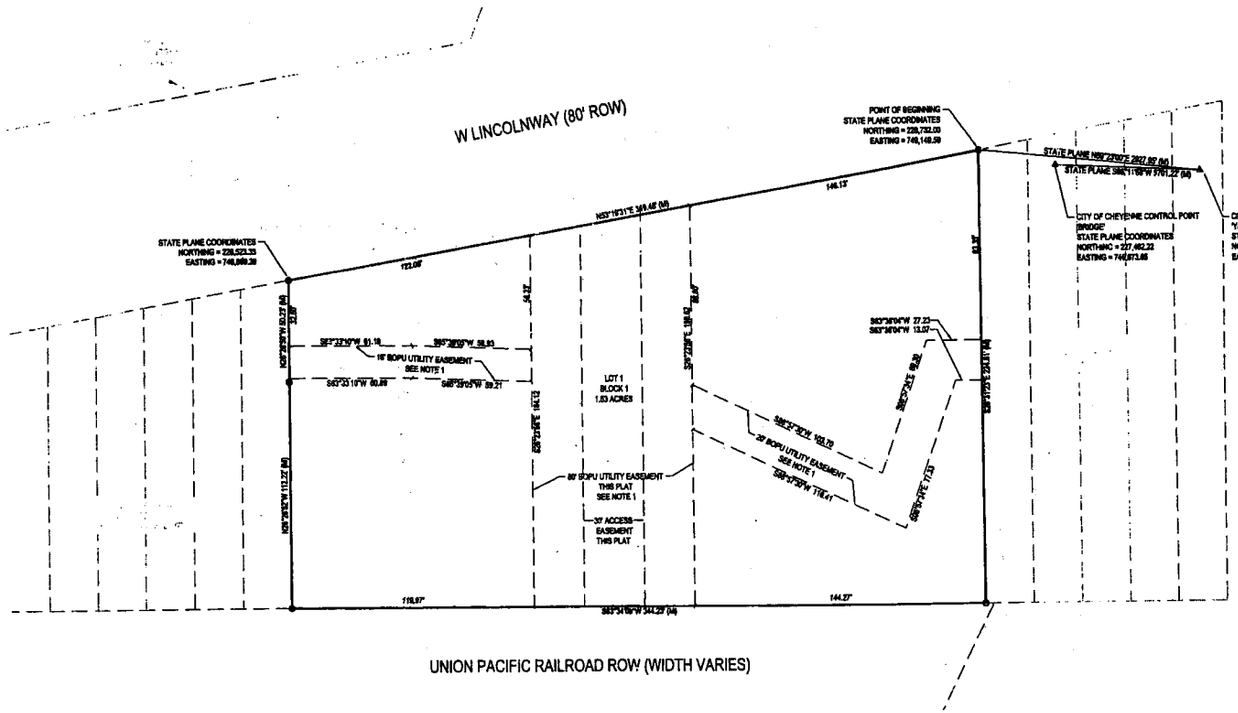
I, ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ADAM E. DESCHLER
Date: 1/28/2021
WYOMING

VICINITY MAP

NOT TO SCALE





UNION PACIFIC RAILROAD ROW (WIDTH VARIES)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT ROBIN BOCANEGRA, EXECUTIVE DIRECTOR OF COMEA INC., OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS ADMINISTRATIVE PLAT OF "COMEA SUBDIVISION," DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, DO HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY SHOWN HEREON AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

Robin Bocanegra
ROBIN BOCANEGRA, EXECUTIVE DIRECTOR, COMEA INC

ACKNOWLEDGEMENTS

STATE OF Wyoming)
)SS
COUNTY OF Laramie)

LISA PAPFORD - NOTARY PUBLIC, COUNTY OF LARAMIE, STATE OF WYOMING, My Commission Expires 1/20/23

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBIN BOCANEGRA, EXECUTIVE DIRECTOR OF COMEA INC, THIS 2 DAY OF February 2021, WITNESS MY HAND AND OFFICIAL SEAL.

Lisa Papford
NOTARY PUBLIC, Laramie County, WYOMING

MY COMMISSION EXPIRES 1/20/23

APPROVALS

APPROVED BY THE DEVELOPMENT DIRECTOR THIS 19th DAY OF January, 2021.

DEVELOPMENT DIRECTOR, CITY OF CHEYENNE, WYOMING

APPROVED BY THE CITY ENGINEER THIS 14th DAY OF January 2021.

CITY ENGINEER, CITY OF CHEYENNE, WYOMING

ACKNOWLEDGEMENTS

STATE OF WYOMING)
)SS
COUNTY OF LARAMIE)

LISA PAPFORD - NOTARY PUBLIC, COUNTY OF LARAMIE, STATE OF WYOMING, My Commission Expires December 31, 2023

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF February 2021, BY Charles W. Brown AND Thomas B. Cobb ON BEHALF OF THE CITY OF CHEYENNE, WYOMING.

Lisa Papford
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES 12-26-23

Reception 804042
The State of Wyoming } SS
County of Laramie
This instrument was filed for record at 12:39 o'clock P M. on the 9th day of March A.D. 2021 and duly recorded in book ___ on page ___ PVC 12 slot 21
Debra K. Lee
County Clerk and Ex-Officio Register of Deeds
By Julie Gill Deputy

FILING RECORD
RECEIVED 3/9/2021 AT 12:39 PM. REC# 12 PGE 21
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1
RECP #: 804042

SCALE 1" = 30'

ADMINISTRATIVE PLAT FOR COMEA SUBDIVISION

A REPLAT OF PORTIONS OF LOTS 1 THRU 5, AND LOTS 18-22, BLOCK 404, ORIGINAL CITY PLAT, LOTS 6 THRU 11, AND A PORTION OF LOTS 12 THRU 17, BLOCK 405, ORIGINAL CITY, AND THAT PORTION OF THE VACATED STINSON AVENUE RIGHT OF WAY, SOUTH OF LINCOLN WAY, AND TO THE NORTH LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING
PREPARED JANUARY 2021

NO.	REVISION	DATE

PREPARED FOR:
COMEA INC
1504 STINSON AVENUE
CHEYENNE, WY 82001

PROJECT: COMEA SUBDIVISION
DRAWING TITLE: ADMINISTRATIVE PLAT

40 Years — ENGINEERING PLANNING SURVEYING

DATE: Jan 28, 2021
DRAWN BY: SMH
DESIGNED BY: SMH
CHECKED BY: AED
JOB NO.: 4438
DRAWING NO. 1 OF 1

N:\AGE_Docs\ Staff\ADAM\Work\ANNEX PLAT\ANX 4438 PLAT.dwg Jan 28, 2021 - 11:32am dgibson