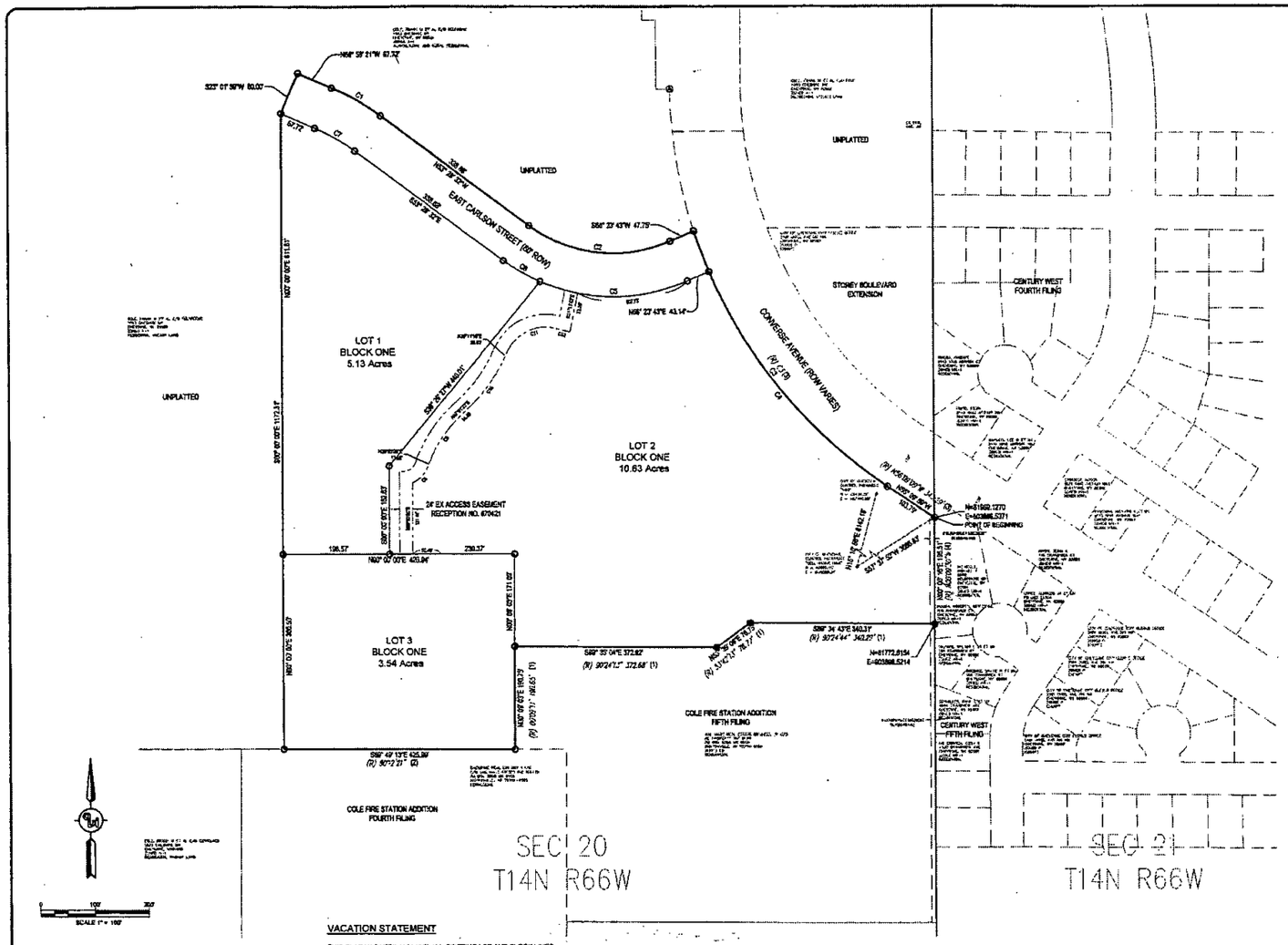


LEGEND

- FOUND ALUMINUM CAP PLS 2900
- FOUND ALUMINUM CAP PLS 2927
- SET ALUMINUM CAP AVI PC PLS 12048
- (M) MEASURED DATA THIS PLAT
- (R) DENOTES RECORD DATA FROM - "COLE FIRE STATION ADDITION FIFTH FILING"
  - "COLE FIRE STATION ADDITION FOURTH FILING"
  - "STONEY BOULEVARD EXTENSION"
  - "CENTURY WEST FIFTH FILING"

CURVE TABLE

CURVE NO	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	103.05	440.00	13°25'49"	S60° 13' 31"E	163.41
C2	274.88	262.00	60°07'43"	S83° 32' 24"E	262.51
C3	601.81	898.00	38°23'33"	S36° 57' 02"E	590.61
C4	521.66	858.00	33°17'01"	S39° 30' 25"E	514.35
C5	280.25	342.00	46°57'04"	N49° 52' 15"E	272.48
C6	76.53	342.00	12°49'41"	S69° 05' 52"E	76.40
C7	84.80	960.00	5°03'49"	S60° 13' 32"E	84.81
C8	43.49	48.50	41°50'07"	N44° 56' 32"E	39.53
C9	101.23	223.00	25°59'33"	N34° 06' 30"E	100.36
C10	114.21	314.00	20°50'22"	N36° 39' 21"E	113.58
C11	107.05	78.00	78°38'15"	N69° 33' 17"E	98.86
C12	26.28	415.00	3°37'42"	S76° 59' 27"E	26.28
(R) C1	N/A	898.00	N/A	N/A	N/A

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID PARCEL BEING A REPLAT OF THE "SCENIC DEVELOPMENT" SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE SOUTHWEST RIGHT OF WAY BOUNDARY OF CONVERSE AVENUE INTERSECTS THE WEST BOUNDARY OF "CENTURY WEST FIFTH FILING", SAID POINT BEING MONUMENTED BY A FOUND ALUMINUM CAP P.L.S. 2927;

THENCE N35°06'56"W A DISTANCE OF 103.79 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 898.00 FEET, A DELTA ANGLE OF 38°23'33", AND WHOSE CHORD BEARS N36°57'02"W A DISTANCE OF 590.61 FEET THENCE ALONG THE ARC OF SAID CURVE 601.81 FEET TO A POINT ON THE WEST BOUNDARY OF SAID RIGHT OF WAY;

THENCE S25°27'47"W A DISTANCE OF 47.75 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 262.00 FEET, A DELTA ANGLE OF 60°07'43", AND WHOSE CHORD BEARS N83°32'24"W A DISTANCE OF 262.51 FEET, THENCE ALONG THE ARC OF SAID CURVE 274.88 FEET, THENCE N53°28'32"W A DISTANCE OF 338.88 FEET TO A CURVE TO THE LEFT WITH A RADIUS OF 440.00 FEET, A DELTA ANGLE OF 13°25'49", AND WHOSE CHORD BEARS N60°13'31"W A DISTANCE OF 103.41 FEET, THENCE ALONG THE ARC OF SAID CURVE 103.05 FEET;

THENCE N66°54'21"W A DISTANCE OF 67.72 FEET TO A POINT;

THENCE S23°01'39"W A DISTANCE OF 80.00 FEET TO A POINT;

THENCE S00°00'00"E A DISTANCE OF 1172.31 FEET TO A POINT ON THE NORTH BOUNDARY OF "COLE FIRE STATION FOURTH FILING";

THENCE ALONG SAID NORTH BOUNDARY S89°49'13"E A DISTANCE OF 425.99 FEET TO A POINT;

THENCE N00°09'03"E A DISTANCE OF 190.78 FEET TO THE NORTH BOUNDARY OF "COLE FIRE STATION ADDITION FIFTH FILING";

THENCE ALONG SAID NORTH BOUNDARY S89°28'04"E A DISTANCE OF 372.62 FEET, THENCE N33°34'40"E A DISTANCE OF 78.73 FEET, THENCE S89°34'43"E A DISTANCE OF 340.31 FEET TO THE WEST BOUNDARY OF "CENTURY WEST FIFTH FILING";

THENCE ALONG SAID WEST BOUNDARY N00°07'16"E A DISTANCE OF 198.61 FEET MORE OR LESS TO THIS POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS 20.88 ACRES MORE OR LESS.

SAID PARCEL OF LAND CONTAINS 1.56 ACRES OF RIGHT OF WAY MORE OR LESS.

CERTIFICATE OF SURVEYOR

I, ADAM E DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT 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 — WYOMING

VACATION STATEMENT

THIS PLAT VACATES ANY AND ALL EXISTING LOT AND BLOCK LINES OF SCENIC DEVELOPMENT WITHIN THE BOUNDS OF THIS PLAT.

BASIS OF BEARINGS:

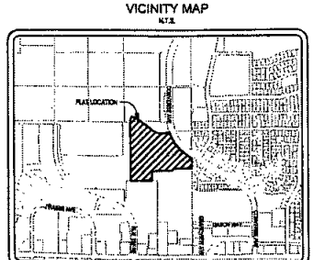
BASIS OF BEARINGS - GRID BEARINGS AS ESTABLISHED BY GPS (GLOBAL POSITIONING SYSTEM) OBSERVATIONS REFERENCED FROM CITY OF CHEYENNE CONTROL MONUMENTS "YOD" AND "DELL RANGE NO. 6".

NOTES:

- SUBJECT PROPERTY DOES NOT FALL WITHIN SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL NO. 56021C1091F DATED JANUARY 17, 2007.
- LOT 3, BLOCK 1 IS FOR DETENTION AND OPEN SPACE.
- ACCESS EASEMENT IS FOR LOT 3, BLOCK 1
- REFERENCE OF RECORD DATA:
  (1) - COLE FIRE STATION ADDITION FIFTH FILING
  (2) - COLE FIRE STATION ADDITION FOURTH FILING
  (3) - STONEY BOULEVARD EXTENSION
  (4) - CENTURY WEST FIFTH FILING

VICINITY MAP

N.T.S.



FILING RECORD

RECP #: 673628
RECORDED 11/13/2015 AT 4:17 PM BOOK 10 PAGE 146
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SCENIC DEVELOPMENT GROUP, LLC, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "SCENIC DEVELOPMENT," DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES. DO HEREBY DEDICATE TO THE PUBLIC THE RIGHTS OF WAY SHOWN HEREON AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

KIM RUNDLE/BACHER, MANAGER, SCENIC DEVELOPMENT GROUP, LLC

ACKNOWLEDGEMENTS

STATE OF Utah)
) SS
COUNTY OF Salt Lake)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KIM RUNDLE/BACHER, MANAGER, SCENIC DEVELOPMENT GROUP, LLC. THIS 4th DAY OF November 2015, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, Salt Lake County

MY COMMISSION EXPIRES 4-12-2019

APPROVALS

APPROVED BY THE DEVELOPMENT DIRECTOR THIS 2nd DAY OF November 2015.

DEVELOPMENT DIRECTOR, CITY OF CHEYENNE, WY

APPROVED BY THE CITY OF CHEYENNE ENGINEER THIS 2nd DAY OF November 2015.

CITY ENGINEER CITY OF CHEYENNE, WY

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF November 2016, BY Brandon [illegible] AND John D. Nell ON BEHALF OF THE CITY OF CHEYENNE, WYOMING.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES 12-21-19

Reception 1673626
The State of Wyoming } SS
County of Laramie }
This instrument was filed for record at 4:17 o'clock P M. on the 12th day of Nov A.D. 2015 and duly recorded in book — on page — No. 10 set 146
Debra K. Lathrop
County Clerk/Deputy County Clerk

PREPARED FOR: SCENIC DEVELOPMENT GROUP, LLC
14572 SOUTH 790 WEST, SUITE A-100
BLUFFDALE, UT 84065

PROJECT: SCENIC DEVELOPMENT SECOND FILING

DRAWING TITLE: ADMINISTRATIVE PLAT

ADMINISTRATIVE PLAT FOR SCENIC DEVELOPMENT SECOND FILING

A REPLAT OF LOTS 1-3, BLOCK 1 OF SCENIC DEVELOPMENT; AND THAT PORTION OF CARLSON STREET ADJACENT THERETO SITUATED IN A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 66 WEST, OF THE 6TH P.M.
LARAMIE COUNTY, WYOMING.
PREPARED NOVEMBER 2015

NO.	REVISION	DATE

DATE: NOV 2015
DRAWN BY:
DESIGNED BY:
CHECKED BY:
JOB NO.: 3663
DRAWING NO. 1 OF 1