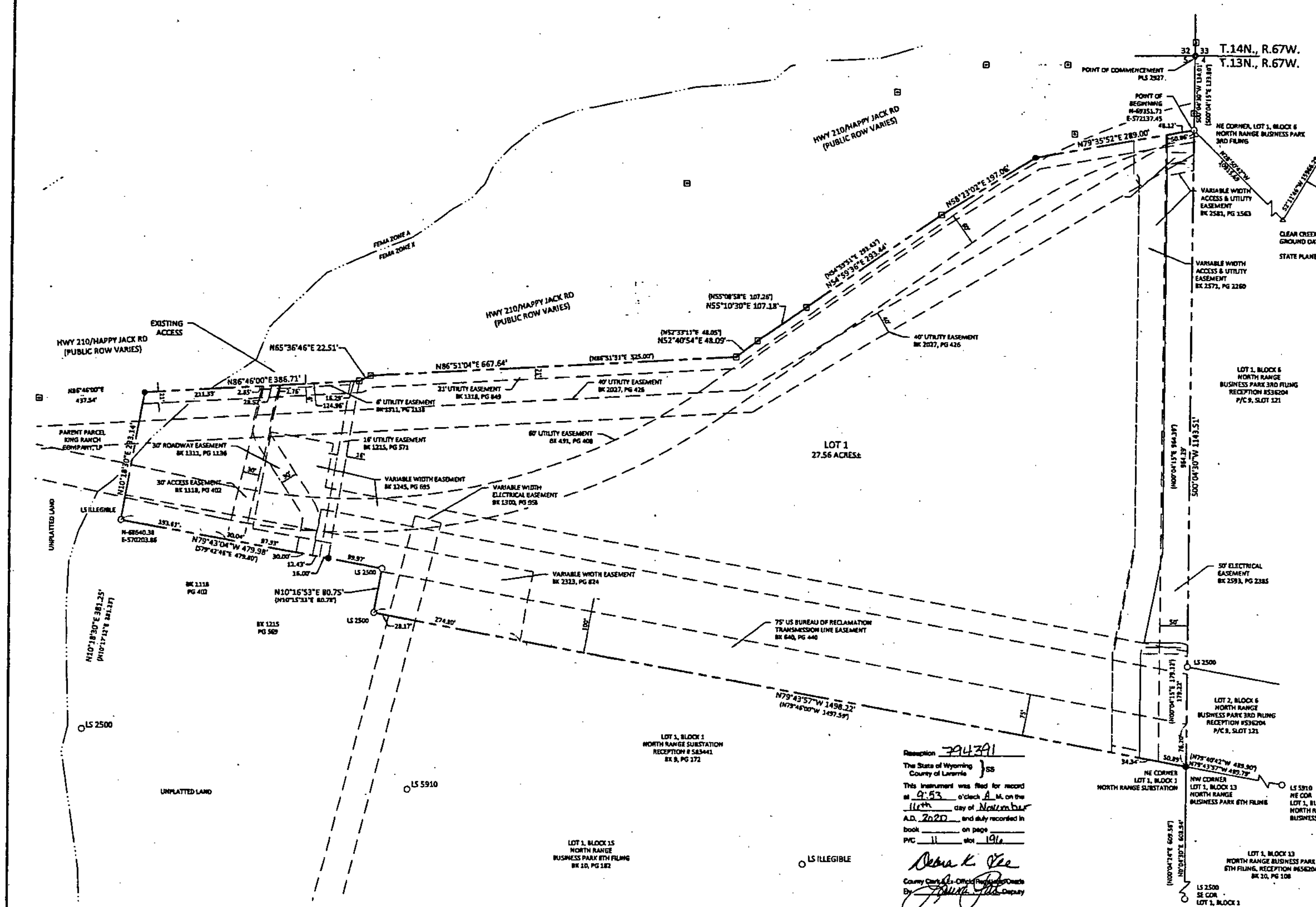
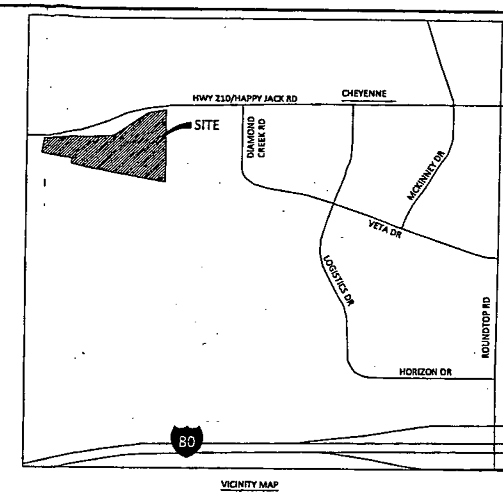


Reception 794391
The State of Wyoming }ss
County of Laramie
This instrument was filed for record at 9:53 o'clock A M. on the 16th day of November A.D. 2020 and duly recorded in book ___ on page ___ P/C 11 slot 191

Debra K. Lee
County Clerk & Ex-Officio Register of Deeds
By [signature] Deputy



VICINITY MAP
1"=1000'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: Cheyenne Light Fuel and Power, is owner in fee simple of a portion of land in the NE¼ of Section 5, Township 13 North, Range 67 West of the 6th Principal Meridian, Laramie County, Wyoming, being more particularly described as follows:

Commence at the Northeast corner of said Section 5 being a found brass cap monument stamped PLS 2927; thence S0°04'30"W along the east line of the NE¼ of said Section 5, 134.01 feet to the northwest corner of Lot 1, Block 6, North Range Business Park 3rd Filing, recorded as Reception No. 536204 in Plat Cabinet 9, Slot 121 in the office of the Laramie County Clerk and Records in Cheyenne, Wyoming, being a found aluminum cap monument stamped LS 2500, and the POINT OF BEGINNING of this parcel description; thence from said Point of Beginning continue S0°04'30"W along said east line, 1143.51 feet to the northwest corner of Lot 1, Block 13 of the North Range Business Park 6th Filing recorded as Reception No. 656204 in Book 10, Page 108 in said Clerk and Records office, being coincident with the northeast corner of Lot 1, Block 1, North Range Substation recorded as Reception No. 583441 in Book 9, Pge 172, being a set 5/8-inch rebar with 1½-inch aluminum cap stamped IME, LS 5134, 2019, hereinafter referred to as a typical monument; thence along the North line of said Lot 1, Block 1, North Range Substation the following three courses: thence N79°43'57"W, 1498.22 feet to a found aluminum cap monument stamped LS 2500; thence N10°16'53"E, 80.75 feet to a found aluminum cap monument stamped LS 2500; thence N79°43'04"W, 479.98 feet to a found aluminum cap monument stamped LS 2500, being the northwest corner of said Lot 1, Block 1 of the North Range Substation; thence N10°18'30"E along the northerly extension of the west line of said Lot 1, Block 1, North Range Substation, 233.14 feet to intersect the southerly right-of-way line of Happy Jack Road (aka Wyoming State Highway 210) and a typical monument; thence along said southerly highway right-of-way line the following eight courses: thence N86°46'00"E, 386.71 feet to a found highway right-of-way monument; thence N65°36'46"E, 22.51 feet to a found highway right-of-way monument; thence N86°51'04"E, 667.64 feet to a found highway right-of-way monument; thence N52°40'54"E, 48.09 feet to a found highway right-of-way monument; thence N55°10'30"E, 107.18 feet to a found highway right-of-way monument; thence N54°59'36"E, 293.44 feet to a found highway right-of-way monument; thence N58°23'02"E, 197.06 feet to the westernmost corner of that parcel of land described in Book 1690, Page 3, recorded in said Clerk and Records office and a typical monument; thence N79°35'52"E along the south line of said Book 1690, Page 3, 289.00 to the Point of Beginning of this parcel description; have caused the same to be surveyed, platted and known as BHE Ready Subdivision as appears on this plat is with the free consent, and in accordance with the desires of the undersigned owner(s) and proprietor(s); containing 27.56 acres, more or less.

Cheyenne Light Fuel and Power
by: Darren Odle

Darren Odle — Name
Real Estate Manager Cheyenne Light, Fuel and Power Company — Title

ACKNOWLEDGEMENT

STATE OF ~~WYOMING~~) South Dakota
) SS
COUNTY OF ~~LARAMIE~~) Pennington

by: Karla J. Senne (Name) Sr. Administrative Assistant (Title)

The foregoing instrument was acknowledged before me this 22nd day of September, ~~2019~~ 2020 by Darren Odle as Real Estate Manager for Cheyenne Light Fuel and Power.

KARLA J. SENNE
SEAL NOTARY PUBLIC SEAL
SOUTH DAKOTA

Notary Public: Karla J. Senne County, Pennington
My commission expires: 11-30-2021

APPROVALS

Approved by the Laramie County Planning Commission, this 22nd day of AUGUST, 2019.

Jody Clark
Chairman

Approved by the Board of County Commissioners of Laramie County, Wyoming, this 5TH day of NOVEMBER, 2019.

Linda M Heath ATTEST: Debra K. Lee
Chairman County Clerk

SURVEYOR'S CERTIFICATION

I, Randall S. Stelzner, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of BHE Ready Subdivision as laid out, dedicated and shown hereon, that such plat was made from an accurate survey of said property under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with Laramie County subdivision regulations governing the subdivision of land.

In witness, whereof, I have set my hand and seal this 14 day of April, ~~2019~~ 2020.

Randall S. Stelzner
Registered Land Surveyor

Number: LS 5134

In witness whereof, I have set my hand and seal this 14 day of April, ~~2019~~ 2020

Subscribed and sworn to before me this 14 day of April, ~~2019~~ 2020, by Randall S. Stelzner.

Diana L. Hague — Notary Public
7/26/2021 — My commission expires

Professional Land Surveyor — Randall S. Stelzner — 5134 — Date 4/14/2020 — Wyoming

LEGEND

- ○ ALUMINUM CAP FOUND, LS NOTED
- ● 5/8" REBAR W/1½" ALUMINUM CAP SET, LS 5134
- ● BRASS CAP FOUND
- ⊟ RIGHT-OF-WAY MONUMENT FOUND
- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- EDGE OF ROAD
- EASEMENT LINE
- ZONE A FLOOD HAZARD BOUNDARY
- ( ) RECORD DATA

GENERAL NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CHEYENNE HORIZONTAL CONTROL NETWORK (GROUND DATUM), CALIBRATED TO CONTROL POINTS "CLEAR CREEK" AND "ROLLING HILLS". DISTANCES SHOWN ARE GROUND.
2. A PORTION OF THE PARCEL IS LOCATED IN FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THIS MAP. THE MAJORITY OF THE PARCEL IS LOCATED IN MINIMAL FLOOD HAZARD AREA ZONE "X" AS SHOWN ON FIRM PANELS NO. 56021C1070F AND 56021C1069F, DATED JANUARY 17, 2007.
3. NO PROPOSED CENTRALIZED SEWAGE SYSTEM AND NO PROPOSED CENTRAL WATER SYSTEM.
4. LARAMIE COUNTY FIRE DISTRICT #2 WILL SERVE THIS PROPERTY.

-N-
SCALE: 1"= 100'
100 50 0 100

FILING RECORD

RECP #: 794391
RECORDED 11/16/2020 AT 9:53 AM BK# 11 PG# 191
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

AMENDED BHE READY SUBDIVISION

PORTION OF NE¼

SECTION 5, T.13N., R.67W., 6th P.M.

LARAMIE COUNTY, WYOMING.

INBERG-MILLER ENGINEERS
350 Parsley Boulevard
Cheyenne, Wyoming 82007
(307)635-6827
Drawn by SPB/MDH

DATE: 4/14/2020 20639-HS
FILE: \20639-HS Plat.dwg

INBERG-MILLER ENGINEERS
www.inberg-miller.com