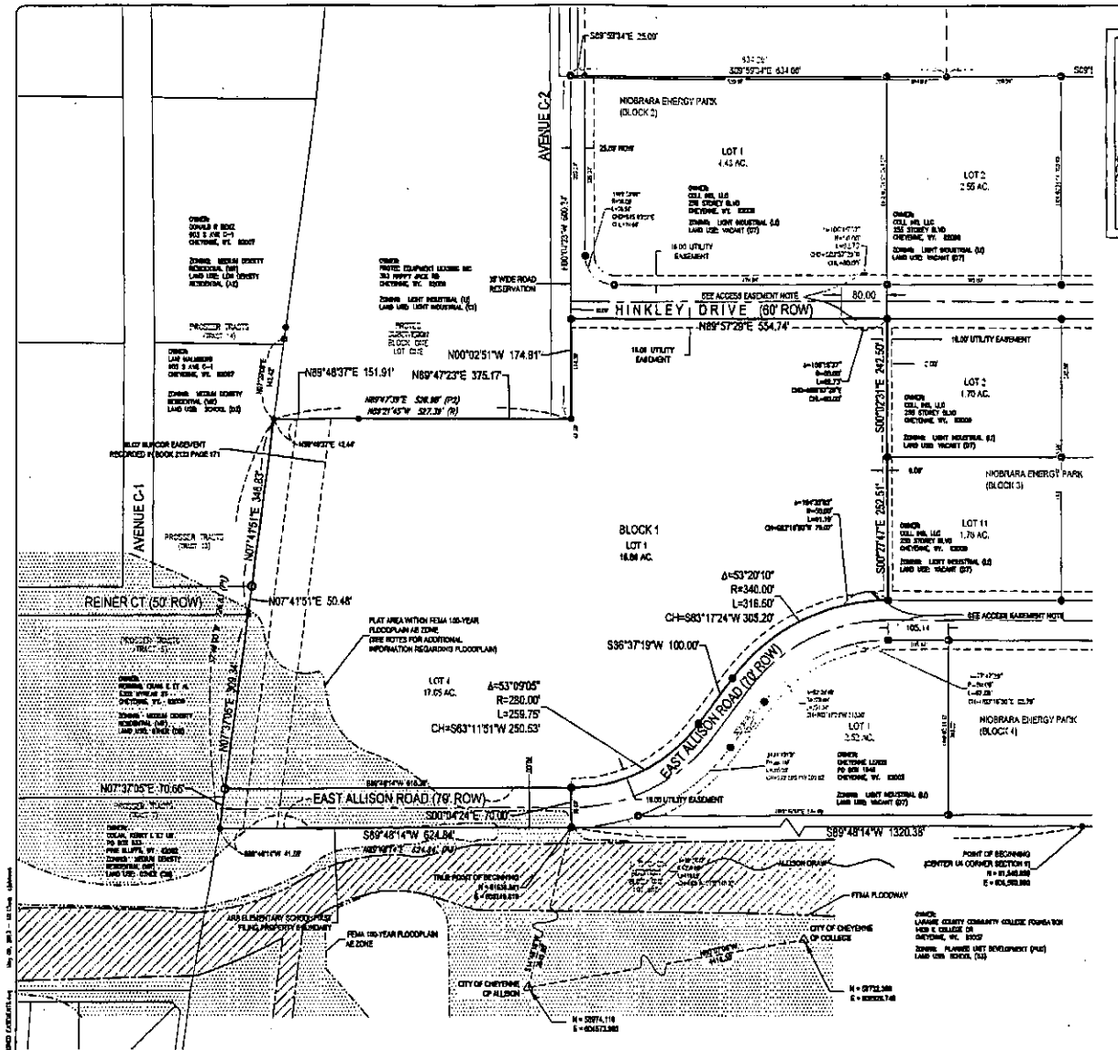
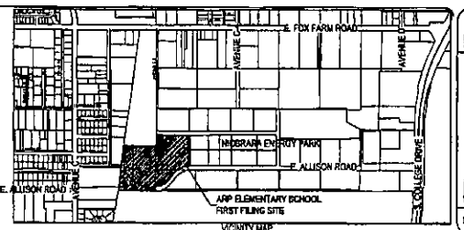


LEGEND
- FOUND BRASS CAP
- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND ALUMINUM CAP
- SET 2" ALUMINUM CAP PLS 12045 (NIOBRARA ENERGY PARK PLAT)
- SET 2" ALUMINUM CAP PLS 8458 (THIS PLAT)
- CITY CONTROL MONUMENT
- (M) MEASURED DATA
- (R) RECORD DATA
- (P1) DATA PER PLAT OF THE PROSSER TRACTS
- (P2) DATA PER PLAT OF PROTEC SUBDIVISION
- (P3) DATA PER PLAT OF LCCC ADDITION
- FLOODWAY
- ZONE AE



VICINITY MAP (NOT TO SCALE)

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING SITUATED IN THE NORTHWEST ONE QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 9, WHICH IS MONUMENTED BY A 3 1/4 INCH BRASS CAP ON A REBAR, THENCE S89°48'14"W ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 9 A DISTANCE OF 1320.38 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING, WHICH IS MONUMENTED BY A 2" ALUMINUM CAP INSCRIBED PLS 12045; THENCE S89°48'14"W A DISTANCE OF 524.84 FEET TO A POINT MONUMENTED BY A FOUND ALUMINUM CAP; THENCE N07°37'05"E A DISTANCE OF 70.66 FEET TO A POINT; THENCE N07°37'05"E A DISTANCE OF 309.34 FEET TO A POINT; THENCE N07°41'51"E A DISTANCE OF 50.48 FEET TO A POINT; THENCE N07°41'51"E A DISTANCE OF 345.53 FEET TO A POINT; THENCE N89°48'37"E A DISTANCE OF 151.91 FEET TO A FOUND IRON PIPE; THENCE N89°47'23"E A DISTANCE OF 375.17 FEET TO A POINT; THENCE N89°57'29"E A DISTANCE OF 554.74 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF HINKLEY DRIVE TO A POINT; THENCE S00°02'51"E A DISTANCE OF 342.50 FEET TO A POINT; THENCE S00°27'47"E A DISTANCE OF 263.51 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 53°20'10", HAVING A RADIUS OF 340.00 FEET, AND WHOSE LONG CHORD BEARS S63°17'24"W A DISTANCE OF 305.20 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 316.50 FEET; THENCE S36°37'19"W A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 53°09'05", HAVING A RADIUS OF 280.00 FEET, AND WHOSE LONG CHORD BEARS S63°11'51"W A DISTANCE OF 250.53 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 259.75 FEET; THENCE S07°41'51"W A DISTANCE OF 70.66 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 17.05 ACRES MORE OR LESS. S/JECT TO EASEMENTS, RESTRICTIONS, COVENANTS, AND ENCUMBRANCES OF RECORD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: THE UNDERSIGNED, MARK STOCK, SUPERINTENDENT OF LARAMIE COUNTY SCHOOL DISTRICT NO. 1, DOES HEREBY DECLARE THIS PLAT OF SAID LANDS TO BE HIS FREE ACT AND DEED IN ACCORDANCE WITH HIS DESIRES, AND DOES HEREBY DEDICATE THE PUBLIC ROAD RIGHT-OF-WAYS SHOWN HEREON TO THE PUBLIC AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED.

MARK STOCK, LARAMIE COUNTY SCHOOL DISTRICT NO. 1 SUPERINTENDENT

ACKNOWLEDGEMENTS

STATE OF Wyoming)
) ss
COUNTY OF Laramie)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK STOCK, SUPERINTENDENT OF LARAMIE COUNTY SCHOOL DISTRICT NO. 1, ON THIS 9th DAY OF January, 2013, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, LARAMIE COUNTY, WY

MY COMMISSION EXPIRES: 10-15-16

APPROVALS

APPROVED BY THE CHEYENNE CITY/COUNTY PLANNING COMMISSION THIS 7th DAY OF December, 2012

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF CHEYENNE THIS 20th DAY OF December, 2012

MAYOR ATTEST: CITY CLERK

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 10 DAY OF January, 2013

CHAIR PERSON FOR THE PLANNING COMMISSION

APPROVED BY THE COUNTY COMMISSIONERS OF THE LARAMIE COUNTY, WYOMING, THIS 22 DAY OF JANUARY, 2013

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS ATTEST: COUNTY CLERK

VACATION STATEMENT

THIS PLAT VACATES THE LOT LINES OF LOTS 1 AND 12, BLOCK 3, NIOBRARA ENERGY PARK

THIS PLAT ALSO VACATES THE EAST 35 FEET, THE SOUTH 35 FEET, THE WEST 66 FEET AND THE NORTH 66 FEET OF THE ROAD RESERVATION OF PARCEL A, AND A STRIP OF LAND 66 FEET IN WIDTH, NORTH AND SOUTH, BEING AN EXTENSION OF REINER PLACE, AS PLATTED IN SAID THE PROSSER TRACTS, SAID STRIP OF LAND BEING A ROAD RESERVATION.

SCALE 1" = 100'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT: GPS OBSERVATIONS DURING THE MONTHS OF OCTOBER TO NOVEMBER 2011 OF CITY CHEYENNE CONTROL POINTS "ALLISON" AND "COLLEGE" TRANSFORMED TO THE CITY OF CHEYENNE LOCAL GROUND COORDINATE SYSTEM.

ACCESS EASEMENT NOTE:

A TEMPORARY EASEMENT IS PROVIDED FOR THE CONSTRUCTION OF CUL-DE-SACS AT THESE LOCATION. THESE EASEMENTS WILL TERMINATE WHEN STREET IMPROVEMENTS HAVE BEEN CONSTRUCTED FROM SOUTH COLLEGE DRIVE TO EXISTING BORROWED STREETS TO THE WEST OR NORTH.

Receipt No. 616990
The State of Wyoming }
County of Laramie } ss
This instrument was filed for record at 12:51 o'clock P M. on the 24th day of January A.D. 2013 and duly recorded in Book ... of Plats Page 10 ... 31
Clerk & Ex-Officio Register of Deeds
By: Deputy

NOTES:

EXISTING ZONING: UNPLATTED LAND - PUBLIC / NIOBRARA ENERGY PARK LOTS - LIGHT INDUSTRIAL
PROPOSED ZONING: PUBLIC (P)

PLAT(S) AREA: 17.05 ACRES ±

AREA DEDICATED AS RIGHT-OF-WAY: 43481.8 SF ± (1.0 ACRE)

LOT AREA: 15.86 ACRES ±

SANITARY SEWER SERVICE PROVIDED BY: SOUTH CHEYENNE WATER AND SEWER DISTRICT

DOMESTIC WATER PROVIDED BY: SOUTH CHEYENNE WATER AND SEWER DISTRICT

FIRE PROTECTION BY: FIRE DISTRICT NO. 1

FLOOD HAZARD AREA (i.e., FLOODPLAIN, FLOODWAY) AS DESIGNATED BY FEMA PANELS ARE SHOWN ON 56029C 0836, MAP NO. 56021C0836F WITH AN EFFECTIVE DATE OF JANUARY 2007 AND REVISED TO REFLECT THE LOMR APRIL 2013

CERTIFICATE OF SURVEYOR

I, BRUCE H. PERRYMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL FIELD SURVEY PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION BY CRAIG CONLEY USING GPS SURVEYING EQUIPMENT DURING THE MONTHS OF APRIL TO JUNE, 2011, AND DURING THE MONTH OF OCTOBER, 2012, AND UTILIZING CITY OF CHEYENNE (WYOMING) LOCAL COORDINATES, AND FROM RECORD INFORMATION ON FILE IN THE LARAMIE COUNTY COURTHOUSE, AND THAT THIS PLAT CORRECTLY SHOWS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN.

Bruce H. Perryman (Civil) 8458 Wyoming

FILING RECORD

RECORDED 2/04/2013 AT 12:51 PM. NO. 616990 BOOK OR ... PAGE 31
LINDA S. LATHROP, CLERK OF LARAMIE COUNTY, WY

FINAL PLAT FOR ARP ELEMENTARY SCHOOL 1ST FILING

A REPLAT OF LOTS 1 AND 12, BLOCK 3, OF NIOBRARA ENERGY PARK, AND A PORTION OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 9, T. 13 N., R. 68 W. OF THE 6TH P.M., LARAMIE COUNTY, WYOMING.
PREPARED OCTOBER, 2012

SCHOOL FACILITIES DEPARTMENT
1103 OLD TOWN LANE, SUITE 1
CHEYENNE, WY 82009

ARP ELEMENTARY SCHOOL FIRST FILING

FINAL PLAT

engineering planning surveying

SURVEYED BY	DRAWN BY
BE/JJG	JJG
DESIGNED BY	DATE
BE/BP	OCT2012

JOB NO. 3429

SHEET NO. 1 OF 1