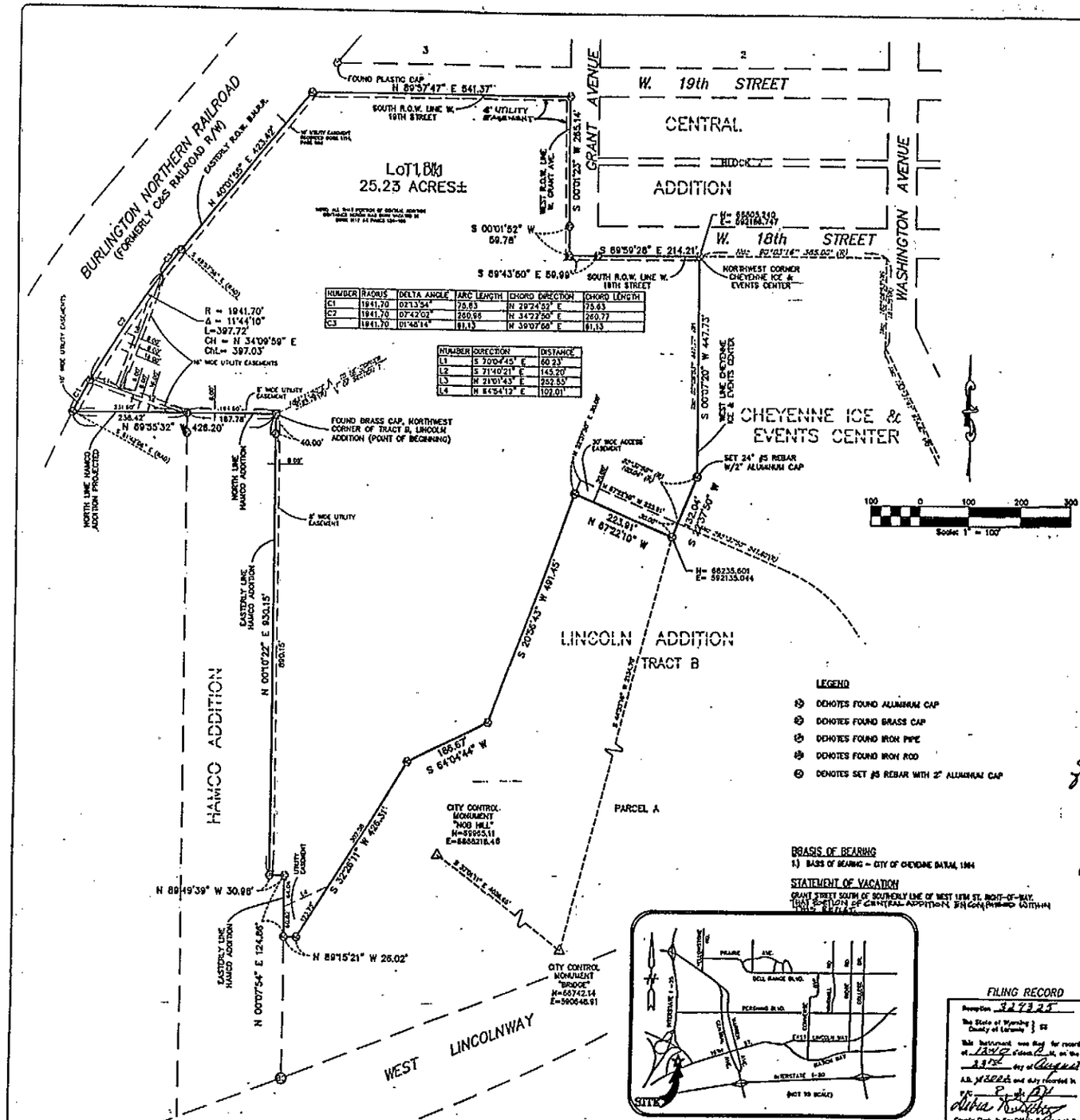

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1941.70	02°13'34"	75.63	N 29°24'52" E	75.63
C2	1941.70	07°42'02"	260.95	N 34°32'50" E	260.77
C3	1941.70	01°48'14"	61.13	N 39°07'56" E	61.13

NUMBER	DIRECTION	DISTANCE
L1	S 70°04'45" E	60.23'
L2	S 71°40'21" E	145.20'
L3	N 21°01'43" E	252.55'
L4	N 84°54'19" E	102.01'

LEGEND

- DENOTES FOUND ALUMINUM CAP
- DENOTES FOUND BRASS CAP
- DENOTES FOUND IRON PIPE
- DENOTES FOUND IRON ROD
- DENOTES SET #5 REBAR WITH 2" ALUMINUM CAP

BASIS OF BEARING

1.) BASIS OF BEARING = CITY OF CHEYENNE DATUM, 1984

STATEMENT OF VACATION

GRANT STREET SOUTH OF SOUTHERLY LINE OF WEST 18TH ST. RIGHT-OF-WAY, THAT SECTION OF CENTRAL ADDITION, AS RECORDED WITHIN

VICINITY MAP

FILING RECORD

Reception 329325

The State of Wyoming } ss
County of Laramie }

This instrument was filed for record at 1349 o'clock P M, on the 23rd day of August A.D. 2001 and duly recorded in P/C

Clerk and Ex-Officio Register of Deeds

By Deputy

DEDICATION

DESCRIPTION OF A PARCEL OF LAND BEING PORTIONS OF [illegible] CENTRAL ADDITION AN ADDITION TO THE CITY OF CHEYENNE, AND TRACT B, LINCOLN ADDITION AN ADDITION TO THE CITY OF CHEYENNE, SAID PARCEL OF LAND ALSO BEING SITUATE IN SECTION 1, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT B LINCOLN ADDITION FROM WHICH THE NORTHEAST CORNER OF SECTION 1 BEARS N53°11'50"E, A DISTANCE OF 2162.78 FEET; THENCE N89°55'32"W ALONG THE NORTH LINE OF 'HANCO ADDITION' AND SAID NORTH LINE PROJECTED, A DISTANCE OF 426.20 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD (FORMERLY C&S RAILROAD) SAID POINT BEING ON A CURVE BEING CONCAVE SOUTHEASTERLY, THE RADIUS OF SAID CURVE BEING 1941.70 FEET, THE CENTRAL ANGLE OF SAID CURVE BEING 11°44'10", THE CHORD OF SAID CURVE BEARS N34°09'59"E A DISTANCE OF 397.03 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 397.72 FEET; THENCE N40°01'55"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, A DISTANCE OF 423.42 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 18TH STREET; THENCE N89°57'47"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 541.37 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE S00°01'23"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 265.14 FEET TO A POINT; THENCE S00°01'52"W A DISTANCE OF 59.78 FEET TO A POINT TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF WEST 18TH STREET; THENCE S89°43'50"E ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 59.98 FEET TO A POINT; THENCE S89°59'28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 214.21 FEET TO THE NORTHWEST CORNER OF THE 'CHEYENNE ICE & EVENTS CENTER'; THENCE S00°07'20"W ALONG THE WESTERLY LINE OF SAID 'CHEYENNE ICE & EVENTS CENTER', A DISTANCE OF 447.73 FEET TO A POINT; THENCE S22°37'50"W ALONG SAID WESTERLY LINE OF 'CHEYENNE ICE & EVENTS CENTER' AND SAID WESTERLY LINE PROJECTED, A DISTANCE OF 132.04 FEET TO A POINT; THENCE N67°22'10"W, A DISTANCE OF 223.01 FEET TO A POINT; THENCE S20°56'43"W, A DISTANCE OF 491.45 FEET TO A POINT; THENCE S64°04'44"W A DISTANCE OF 186.67 FEET TO A POINT; THENCE S32°26'11"W A DISTANCE OF 426.31 FEET TO A POINT; THENCE N89°15'21"W A DISTANCE OF 26.02 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF 'HANCO ADDITION'; THENCE N00°07'54"E ALONG SAID EASTERLY LINE OF 'HANCO ADDITION' A DISTANCE OF 124.86 FEET TO A POINT; THENCE N89°49'39"W ALONG SAID EASTERLY LINE OF 'HANCO ADDITION' A DISTANCE OF 30.98 FEET TO A POINT; THENCE N00°10'22"E ALONG SAID EASTERLY LINE OF 'HANCO ADDITION' A DISTANCE OF 930.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 25.23 ACRES MORE OR LESS.

HAS CAUSE THE SAME TO BE SURVEYED, VACATED, REPLATTED AND KNOWN AS 'BACK 40 SUBDIVISION FIRST FILING' AND DOES HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT TO BE HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES AND DOES HEREBY GRANT THE EASEMENTS FOR THE PURPOSES SHOWN HEREON.

BACK 40 LAND DEVELOPMENT, LIMITED LIABILITY CORPORATION
PRESIDENT:

Paul Smith

PAUL A. SMITH,
PRESIDENT, BACK 40

ACKNOWLEDGMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF August, 2001, BY PAUL A. SMITH, PRESIDENT OF 'BACK 40 LAND DEVELOPMENT, LIMITED LIABILITY CORPORATION'.

Notary

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING
MY COMMISSION EXPIRES [illegible]

APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGION PLANNING COMMISSION THIS 15th DAY OF February, 2001.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE THIS 26th DAY OF February, 2001.

MAYOR

Carol A. Intelisfer
CITY CLERK

STATEMENT OF SURVEYOR

I JAMES D. VOELLER, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT WAS PREPARED FROM OFFICIAL PLATS, DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF OCTOBER, 2000, THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BACK 40 SUBDIVISION FIRST FILING

A REPLAT OF PORTIONS OF LINCOLN ADDITION AND CENTRAL ADDITION ALL BEING SITUATED IN SECTION 1, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING

BACK 40 LAND DEVELOPMENT, LLC
1700 WEST LINCOLNWAY
CHEYENNE, WYO.

BACK 40 SUBDIVISION FIRST FILING

FINAL PLAT

PROFESSIONAL ENGINEER JAMES D. VOELLER 8517 WYOMING

engineering planning surveying

Project 2-2251.00
8517 Snowy Range Road
Cheyenne, WY 82009

DESIGNED BY	DRAWN BY
SRL	SRL
CHECKED BY	DATE
SRL	3/1/01

JOB NO. 2-2251.00

DRAWING NO. 1 of 1