

Curve	Length	Radius	Chord	Chord Bearing	Chord Length
1	12.463	100.00	12.37	S 89° 57' 58" W	12.37
2	28.46	100.00	11.23	S 67° 37' 12" W	11.23
3	54.12	100.00	5.46	S 41° 17' 17" W	5.46
4	76.71	100.00	3.44	S 21° 17' 12" W	3.44
5	93.89	100.00	2.82	S 12° 18' 47" W	2.82
6	107.02	100.00	2.38	S 7° 14' 14" W	2.38
7	116.81	100.00	2.17	S 5° 07' 58" W	2.17
8	123.91	100.00	2.12	S 4° 07' 58" W	2.12
9	129.58	100.00	2.13	S 3° 14' 17" W	2.13
10	134.18	100.00	2.18	S 2° 27' 12" W	2.18
11	137.93	100.00	2.24	S 1° 45' 17" W	2.24
12	140.98	100.00	2.31	S 1° 07' 58" W	2.31
13	143.51	100.00	2.38	S 0° 34' 17" W	2.38

- LEGEND**
- FOUND BRASS CAP
 - FOUND ALUMINUM CAP
 - FOUND IRON NAIL
 - SET OF ALUMINUM CAP AND IRON NAIL
 - FOUND STONE
 - RECORDED DATA FROM WEST
 - MEASURED DATA AND SURVEY, COMPLETED NOVEMBER 2023

BASIS OF BEARINGS

CONSIDERING THE LINE BETWEEN THE FOUR QUARTER CORNER OF SECTION 20, TOWNSHIP 12N, RANGE 66W, AND THE FOUR QUARTER CORNER OF SECTION 20, TOWNSHIP 12N, RANGE 66W, AS THE BASIS OF BEARINGS, THE BEARINGS AND DISTANCES FOR THE BOUNDARIES OF THIS PLAT ARE AS FOLLOWS:

TO CORNER 1 FROM CORNER 2: BEARING S 89° 57' 58" W, DISTANCE 12.463 FT.

TO CORNER 2 FROM CORNER 1: BEARING N 0° 02' 02" E, DISTANCE 12.463 FT.

TO CORNER 3 FROM CORNER 2: BEARING S 67° 37' 12" W, DISTANCE 28.46 FT.

TO CORNER 4 FROM CORNER 3: BEARING S 41° 17' 17" W, DISTANCE 54.12 FT.

TO CORNER 5 FROM CORNER 4: BEARING S 21° 17' 12" W, DISTANCE 76.71 FT.

TO CORNER 6 FROM CORNER 5: BEARING S 12° 18' 47" W, DISTANCE 93.89 FT.

TO CORNER 7 FROM CORNER 6: BEARING S 7° 14' 14" W, DISTANCE 107.02 FT.

TO CORNER 8 FROM CORNER 7: BEARING S 5° 07' 58" W, DISTANCE 116.81 FT.

TO CORNER 9 FROM CORNER 8: BEARING S 4° 07' 58" W, DISTANCE 123.91 FT.

TO CORNER 10 FROM CORNER 9: BEARING S 3° 14' 17" W, DISTANCE 129.58 FT.

TO CORNER 11 FROM CORNER 10: BEARING S 2° 27' 12" W, DISTANCE 134.18 FT.

TO CORNER 12 FROM CORNER 11: BEARING S 1° 45' 17" W, DISTANCE 137.93 FT.

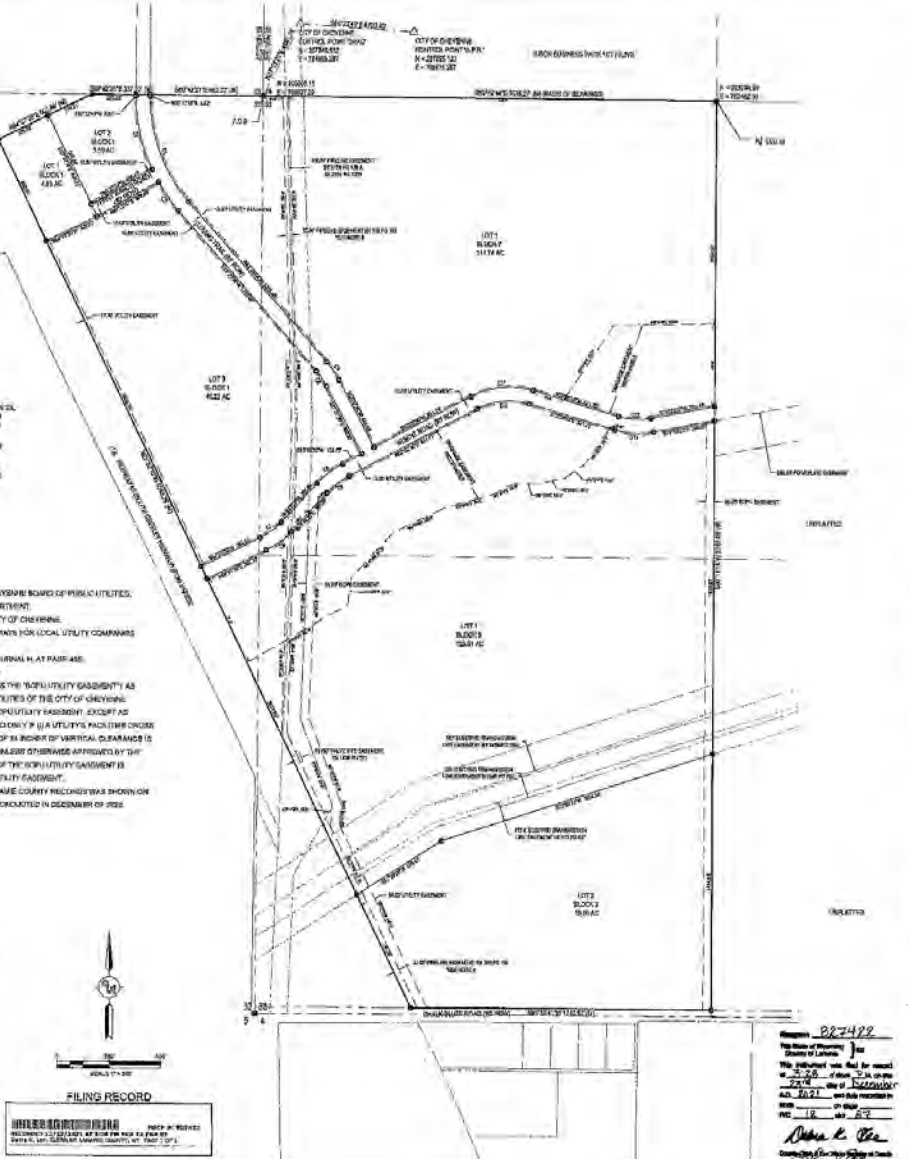
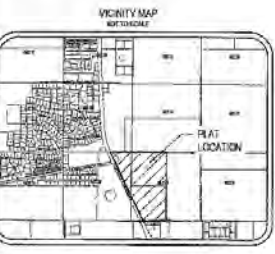
TO CORNER 13 FROM CORNER 12: BEARING S 1° 07' 58" W, DISTANCE 140.98 FT.

TO CORNER 14 FROM CORNER 13: BEARING S 0° 34' 17" W, DISTANCE 143.51 FT.

- NOTES:**
- PUBLIC WATER AND WASTE WATER SYSTEMS TO CONNECT TO EXISTING CHEYENNE BOARDS OF PUBLIC UTILITIES.
 - FIRE PROTECTION WILL BE PROVIDED BY THE CITY OF CHEYENNE FIRE DEPARTMENT.
 - ALL STREETS TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CHEYENNE.
 - THERE WILL BE NO UTILITY EASEMENTS GRANTING ALL ROADWAY RIGHT OF WAY FOR LOCAL UTILITY COMPANIES WITHIN THE BOUNDARIES OF THIS PLAT UNLESS OTHERWISE NOTED.
 - CHALK BOUNDARY MARKS SHALL BE PLACED BY THE SURVEYOR AT THE CORNERS OF THIS PLAT.
 - LOT 2, BLOCK 1 SHALL ONLY ACCESS PROPERTY OFF OF CHALK BLUFF ROAD.
 - THE WATER AND SEWER UTILITY EASEMENT (HEREINAFTER REFERRED TO AS THE "UTILITY EASEMENT") AS SHOWN AND DESCRIBED HEREON, IS GRANTED TO THE BOARD OF PUBLIC UTILITIES OF THE CITY OF CHEYENNE. NO OTHER UTILITY EASEMENTS OR FACILITIES OR WITHIN THE BOUNDARIES OF THIS PLAT, EXCEPT AS FOLLOWS: OTHER UTILITIES MAY CROSS THE UTILITY EASEMENT, IF A UTILITY FACILITY CROSSER PROVIDES FACILITIES AT NO LESS THAN A 90 DEGREE ANGLE, IS A MINIMUM OF 30 FEET OF VERTICAL CLEARANCE IS PROVIDED BETWEEN THE UTILITY FACILITIES AND THE CROSSING FACILITIES, UNLESS OTHERWISE APPROVED BY THE BOARD, IN A COPY OF ANY UTILITY EASEMENT AUTHORIZING THE CROSSING OF THE UTILITY EASEMENT IS PROVIDED TO THE BOARD PRIOR TO ANY CONSTRUCTION WITHIN THE UTILITY EASEMENT.
 - THE 20 FOOT EASEMENT NOTICED AT BOOKING PAGE 108 OF THE LARAMIE COUNTY RECORDS WAS SHOWN ON THIS PLAT BASED ON THE SURVEY OF THE ORIGINAL SURVEY CONDUCTED IN DECEMBER OF 2022.

TOTAL ACRES:

LOT 1 - 100.76 AC
 LOT 2 - 3.82 AC
 TOTAL - 104.58 AC



LEGAL DESCRIPTION

THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 20 AND 21, TOWNSHIP 12 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LYING EASTABLY OF THE U.S. HIGHWAY 26 NORTH RIGHT OF WAY IN LARAMIE COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINS AT THE SECTION CORNER COMMON TO SECTIONS 20, 21 AND 22, THENCE ALONG THE NORTH LINE OF SECTION 20 BEARING S 89° 57' 58" W, DISTANCE 12.463 FT. TO THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH CENTER LINE OF SAID SECTION 20 BEARING S 89° 57' 58" W, DISTANCE 12.463 FT. TO A POINT ON THE NORTH RIGHT OF WAY OF CHALK BLUFF ROAD, THENCE ALONG SAID NORTH RIGHT OF WAY NORTHERLY A DISTANCE OF 16.937 FT. TO A POINT OF INTERSECTION OF SAID NORTH RIGHT OF WAY AND CHALK BLUFF ROAD AND THE EASTERLY RIGHT OF WAY OF CHALK BLUFF ROAD, THENCE ALONG SAID EASTERLY RIGHT OF WAY NORTHERLY A DISTANCE OF 16.937 FT. TO A POINT ON THE NORTH LINE OF SAID SECTION 20, THENCE ALONG SAID NORTH LINE A DISTANCE OF 30.922 FEET TO A POINT; THENCE S 89° 57' 58" W, DISTANCE 12.463 FT. TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 104.58 ACRES OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DONALD L. LAMAR, PRESIDENT OF ARP AND HARMOND HARDWARE COMPANY, AND MANAGING MEMBER OF LAMAR LIVESTOCK COMPANY, LLC, OWNERS IN FEE OF THE LAND SHOWN ON THIS FINAL PLAT OF BISON BUSINESS PARK, SECOND FILING, DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DEED GRANT TO THE PUBLIC THE RIGHTS OF WAY BOUND HEREON AND GRANT THE EASEMENTS SHOWN HEREON TO THE PUBLIC AS DESCRIBED ON THIS PLAT.

Donal Lamar
 DONALD LAMAR
 PRESIDENT, ARP AND HARMOND HARDWARE COMPANY,
 MANAGING MEMBER, LAMAR LIVESTOCK COMPANY, LLC.

ACKNOWLEDGMENTS

STATE OF WYOMING)
 COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DONALD LAMAR, PRESIDENT OF ARP AND HARMOND HARDWARE COMPANY, AND MANAGING MEMBER OF LAMAR LIVESTOCK COMPANY, LLC, THIS 21 DAY OF December, 2023, WITNESS MY HAND AND OFFICIAL SEAL.

Cheryl Shuck
 CHERYL SHUCK
 COUNTY CLERK, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES 11/20/24

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BRENDA HENSON, DIRECTOR OF THE STATE OF WYOMING DEPARTMENT OF REVENUE AND EXATATION AND WYOMING DEPARTMENT OF REVENUE, OWNER IN FEE OF THE LAND SHOWN ON THIS FINAL PLAT OF BISON BUSINESS PARK, SECOND FILING DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DEED.

Brenda Henson
 BRENDA HENSON
 DIRECTOR OF THE STATE OF WYOMING DEPARTMENT OF REVENUE AND EXATATION
 WYOMING DEPARTMENT OF REVENUE

ACKNOWLEDGMENTS

STATE OF WYOMING)
 COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRENDA HENSON, DIRECTOR OF THE STATE OF WYOMING DEPARTMENT OF REVENUE AND EXATATION AND WYOMING DEPARTMENT OF REVENUE, THIS 21 DAY OF December, 2023, WITNESS MY HAND AND OFFICIAL SEAL.

Cheryl Shuck
 CHERYL SHUCK
 COUNTY CLERK, WYOMING COUNTY, WYOMING

MY COMMISSION EXPIRES 11/20/24

APPROVALS

APPROVED BY THE CITY PLANNING COMMISSION THIS 21 DAY OF May 2021.

[Signature]
 DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS 21 DAY OF June 2021.

[Signature]
 MAYOR

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
 ADAM E. DESCHLER
 PROFESSIONAL LAND SURVEYOR

FINAL PLAT FOR BISON BUSINESS PARK, SECOND FILING

BEING SITUATED IN A PORTION OF SECTIONS 20 AND 21, TOWNSHIP 12 NORTH, RANGE 66 WEST, OF THE 6TH P.M. COUNTY OF LARAMIE, STATE OF WYOMING

PREPARED: DECEMBER 2023

FILED

RECORDED

INDEXED

CHEYENNE LEADS
 121 W 15TH ST SUITE 304
 CHEYENNE, WY 82001
 307-638-8000

BISON BUSINESS PARK SECOND FILING

FINAL PLAT

2024 DEC 21 10:50 AM STATE OF WYOMING

DATE: Dec 21, 2023

RECORD: 68

INDEX: 402

JOB NO: 4435

SHARED BY: 1