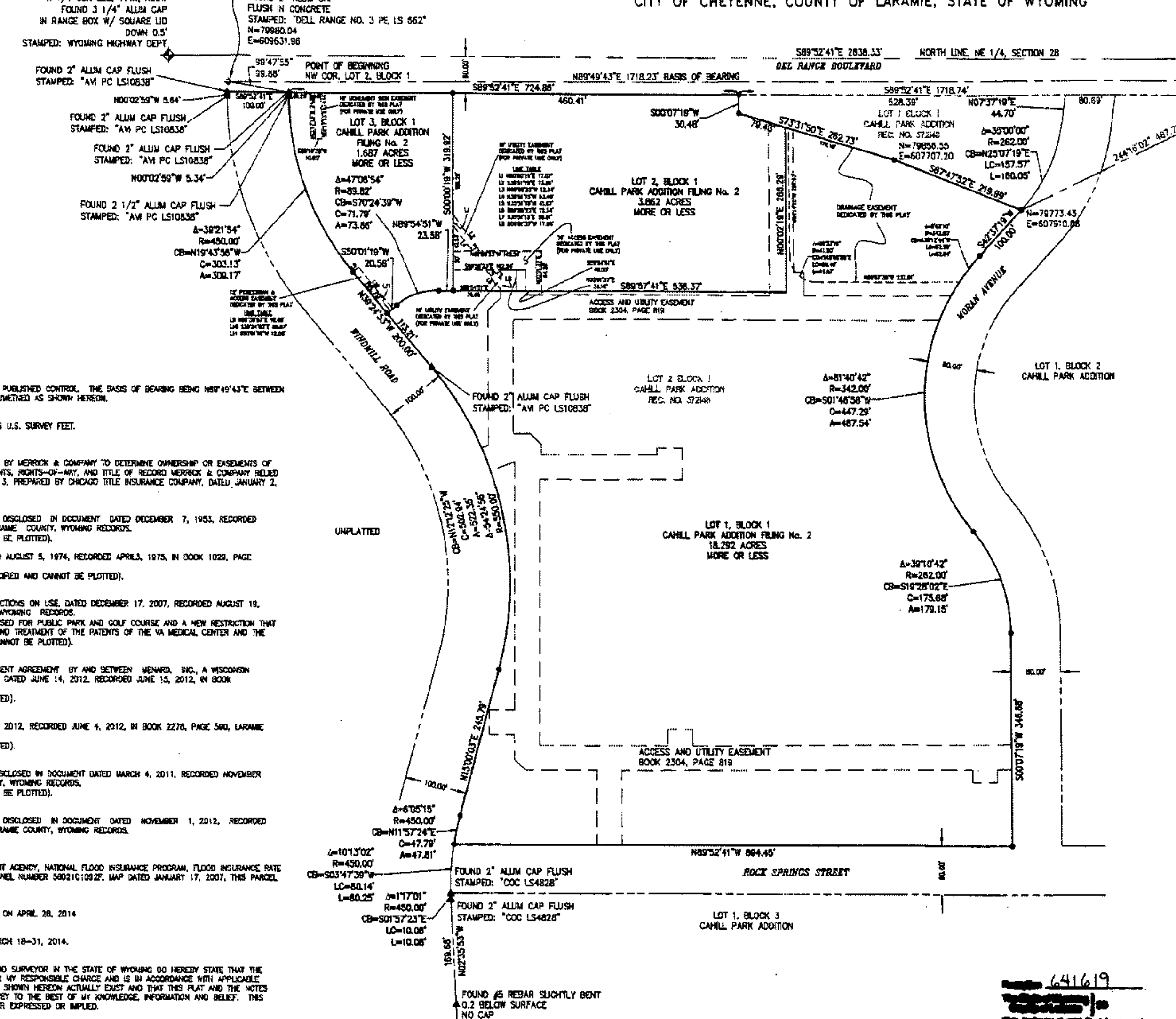
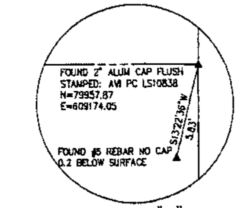
FINAL PLAT

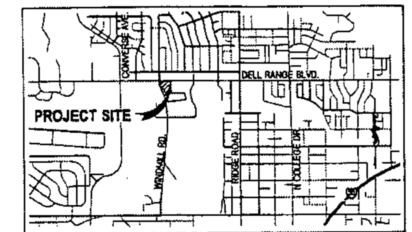
CAHILL PARK ADDITION FILING NO. 2

A REPLAT OF CAHILL PARK ADDITION, LOT 2, BLOCK 1
BEING A PORTION OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CHEYENNE, COUNTY OF LARAMIE, STATE OF WYOMING





DETAIL "A"
1" = 4'



VICINITY MAP
NTS

NOTES:

1. BASIS OF BEARINGS
BEARINGS ARE ARE BASED UPON CITY OF CHEYENNE PUBLISHED CONTROL. THE BASIS OF BEARING BEING N89°49'43"E BETWEEN DEL RANGE NO. 3 AND DEL RANGE NO. 2 AND MONUMENTED AS SHOWN HEREON.

2. UNIT OF MEASUREMENT
THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.

3. TITLE COMMITMENT NOTE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON TITLE COMMITMENT FILE NUMBER LCA-24220-13, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JANUARY 2, 2014 AT 8:00 A.M. AND REVISED JANUARY 7, 2014.

SCHEDULE B - SECTION 2 EXCEPTIONS:
4. EASEMENT OR EASEMENTS ESTABLISHED OR DISCLOSED IN DOCUMENT DATED DECEMBER 7, 1953, RECORDED SEPTEMBER 23, 1954, IN BOOK 558, PAGE 393, LARAMIE COUNTY, WYOMING RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY AND CANNOT BE PLOTTED).

5. EASEMENT AS DISCLOSED IN DOCUMENT DATED AUGUST 5, 1974, RECORDED APRIL 3, 1975, IN BOOK 1029, PAGE 227, LARAMIE COUNTY, WYOMING RECORDS.
(MAY AFFECT SUBJECT PROPERTY, NO LOCATION SPECIFIED AND CANNOT BE PLOTTED).

6. RESTRICTION CONTAINED IN RELEASE OF RESTRICTIONS ON USE, DATED DECEMBER 17, 2007, RECORDED AUGUST 19, 2009, IN BOOK 2128, PAGE 81, LARAMIE COUNTY, WYOMING RECORDS.
(RELEASE OF RESTRICTION THAT THE LANDS TO BE USED FOR PUBLIC PARK AND GOLF COURSE AND A NEW RESTRICTION THAT THE NEW USE WILL NOT INTERFERE THE THE CARE AND TREATMENT OF THE PATENTS OF THE VA MEDICAL CENTER AND THE UNITED STATES RETAINS ALL MINERAL RIGHTS AND CANNOT BE PLOTTED).

7. TERMS AND PROVISIONS OF THAT DEVELOPMENT AGREEMENT BY AND BETWEEN MENARD, INC., A WISCONSIN CORPORATION AND THE CITY OF CHEYENNE, WYOMING DATED JUNE 14, 2012, RECORDED JUNE 15, 2012, IN BOOK 2280, PAGE 2, LARAMIE COUNTY, WYOMING RECORDS.
(AFFECTS SUBJECT PROPERTY AND CANNOT BE PLOTTED).

8. AFFIDAVIT OF PLAT CORRECTION DATED JUNE 4, 2012, RECORDED JUNE 4, 2012, IN BOOK 2278, PAGE 590, LARAMIE COUNTY, WYOMING RECORDS.
(AFFECTS SUBJECT PROPERTY AND CANNOT BE PLOTTED).

9. EASEMENT OR EASEMENTS ESTABLISHED OR DISCLOSED IN DOCUMENT DATED MARCH 4, 2011, RECORDED NOVEMBER 1, 2011, IN BOOK 2243, PAGE 508, LARAMIE COUNTY, WYOMING RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY AND CANNOT BE PLOTTED).

10. EASEMENT OR EASEMENTS ESTABLISHED OR DISCLOSED IN DOCUMENT DATED NOVEMBER 1, 2012, RECORDED NOVEMBER 5, 2012, IN BOOK 2304, PAGE 819, LARAMIE COUNTY, WYOMING RECORDS.
(AFFECTS SUBJECT PROPERTY SHOWN HEREON).

4. FLOOD ZONE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR LARAMIE COUNTY, WYOMING, COMMUNITY-PANEL NUMBER 56021C1092F, MAP DATED JANUARY 17, 2007, THIS PARCEL DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN.

5. DATE OF SURVEY
THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON APRIL 28, 2014

6. DATE OF PREPARATION
THIS SUBDIVISION PLAT WAS PREPARED BETWEEN MARCH 18-31, 2014.

7. SURVEYORS STATEMENT
I, ROGER D. NELSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING DO HEREBY STATE THAT THE SURVEY AND THIS RESULTING PLAT WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THIS PLAT AND THE NOTES SHOWN HEREON ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ROGER D. NELSON, PLS NO. LS 6794
DATE: 6/18/2014
JOB NO.: 65116255
FOR AND ON BEHALF OF MERRICK & COMPANY

LEGEND
- ▲ MONUMENT FOUND AS DESCRIBED
- ● MONUMENT SET 18" LONG, #5 REBAR WITH 1 1/2" ALUM. CAP STAMPED: LS 11484 OR AS DESCRIBED
- ◈ ALIQUOT CORNER AS DESCRIBED
- ◆ CONTROL POINT
- SECTION LINE
- EASEMENT
- CONTROL LINE
- PROPERTY LINE
- ROW LINE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Menard, Inc., a Wisconsin Corporation owner in fee simple of Lot 2, Block 1 of CAHILL PARK ADDITION being located in the Northeast Quarter of Section 28, Township 14 North, Range 66 West of the 6th PM, City of Cheyenne, Laramie County, Wyoming and being additionally described as follows:
BEGINNING at the Northwest corner of said Lot 2, Block 1 of CAHILL PARK ADDITION
THENCE the following fifteen (15) courses along the exterior of said Lot 2, Block 1:
1. S 89°52'41" E a distance of 724.88 feet;
2. THENCE S 00°07'19" W a distance of 30.48 feet;
3. THENCE S 73°31'50" E a distance of 262.73 feet;
4. THENCE S 87°47'52" E a distance of 219.99 feet;
5. THENCE S 42°37'19" W tangent with the following described curve a distance of 100.00 feet;
6. THENCE along a curve to the left having a central angle of 81°40'42", a radius of 342.00 feet, a chord bearing of S 01°46'58" W and a chord distance of 447.29 feet, and an arc length of 487.54 feet;
7. THENCE tangent with the previous described curve along a curve to the right having a central angle of 39°10'42", a radius of 262.00 feet, a chord bearing of S 19°28'02" E and a chord distance of 175.68 feet and an arc length of 179.15 feet;
8. THENCE S 00°07'19" W tangent with the previous described curve a distance of 346.88 feet;
9. THENCE N 89°52'41" W non-tangent with the following described curve a distance of 894.45 feet;
10. THENCE along a curve to the right a having central angle of 06°05'15", a radius of 450.00 feet, a chord bearing of N 11°57'24" E and a chord distance of 47.79 feet and an arc length of 47.81 feet;
11. THENCE N 15°00'03" E tangent with the previous and following described curves a distance of 245.79 feet;
12. THENCE along a curve to the left having a central angle of 54°24'56", a radius of 550.00 feet, a chord bearing of N 12°12'25" W and a chord distance of 502.94 feet and an arc length of 522.35 feet;
13. THENCE N 39°24'53" W tangent with the previous and following described curves a distance of 200.00 feet;
14. THENCE along a curve to the right having a central angle of 39°21'54", a radius of 450.00 feet, having a chord bearing of N 19°43'56" W and a chord distance of 303.13 feet and an arc length of 309.17 feet;
15. THENCE N 00°02'59" W a distance of 5.34 feet to the POINT OF BEGINNING.

Containing 1,038,524.43 square feet or 23.841 acres.

Has created the same to be surveyed, vacated, replatted and known as CAHILL PARK ADDITION FILING No. 2, do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires.

Theron J. Berg, Real Estate Manager
Menard, Inc., a Wisconsin Corporation

ACKNOWLEDGEMENTS

STATE OF WISCONSIN)
) SS
COUNTY OF EAU CLAIRE)

THIS DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THERON J BERG AS REAL ESTATE MANAGER OF MENARD INC.
THIS 30 DAY OF June 2014.
NOTARY PUBLIC ____
MY COMMISSION EXPIRES is permanent

APPROVALS

APPROVED BY THE CITY OF CHEYENNE PLANNING COMMISSION THIS 2ND DAY OF JUNE 2014.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, WYOMING THIS 23rd DAY OF June 2014.

MAYOR

CITY CLERK

Reception 641619

MERRICK	SIGNATURE	DATE
DRAWN	R.D.N.	3/19/2014
DESIGNED		
QC REVIEW		
APPROVED		
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME	Cheyenne CFA Subdivision Plat	

MERRICK® & COMPANY

RECORDED 7/15/2014 AT 3:59 PM REC# 641619 BK# 10 PG# 66

CLIENT PROJECT NO.	
MERRICK PROJECT NO.	65116255
SCALE:	1" = 100'

TITLE
CAHILL PARK ADDITION FILING No. 2
A REPLAT OF CAHILL PARK ADDITION
LOT 2, BLOCK 1 - BEING A PORTION OF THE NE 1/4 OF SEC. 28, T. 14 N., R. 66 W., OF THE 6TH P.M.
LARAMIE COUNTY, WYOMING

1 OF 1