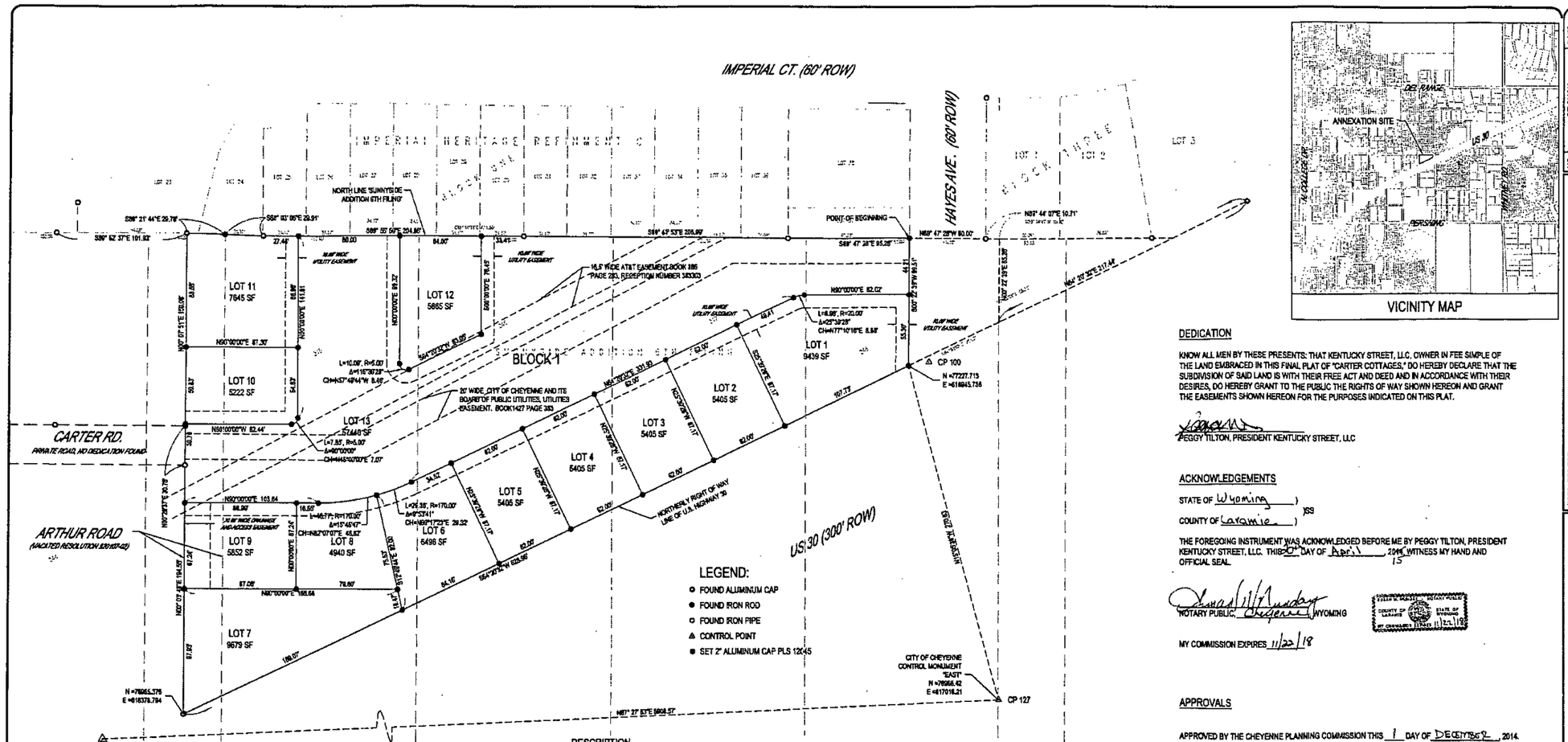





VICINITY MAP

## NOTES:

1. LOT 7 IS FOR DETENTION POND PURPOSES.
2. LOT 13 IS A EASEMENT FOR ACCESS, PARKING, OPEN SPACE AND UTILITIES.
3. LOTS 1 THROUGH 6 AND LOTS 8 THROUGH 12 SHALL HAVE AN UNDIVIDED OWNERSHIP OF LOTS 7 AND 13 IN THEIR ENTIRETY.

## BASIS OF BEARINGS:

BASIS OF BEARINGS - GRID BEARINGS AS ESTABLISHED BY GPS (GLOBAL POSITIONING SYSTEM) OBSERVATIONS REFERENCED FROM CITY OF CHEYENNE CONTROL MONUMENTS "SUNNYSIDE" AND "EAST".

Reception 659514
The State of Wyoming
County of Laramie } SS
This Instrument was filed for record at 9:10 o'clock A M. on the 24th day of April A.D. 2015 and duly recorded in book ___ on page ___ Pkg 10 slot 118
Debra Lathrop
County Clerk & Ex-Officio Register of Deeds
By Vicki Sumner Deputy

## DESCRIPTION

LEGAL DESCRIPTION OF A PORTION OF TRACTS 245, 246, 247, 248, AND A PORTION OF THE VACATED EAST HALF OF ARTHUR ROAD OF 'SUNNYSIDE ADDITION SIXTH FILING', SAID SUBDIVISION BEING SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF HAYES AVE. AND THE NORTH LINE OF SAID 'SUNNYSIDE ADDITION SIXTH FILING';
THENCE S00°22'39"W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 99.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 30;

THENCE S64°20'32"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 828.96 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF ARTHUR ROAD;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES
N00°03'48"E A DISTANCE OF 194.55 FEET;
N00°25'37"E A DISTANCE OF 30.76 FEET;
N00°07'51"E A DISTANCE OF 150.06 FEET
TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID 'SUNNYSIDE ADDITION SIXTH FILING';

THENCE ALONG SAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES
S88°21'44"E A DISTANCE OF 29.78 FEET;
S88°03'05"E A DISTANCE OF 29.91 FEET;
S89°55'50"E A DISTANCE OF 204.85 FEET;
S89°41'53"E A DISTANCE OF 208.99 FEET;
S89°47'28"E A DISTANCE OF 95.28 FEET
TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 3.08 ACRES MORE OR LESS.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT KENTUCKY STREET, LLC, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "CARTER COTTAGES," DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, DO HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY SHOWN HEREON AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

PEGGY TILTON, PRESIDENT KENTUCKY STREET, LLC

## ACKNOWLEDGEMENTS

STATE OF Wyoming )
) SS
COUNTY OF Laramie )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PEGGY TILTON, PRESIDENT KENTUCKY STREET, LLC. THIS 2nd DAY OF April, 2015 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Cheyenne WYOMING

MY COMMISSION EXPIRES 11/22/18

## APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS 1 DAY OF DECEMBER, 2014.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS 13 DAY OF JANUARY, 2015.

MAYOR

CITY CLERK

## CERTIFICATE OF SURVEYOR

I, ADAM E DESCHLER, A PROFESSIONAL LAND SURVEYOR REGISTERED 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.

Date 4/20/15

RECP #: 659514
RECORDED 4/24/2015 AT 9:10 AM BK# 10 PG# 118
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

# FINAL PLAT
OF
# CARTER COTTAGES

A PORTION OF TRACTS 245, 246, 247, 248, AND A PORTION OF THE VACATED EAST HALF OF ARTHUR ROAD OF SUNNYSIDE ADDITION 6TH FILING

AND BEING SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING.
PREPARED AUG., 2014

| NO. | REVISION | DATE |
|---|---|---|
| | | |

PREPARED FOR:
KENTUCKY STREET, LLC
C/O BUTCH & PEGGY TILTON
2433 SWEETWATER TRAIL
CHEYENNE, WY. 82009

PROJECT: CARTER COTTAGES

DRAWING TITLE: FINAL PLAT


PHONE (307) 637-8017
1103 OLD TOWN LANE, STE. 101
CHEYENNE, WY 82009
AVI@AVIPC.COM


| | |
|---|---|
| DATE: | 4/20/15 |
| DRAWN BY: | SRL |
| DESIGNED BY: | N/A |
| CHECKED BY: | AD/CC |
| JOB NO.: | 3601 |
| DRAWING: | OF |
| SHEET: | 1 OF 1 |