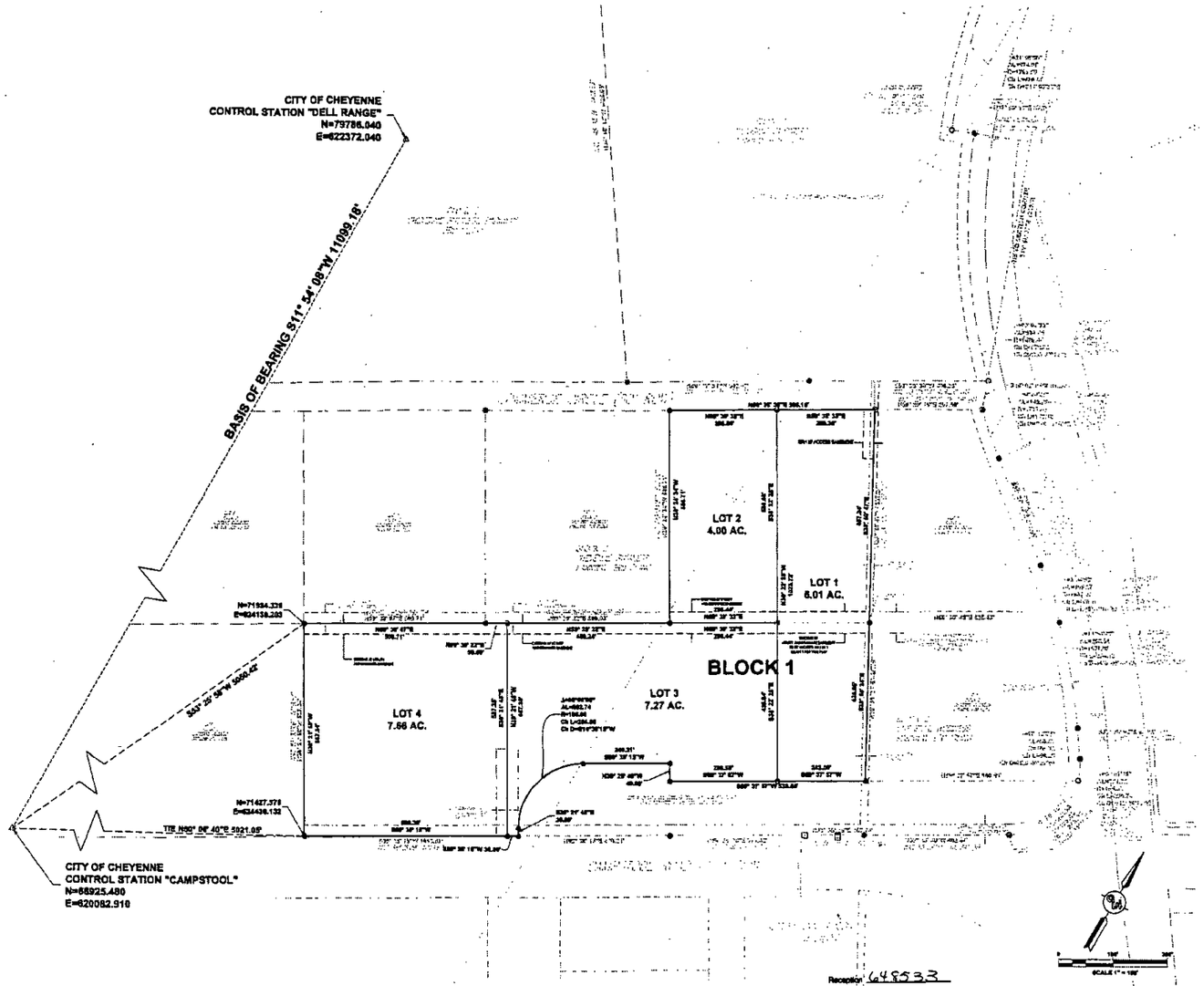


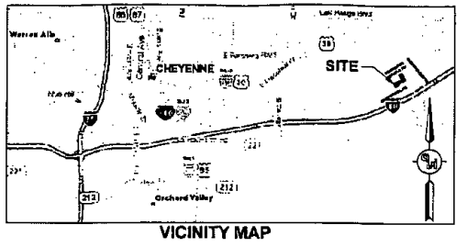


VICINITY MAP

**LEGAL DESCRIPTION**

THE FOLLOWING IS A DESCRIPTION FOR A PARCEL OF LAND CONSISTING OF LOTS 2 AND 3 OF BLOCK 2 'CHEYENNE BUSINESS PARKWAY 6TH FILING', LOT 6, BLOCK 2 'CHEYENNE BUSINESS PARKWAY 3RD FILING' BEING SITUATED IN A PORTION OF SECTIONS 31 AND 36, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, LARAMIE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 2 OF 'CHEYENNE BUSINESS PARKWAY 6TH FILING', THENCE N 26°21'39" W A DISTANCE OF 497.34 FEET TO A POINT ON THE SOUTH LINE OF LOT 3 AND LOT 6 OF CHEYENNE BUSINESS PARKWAY 3RD FILING, THENCE N 89°36'07" E A DISTANCE OF 308.71 FEET TO A POINT, THENCE N 68°39'22" E A DISTANCE OF 388.83 FEET TO A POINT, THENCE N 36°34'34"W A DISTANCE OF 886.71 FEET TO THE SOUTH RIGHT OF WAY LINE OF COMMERCE CIRCLE, THENCE N 56°39'38" E ALONG THE SOUTH RIGHT OF WAY LINE OF COMMERCE CIRCLE A DISTANCE OF 886.16 FEET TO A POINT, THENCE LEAVING SAID SOUTH RIGHT OF WAY OF COMMERCE DRIVE S 28°39'47" E A DISTANCE OF 287.34 FEET TO A POINT, THENCE S 28°39'34" E A DISTANCE OF 426.66 FEET TO A POINT, THENCE S 89°37'57" W A DISTANCE OF 838.88 FEET TO A POINT, THENCE N 30°20'48" W A DISTANCE OF 48.88 FEET TO A POINT, THENCE S 89°36'15" W A DISTANCE OF 240.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 186.06 FEET, A DELTA ANGLE OF 90°00'00" AND A CHORD BEARING OF S 14°36'15" W, THENCE ALONG THE ARC OF SAID CURVE 292.74 FEET TO A POINT OF TANGENCY, THENCE S 30°21'48" E A DISTANCE OF 33.09 FEET TO THE NORTH RIGHT OF WAY LINE OF CAMPSTOOL ROAD, THENCE ALONG THE NORTH RIGHT OF WAY OF CAMPSTOOL ROAD S 59°38'15" W A DISTANCE OF 586.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 24.34 ACRES MORE OR LESS

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS/CHEYENNE LEADS, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "CHEYENNE BUSINESS PARKWAY 7TH FILING", DO HEREBY DECLARE THAT THIS SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THESE 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.

Cheyenne-Laramie County Corp for Economic Development aka

Randy Bruns
RANDY BRUNS, CHEYENNE LEADS

**ACKNOWLEDGEMENTS**

STATE OF Wyoming )
) SS
COUNTY OF Laramie )

Cheyenne-Laramie County Corp for Economic Development aka

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHEYENNE LEADS THIS 22 DAY OF October 2014, WITNESS MY HAND AND OFFICIAL SEAL.

Karen J. Goodnow
NOTARY PUBLIC Cheyenne WYOMING

Karen J. Goodnow - Notary Public
County of Laramie
State of Wyoming
My Commission Expires May 24, 2016

MY COMMISSION EXPIRES May 24, 2016

**APPROVALS**

APPROVED BY THE CITY OF CHEYENNE PLANNING AND DEVELOPMENT DIRECTOR THIS 10 DAY OF OCTOBER, 2014.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY OF CHEYENNE ENGINEER, THIS 6 DAY OF OCTOBER, 2014.

CITY ENGINEER

**ACKNOWLEDGEMENTS**

STATE OF Wyoming )
) SS
COUNTY OF Laramie )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Brandon Connolly AND Project Manager THIS 31st DAY OF Oct 2014, WITNESS MY HAND AND OFFICIAL SEAL.

Wendy J Kinkade
NOTARY PUBLIC Cheyenne WYOMING

MY COMMISSION EXPIRES 3/27/2018

WENDY J KINKADE - NOTARY PUBLIC
COUNTY OF LARAMIE STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 27, 2018

Reception 648533
The State of Wyoming
County of Laramie } SS
This instrument was filed for record at 3:05 o'clock P M. on the 30th day of Oct. A.D. 2014 and duly recorded in Book 10 on Page 102
Debra Lathrop
County Clerk & Ex-Officio Register in Deeds
By Vicki Sudbury Deputy

**FILING RECORD**

RECP #: 648533
RECORDED 10/30/2014 AT 3:05 PM IN BK 10 PGS 102
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

**LEGEND**

- ○ SET 3" ALUMINUM CAP - LS 12046
- ● FOUND ALUMINUM CAP - LS 12046 (PREVIOUS PLATS)
- ◆ FOUND ALUMINUM CAP - LS 2500 (PREVIOUS PLATS)
- ■ FOUND ALUMINUM CAP - LS 2617 (PREVIOUS PLATS)
- ③ FOUND ALUMINUM CAP - LS 9634 (PREVIOUS PLATS)
- □ FOUND ROW MONUMENT (PREVIOUS PLATS)
- ⑤ SECTION CORNER

(M&R XXXXX' XXX.XX') DENOTES RECORD DATA

**BASIS OF BEARINGS:**

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

**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.

Adam E Deschler 12046 WYOMING

# FINAL PLAT FOR CHEYENNE BUSINESS PARKWAY 7TH FILING

AN ADMINISTRATIVE REPLAT OF LOT 6, BLOCK 2 CHEYENNE BUSINESS PARKWAY 3RD FILING, LOT 2 AND LOT 3, BLOCK 2 CHEYENNE BUSINESS PARKWAY 6TH FILING, SITUATED IN A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 65 WEST, OF THE 6TH P.M.
LARAMIE COUNTY, WYOMING.
PREPARED SEPTEMBER 2014

DATE | REVISION | NO.

PREPARED FOR:
CHEYENNE LEADS
121 W 15TH ST SUITE 304
CHEYENNE, WY 82001

PROJECT: CHEYENNE BUSINESS PARKWAY

DRAWING TITLE: FINAL PLAT

DATE: SEPT 2014
DRAWN BY:
DESIGNED BY:
CHECKED BY:
JOB NO.: 3666
DRAWING NO. 1 OF 1

I:\3666.08\Plat\Cad\Plat\3666_Admin Plat.dwg Oct 16, 2014 - 4:42pm pjohnson