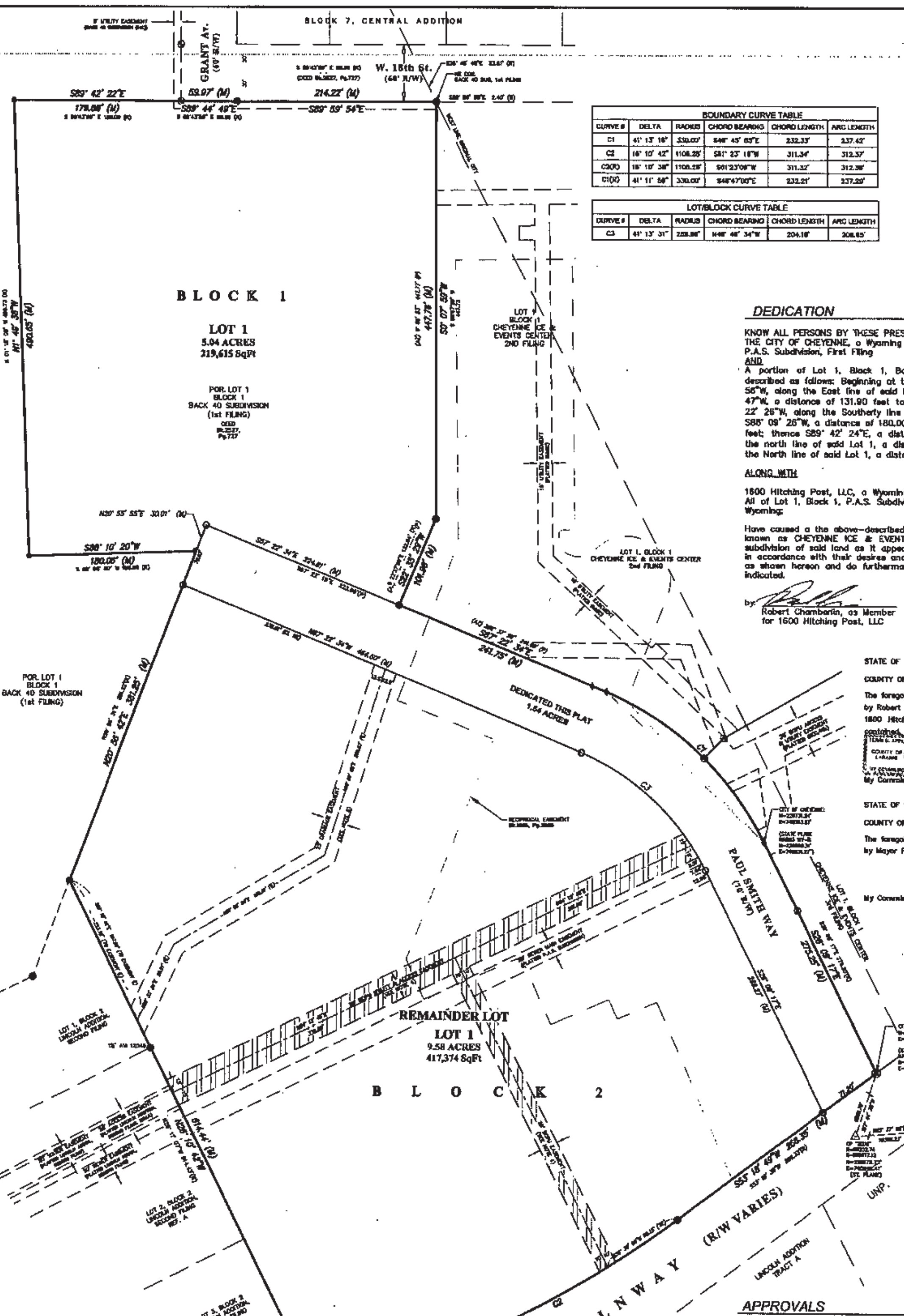


BOUNDARY CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	41° 13' 16"	330.00'	S46° 45' 05"E	232.33'	237.42'
C2	16° 10' 42"	1106.25'	S81° 23' 18"W	311.34'	312.37'
C2(R)	16° 10' 38"	1106.28'	S81°23'09"W	311.32'	312.36'
C1(R)	41° 11' 56"	330.00'	S46°47'00"E	232.21'	237.20'

LOT/BLOCK CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C3	41° 13' 31"	288.88'	N46° 46' 34"W	204.18'	208.65'

LEGEND

- ○ SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅝" x 24" REBAR
- FOUND 1½" ALUMINUM CAP "SSS P.L.S. 2500"
- FOUND 1½" ALUMINUM CAP "SSS P.L.S. 5910"
- FOUND 2" ALUMINUM CAP "P.L.S. 10825"
- FOUND ALUMINUM CAP "P.E.L.S. 2517"
- FOUND ⅝" REBAR
- FOUND NAIL AND ID WASHER
- (M) DENOTES MEASURED DATA
- (R) DENOTES RECORD DATA
- CIEC,4th DENOTES CHEYENNE ICE AND EVENTS CENTER, 4th FILING

60 0 60 120 180
Scale: 1" = 60'

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT:
THE CITY OF CHEYENNE, a Wyoming Municipality, owner in fee simple of Lot 2, Block 1, P.A.S. Subdivision, First Filing

AND

A portion of Lot 1, Block 1, Back 40 Subdivision, First Filing more particularly described as follows: Beginning at the Northeast corner of said Lot 1, thence S00° 07' 56"W, along the East line of said Lot 1, a distance of 447.60 feet; thence S22° 34' 47"W, a distance of 131.90 feet to the Southeast corner of said Lot 1; thence N67° 22' 26"W, along the Southerly line of said Lot 1, a distance of 223.90 feet; thence S88° 09' 26"W, a distance of 180.00 feet; thence N01° 49' 42"W, a distance of 490.48 feet; thence S89° 42' 24"E, a distance of 179.82 feet; thence S89° 44' 52"E, along the north line of said Lot 1, a distance of 59.95 feet; thence S89° 59' 58"E, along the North line of said Lot 1, a distance of 214.14 feet to the Point of Beginning.

ALONG WITH

1600 Hitching Post, LLC, a Wyoming Limited Liability Company, owner in fee simple of All of Lot 1, Block 1, P.A.S. Subdivision, First Filing, City of Cheyenne, Laramie County, Wyoming;

Have caused a the above-described lands to be surveyed, vacated, and replatted to be known as CHEYENNE ICE & EVENTS CENTER, 4th FILING and 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 and do hereby dedicate to the public the right-of-way as shown hereon and do furthermore grant the easements as shown for the purposes indicated.

by: ______________________
Robert Chamberlin, as Member for 1600 Hitching Post, LLC

by: ______________________
Patrick Collins, as Mayor of the City of Cheyenne

OWNER ACKNOWLEDGEMENTS

STATE OF WYOMING }
} SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 2nd day of February 2022 by Robert Chamberlin who, upon oath, acknowledged that he is an authorized Member of 1600 Hitching Post, LLC and who executed this instrument for the purposes herein contained, by signing his name as such officer.

____
Notary Public, Laramie County, Wyoming

My Commission Expires: April 30, 2022

STATE OF WYOMING }
} SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 28th day of Feb 2022 by Mayor Patrick Collins, on behalf of the City of Cheyenne.

____
Notary Public, Laramie County, Wyoming

My Commission Expires: 3 27 2022

WENDY J. KINKADE - NOTARY PUBLIC
COUNTY OF LARAMIE   STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 27, 2022

Reception 832039
The State of Wyoming } ss
County of Laramie
This instrument was filed for record at 4:06 o'clock P.M. on the 3rd day of March A.D. 2022 and duly recorded in book ____ on page ____
P/C 12 slot 100
County Clerk & Ex-Officio Register of Deeds
By ______ Deputy

APPROVALS

Approved by the City of Cheyenne Planning Commission this 6th day of Dec 2021

____
Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this 28th day of Dec 2021

____
Mayor

ATTEST: ______________________
City Clerk

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE AS SHOWN HEREON ALL OF BLOCK 1, (LOTS 1 & 2, INCLUSIVE), P.A.S. SUBDIVISION, FIRST FILING, AND THAT CERTAIN PORTION OF LOT 1, BLOCK 1, BACK 40 SUBDIVISION, FIRST FILING, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

INCLUDING ALL LOT LINES AND EASEMENTS OF RECORD, UNLESS OTHERWISE NOTED HEREON.

EXISTING EASEMENTS

EXISTING EASEMENT INFORMATION PROVIDED IN TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY: FILE No. [illegible], DATED MARCH 12, 2019

8. Easement, including terms and conditions contained therein: Granted to: Mildred A. Smith and First National Bank and Trust Company of Wyoming, Trustee (as long as said grantees shall own said property) For: ingress and egress Recorded: September 23, 1969 Recording Information: Book 578, Page 417
BLANKET EASEMENT – VACATED HEREON

9. Easement, including terms and conditions contained therein: Granted to: Mildred A. Smith and First National Bank and Trust Company of Wyoming, Trustee (as long as said grantees shall own said property) For: ingress and egress Recorded: August 12, 1971 Recording Information: Book 838, Page 443
BLANKET EASEMENT – VACATED HEREON

10. Easement, including terms and conditions contained therein: Granted to: Carl L. LeBeau and First National Bank and Trust Company of Wyoming, Trustee (as long as said grantees shall own said property) For: ingress and egress Recorded: January 4, 1973 Recording Information: Book 960, Page 530
BLANKET EASEMENT – VACATED HEREON

11. Easement, including terms and conditions contained therein: Granted to: Cheyenne Light, Fuel and Power Company For: public utilities Recorded: September 12, 1978 Recording Information: Book 1114, Page 358
BLANKET EASEMENT – VACATED & REPLACED HEREON

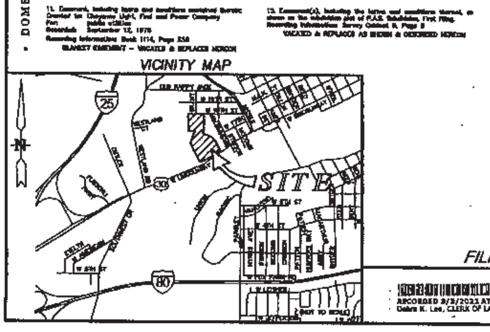
12. Easement, including terms and conditions contained therein: Granted to: Hitching Post Inn Property Management, LLC, a Wyoming Limited Liability Company For: water and sewer lines Recorded: March 7, 1979 Recording Information: Book 1130, Page 794
VACATED & REPLACED HEREON TO CHEYENNE BOPU

13. Easement, including terms and conditions contained therein: Granted to: Hitching Post Inn Land Management Company, a Wyoming Corporation and Back 40 Land Development Company, LLC, a Wyoming Limited Liability Company For: ingress and egress Recorded: April 23, 2007 Recording Information: Book 1267, Page 1617
VACATED & REPLACED HEREON WITH PUBLIC R/W

14. The terms and conditions of Reciprocal Easement Agreement: Granted to: Cheyenne Ice and Events Center Limited Partnership, a Wyoming Limited Partnership and Hitching Post Inn Property Management, LLC For: parking, access, ingress and egress Recorded: December 4, 2008 Recording Information: Book 1961, Page 2080
VACATED & REPLACED HEREON WITH PUBLIC R/W

15. Easement(s), including the terms and conditions thereof, as shown on the subdivision plat of P.A.S. Subdivision, First Filing. Recording Information: Survey Cabinet B, Page 8
VACATED & REPLACED AS SHOWN & DESCRIBED HEREON

VICINITY MAP



NOTES

1. BASIS OF BEARINGS – WYOMING STATE PLANE COORDINATES, EAST ZONE NAD83–2011. GRID DISTANCES.
2. ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅝"x24" REBAR.
3. NO PORTION OF THE LANDS CONTAINED WITHIN THE PLAT BOUNDARY AS SHOWN FALL WITHIN A F.E.M.A. 100–YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No.56021C1088F, DATED JANUARY 17, 2007.
4. "BOPU UTILITY & ACCESS EASEMENT(S)" (HEREINAFTER REFERRED TO AS "BOPU UTILITY EASEMENT(S)"), AS SHOWN AND DESCRIBED HEREON, ARE HEREBY GRANTED TO THE BOARD OF PUBLIC UTILITIES OF THE CITY OF CHEYENNE (BOPU), THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, MAINTENANCE, REPAIR, ALTERATION AND OPERATION OF DOMESTIC WATER AND SANITARY SEWER MAINS/PIPELINES AND FIRE HYDRANTS (COLLECTIVELY REFERRED TO AS "FACILITIES").
   A. NO OTHER UTILITIES MAY INSTALL FACILITIES OR TREES ON OR WITHIN THE BOPU UTILITY EASEMENT PER CURRENT BOPU RULES AND REGULATIONS UNLESS APPROVED BY THE BOPU.
   B. IF GRANTOR REQUIRES RELOCATION OF THE FACILITIES, GRANTEE AGREES TO RELOCATE THE FACILITIES PROVIDED THAT GRANTOR PAYS FOR THE RELOCATION OF THE FACILITIES, PROVIDES A SUITABLE ALTERNATE LOCATION FOR SUCH FACILITIES AND GRANTS THE NECESSARY EASEMENT RIGHTS AT THE NEW LOCATION UPON THE SAME TERMS AND CONDITIONS PROVIDED WITH THE ORIGINAL EASEMENT.
   C. IF GRANTEE (BOPU/CITY OF CHEYENNE) REQUIRES RELOCATION OF THE FACILITIES, GRANTEE SHALL PAY FOR REMOVAL AND RELOCATION OF THE FACILITIES.
   D. IF GRANTEE ACCESSES THE FACILITIES OR UNDERTAKES WORK OR MAINTENANCE ON THE FACILITIES, GRANTEE SHALL REPAIR ANY DAMAGE TO GRANTOR'S PROPERTY RESULTING THEREFROM; INCLUDING RESTORATION OF ANY AREAS DISTURBED AS A RESULT OF SUCH ACCESS AND/OR WORK.
   E. "WATER MAIN EASEMENT EASEMENT" PLATTED P.A.S. SUBDIVISION, FIRST FILING, VACATED HEREON AND REPLACED WITH NEW "30' BOPU UTILITY & ACCESS EASEMENT" AS SHOWN.
5. "25' DRAINAGE EASEMENT" GRANTED HEREON TO THE CITY OF CHEYENNE, FLOODPLAIN ADMINISTRATOR, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES OF EXISTING REGIONAL STORMWATER CONVEYANCE AND ASSOCIATED DRAINAGE FACILITIES.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

Professional Land Surveyor – JEFFREY B. JONES – WYOMING

CHEYENNE ICE & EVENTS CENTER 4th FILING

A REPLAT OF A PORTION OF LOT 1, BLOCK 1, BACK 40 SUBDIVISION, FIRST FILING AND ALL OF LOTS 1 & 2, BLOCK 1, P.A.S. SUBDIVISION, FIRST FILING
CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED SEPTEMBER 2021

FILING RECORD

RECP #: 832039
RECORDED 3/3/2022 AT 4:06 PM BK# 12 PG# 100
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

REVISED: 02/21/2022
\21130 HITCHING POST\21130A REPLAT\21130 ICEEVENTS4TH FINAL(CC).DWG
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STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
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756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322-9789
www.SteilSurvey.com o info@SteilSurvey.com

• DOMESTIC WATER & SANITARY SEWER PROVIDED BY CITY OF CHEYENNE BOPU • FIRE PROTECTION TO BE PROVIDED BY CHEYENNE FIRE & RESCUE • THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE •