| | |
|---|---|
| PROJECT: | 3080 |
| DATE: | 08/10/98 |
| SURVEYOR: | JAG/BAA/DWP |
| DRAWN BY: | WDB/BJB |

INTERMOUNTAIN
PROFESSIONAL SERVICES, INC.
5801 OSAGE AVENUE CHEYENNE, WYOMING 82009 PHONE: (307) 632-3138

PROJECT: FINAL PLAT OF CHEYENNE INDUSTRIAL PARK

Sheet 1 of 1

## DEDICATION

KNOW ALL BY THESE PRESENTS:
THAT CHARLES F. MESSENGER AND EDITH K. MESSENGER OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT OF "CHEYENNE INDUSTRIAL PARK" AS DESCRIBED HEREON, DO HEREBY DECLARE THIS SUBDIVISION OF SAID LAND TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY DEDICATE THE STREETS AS SHOWN HEREON TO THE PUBLIC FOREVER AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES INDICATED.

CHARLES F. MESSENGER

EDITH K. MESSENGER

## ACKNOWLEDGEMENTS

STATE OF WYOMING )
COUNTY OF LARAMIE ) ss

THE ABOVE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES F. MESSENGER AND EDITH K. MESSENGER, THIS 5th DAY OF October, 1998.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-18-99

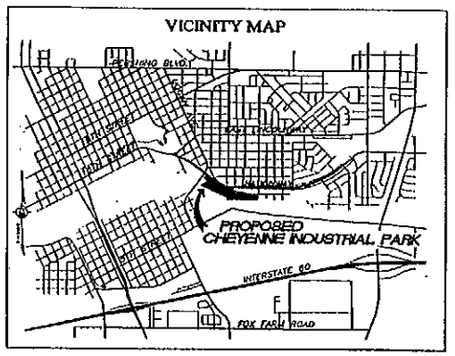
## LAND DESCRIPTION

A PARCEL OF LAND IN THE SE 1/4 OF SECTION 32 AND THE SW 1/4 OF SECTION 33, T.14 N., R.66 W., 6TH P.M., LARAMIE COUNTY, WYOMING, BEING A PORTION OF BLOCKS 7, 8, 15-23, KELLEY'S ADDITION AND A PORTION OF ADJACENT STREETS AND ALLEYS AND A PORTION OF THE ABANDONED BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER OF SAID SECTION 33 AND 32; THENCE S00°00'48"E, ALONG THE SECTION LINE BETWEEN SAID SECTIONS 32 AND 33, A DISTANCE OF 50.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE CONCAVE TO THE NORTH, WHOSE RADIUS IS 5540.83 FEET AND CENTRAL ANGLE IS 03°01'11" AND WHOSE CHORD LIES S89°14'32"W FOR 292.68 FEET, FOR AN ARC LENGTH OF 372.62 FEET TO A POINT OF TANGENCY; THENCE S87°43'57"W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 436.56 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF 34 NINTH STREET; THENCE S73°31'15"W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 345.88 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF THE ABANDONED BURLINGTON-NORTHERN RAILROAD; THENCE S69°32'44"W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 317.86 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF THE LOGAN AVENUE VIADUCT; THENCE S61°14'11"W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 69.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID ABANDONED RAILROAD; THENCE 135°28'50"W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 228.15 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE CONCAVE TO THE NORTH, WHOSE RADIUS IS 2814.79 FEET AND CENTRAL ANGLE IS 18°11'02" AND WHOSE CHORD LIES N78°51'39"W FOR 889.83 FEET, FOR AN ARC LENGTH OF 893.56 FEET TO A POINT ON THE SOUTH LINE OF THE ALLEY IN BLOCK 17, KELLEY'S ADDITION; THENCE S90°00'00"E, ALONG SAID SOUTH LINE, A DISTANCE OF 225.22 FEET TO A POINT ON THE CENTERLINE OF VACATED CROOK AVENUE; THENCE N00°01'58"E, ALONG SAID CENTERLINE, A DISTANCE OF 89.43 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID BURLINGTON-NORTHERN RAILROAD, BEING A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE CONCAVE TO THE NORTH, WHOSE RADIUS IS 3811.78 FEET AND CENTRAL ANGLE IS 0°58'15" AND WHOSE CHORD LIES N72°07'43"E FOR 48.08 FEET, FOR AN ARC LENGTH OF 48.04 FEET TO A POINT OF TANGENCY; THENCE N71°38'51"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 512.13 FEET TO A POINT ON THE CENTERLINE OF VACATED 7TH STREET; THENCE S90°04'22"E, ALONG SAID CENTERLINE, A DISTANCE OF 445.85 FEET TO A POINT; THENCE N87°51'08"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID VACATED 7TH STREET; THENCE N87°51'12"E, ALONG THE NORTH RIGHT-OF-WAY OF THE ABANDONED BURLINGTON-NORTHERN RAILROAD, A DISTANCE OF 51.39 FEET TO A POINT; THENCE N01°35'07"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 40.84 FEET TO A POINT ON THE EAST LINE OF KELLEY'S ADDITION; THENCE N87°13'04"E, ALONG SAID EAST LINE, A DISTANCE OF 102.06 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID RAILROAD; THENCE S87°35'53"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 40.84 FEET TO A POINT ON THE WEST LINE OF HOT SPRINGS AVENUE; THENCE N00°07'07"E, ALONG SAID LINE, A DISTANCE OF 52.50 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE S70°18'37"E, ALONG SAID SECTION LINE, A DISTANCE OF 1278.84 FEET TO THE POINT OF BEGINNING. SAID PARCEL INCLUDES THAT PARCEL CONVEYED IN BOOK 1483, PAGE 673, ET SEQ., AND PORTIONS OF VACATED 7TH STREET AND CROOK AVENUE ADJACENT THERETO. SAID PARCEL CONTAINS 17.08 ACRES, MORE OR LESS.

## VACATION STATEMENT

THIS PLAT SERVES TO VACATE ALL PREVIOUSLY PLATTED STREETS, ALLEYS, BLOCKS AND LOTS WITHIN ITS BOUNDARIES

## VICINITY MAP




## APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 2nd DAY OF September, 1998.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF CHEYENNE, WYOMING, THIS 28th DAY OF September, 1998.

MAYOR

ATTEST: CITY CLERK

## MEASURED DIMENSIONS

| LINE NO. | AZIMUTH | LENGTH |
|---|---|---|
| L-1 | 000°05'45" | 50.81' |
| L-2 | 264°20'12" | 839.19' |
| L-3 | 83°12'08" | 343.69' |
| L-4 | 305°30'44" | 317.86' |
| L-5 | 291°14'11" | 99.98' |
| L-6 | 135°28'50" | 225.15' |
| L-7 | 90°02'19" | 223.21' |
| L-8 | 180°01'58" | 89.43' |
| L-9 | 101°39'41" | 512.13' |
| L-10 | 90°04'22" | 445.66' |
| L-11 | 180°11'08" | 40.00' |
| L-12 | 180°11'12" | 51.39' |
| L-13 | 101°35'07" | 40.84' |
| L-14 | 180°13'04" | 102.06' |
| L-15 | 267°35'53" | 40.84' |
| L-16 | 180°07'07" | 52.50' |
| L-17 | 270°18'37" | 1278.84' |

| CURVE | DELTA | RADIUS | ARC |
|---|---|---|---|
| C-1 | 03°01'11" | 5540.83' | 372.62' |
| C-2 | 18°11'02" | 2814.79' | 893.56' |
| C-3 | 00°58'15" | 2814.75' | 48.08' |

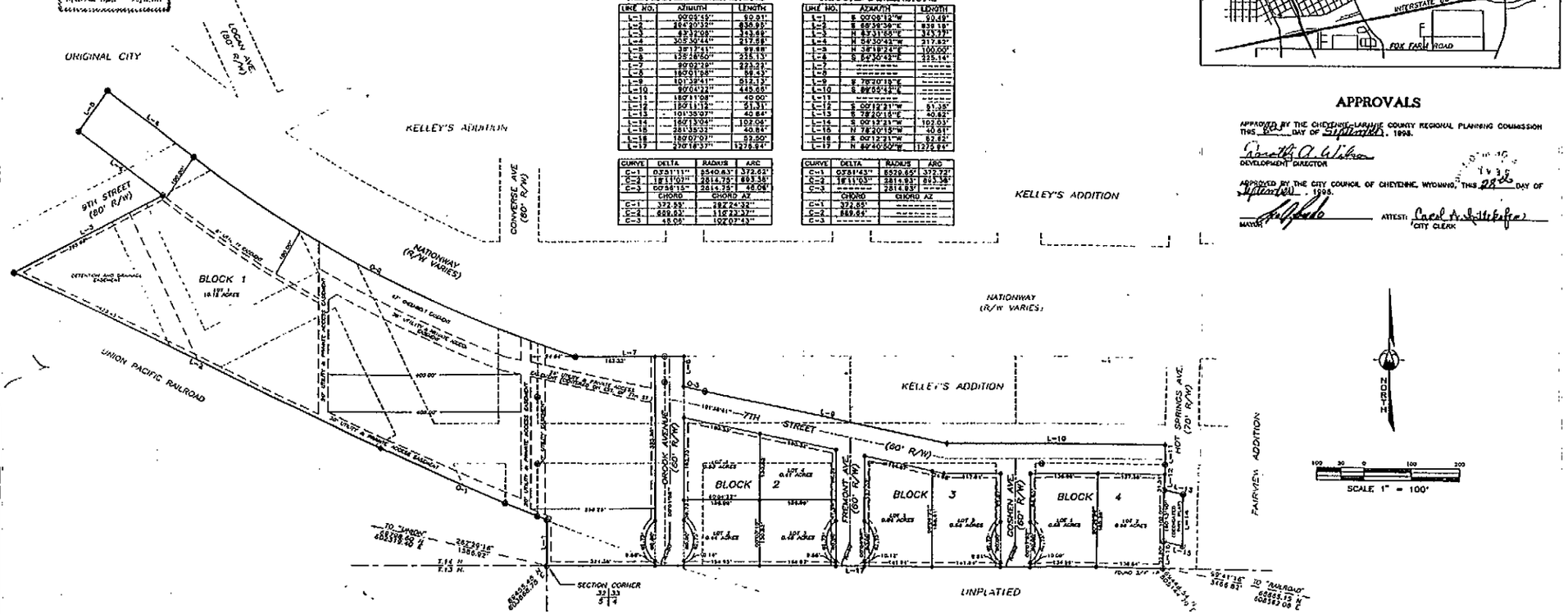
| CURVE | CHORD | CHORD AZ |
|---|---|---|
| C-1 | 372.55' | S89°24'32"W |
| C-2 | 889.83' | N78°51'39"W |
| C-3 | 48.08' | N72°07'43"E |

## RECORD DIMENSIONS

| LINE NO. | AZIMUTH | LENGTH |
|---|---|---|
| L-1 | S 00°08'12"W | 50.81' |
| L-2 | S 80°59'59"E | 839.19' |
| L-3 | N 83°31'55"E | 343.29' |
| L-4 | N 84°30'43"W | 317.83' |
| L-5 | N 28°18'14"E | 100.00' |
| L-6 | S 84°30'43"E | 225.14' |
| L-7 | ========== | ========== |
| L-8 | ========== | ========== |
| L-9 | N 79°20'19"W | ========== |
| L-10 | S 89°05'43"E | ========== |
| L-11 | ========== | ========== |
| L-12 | S 00°12'21"W | 51.39' |
| L-13 | S 78°20'15"E | 40.82' |
| L-14 | S 00°13'31"W | 102.03' |
| L-15 | N 78°20'15"W | 40.81' |
| L-16 | S 00°12'21"W | 52.62' |
| L-17 | N 89°40'50"W | 1278.84' |

| CURVE | DELTA | RADIUS | ARC |
|---|---|---|---|
| C-1 | 03°01'45" | 5529.65' | 372.72' |
| C-2 | 18°11'03" | 2814.85' | 893.58' |
| C-3 | ========== | 2814.85' | ========== |

| CURVE | CHORD | CHORD AZ |
|---|---|---|
| C-1 | 372.65' | ========== |
| C-2 | 889.64' | ========== |
| C-3 | ========== | ========== |




## NOTES

1) BASIS OF AZIMUTH – CITY OF CHEYENNE DATUM (1984) BY CLOSED TRAVERSE FROM "UNION" AND "RAILROAD".
2) AZIMUTHS AS SHOWN ARE ANGLES RIGHT FROM NORTH.
3) ● FOUND MONUMENT, 1.5" AL. CAP, PLS 0810 UNLESS NOTED
4) ● SET 5/8" x 24" REBAR WITH 2" ALUMINUM CAP, (STAMPED "BJPS – LS 3881")
5) ● SET 5/8" x 24" REBAR WITH 1.5" ALUMINUM CAP, (STAMPED "BJPS – LS 3881")
6) RECORD DIMENSIONS FROM SURVEY BY JEFFREY B. JONES. (MAY 1998)
6) ALL EASEMENTS, UNLESS OTHERWISE NOTED, ARE 8' UTILITY EASEMENTS ADJACENT TO LOT/BLOCK LINES.

## FILING RECORD

Reception 2354417
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record at 10:42 o'clock A M on the 9 day of Oct A.D. 1998 and duly recorded in book — at page —
Fee $ 7.00
Linda K. Lathrop
County Clerk & Ex-Officio Register of Deeds
By Deputy

## STATEMENT OF SURVEYOR

I, BECKY J. BRAMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF CHEYENNE INDUSTRIAL PARK 1ST FILING AS DESCRIBED HEREON WAS PREPARED FROM THE FIELD NOTES OF ACTUAL FIELD SURVEYS MADE UNDER MY DIRECTION DURING JULY AND AUGUST 1998, AND THAT IT CORRECTLY AND ACCURATELY REPRESENTS THE SUBDIVISION OF SAID LAND AS SHOWN HEREON. I FURTHER CERTIFY THAT THE BOUNDARY CORNERS AS SHOWN HEREON ARE SET AT THIS TIME AND THAT THE INTERIOR LOT CORNERS WILL BE SET AT THE COMPLETION OF OVERLOT GRADING OR BY MARCH 1, 1999.

BECKY J. BRAMAN WYOMING PLS 3881

DATED: October 5, 1998

# FINAL PLAT
# CHEYENNE INDUSTRIAL PARK
## 1ST FILING
### A REPLAT OF

PORTIONS OF
BLOCKS 7, 8, 15, 16, 17, 18, 19, 20, 21, 22, 23
KELLEY'S ADDITION, INCLUDING THE VACATED STREETS AND ABANDONED BURLINGTON NORTHERN RAILROAD R/W ADJACENT THERETO, LYING IN THE SE 1/4, SECTION 32 & THE SW 1/4 SECTION 33, T.14 N., R.66 W., 6TH P.M., CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING