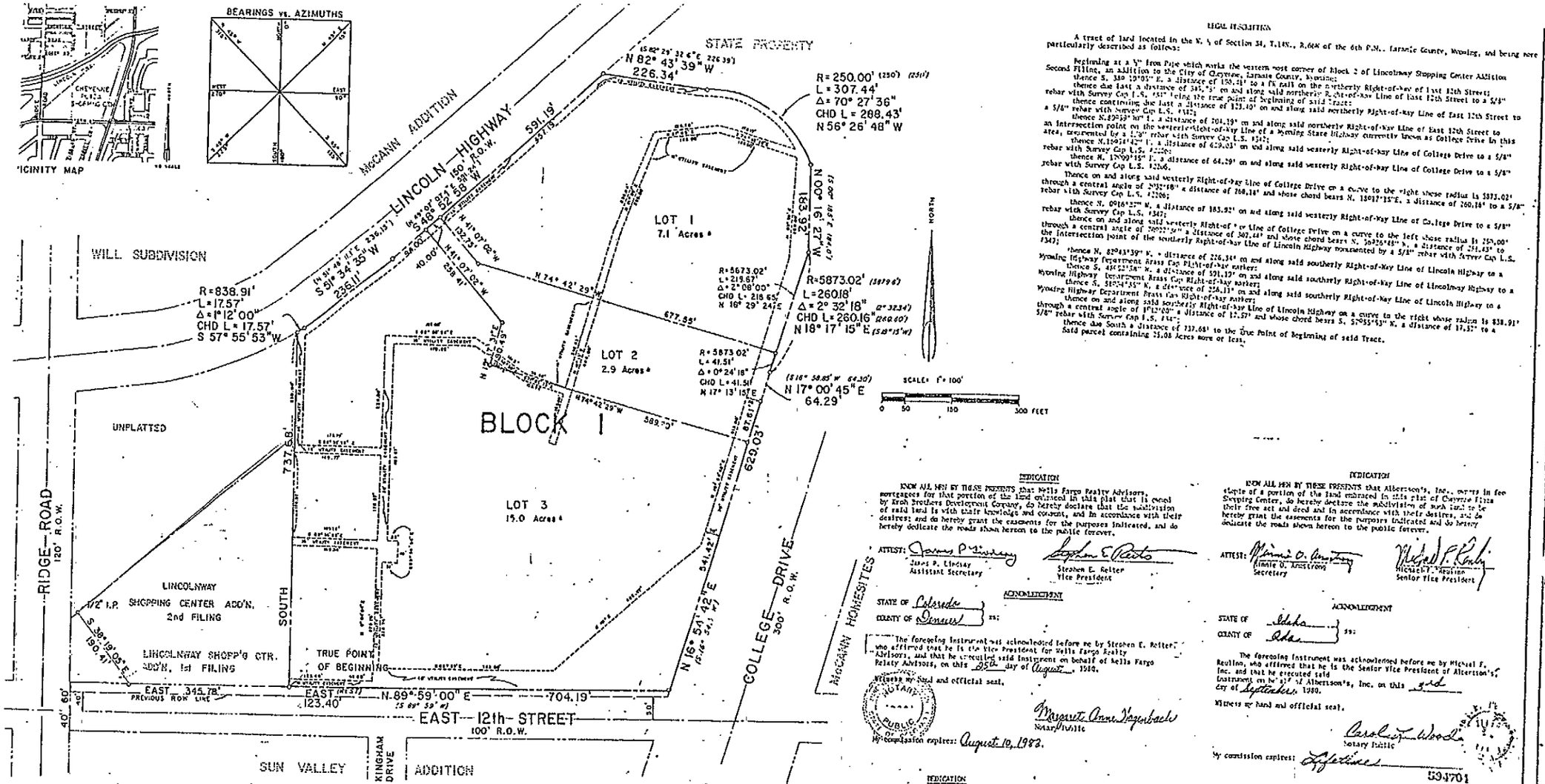

LEGAL DESCRIPTION

A tract of land located in the W. ½ of Section 34, T.14N., R.66W of the 6th P.M., Laramie County, Wyoming, and being more particularly described as follows:

Beginning at a ½" iron Pipe which marks the western most corner of Block 2 of Lincolnway Shopping Center Addition Second Filing, an addition to the City of Cheyenne, Laramie County, Wyoming;
thence S. 38° 19' 05" E. a distance of 190.47' to a PK nail on the northerly Right-of-Way of East 12th Street;
thence due East a distance of 345.78' on and along said northerly R.O.W. Line of East 12th Street to a 5/8" rebar with Survey Cap L.S. #317 being the true Point of Beginning of said Tract;
thence continuing due East a distance of 123.40' on and along said northerly Right-of-Way Line of East 12th Street to a 5/8" rebar with Survey Cap L.S. #317;
thence N. 89°59' 00" E. a distance of 704.19' on and along said northerly Right-of-Way Line of East 12th Street to an intersection point on the westerly Right-of-Way Line of a Wyoming State Highway currently known as College Drive in this area, represented by a 1/2" rebar with Survey Cap L.S. #317;
thence N. 16°54' 42" E. a distance of 629.03' on and along said westerly Right-of-Way Line of College Drive to a 5/8" rebar with Survey Cap L.S. #2206;
thence N. 17°00' 45" E. a distance of 64.29' on and along said westerly Right-of-Way Line of College Drive to a 5/8" rebar with Survey Cap L.S. #2206.
Thence on and along said westerly Right-of-Way Line of College Drive on a curve to the right whose radius is 5873.02' through a central angle of 2°32' 18" a distance of 260.18' and whose chord bears N. 18°17' 15" E. a distance of 260.16' to a 5/8" rebar with Survey Cap L.S. #2206;
thence N. 09°56' 37" W. a distance of 183.92' on and along said westerly Right-of-Way Line of College Drive to a 5/8" rebar with Survey Cap L.S. #317;
thence on and along said westerly Right-of-Way Line of College Drive on a curve to the left whose radius is 250.00' through a central angle of 70°27' 36" a distance of 307.44' and whose chord bears N. 56°26' 48" W. a distance of 288.43' to the Intersection point of the southerly Right-of-Way Line of Lincoln Highway represented by a 5/8" rebar with Survey Cap L.S. #317;
thence N. 82°43' 39" W. a distance of 226.34' on and along said southerly Right-of-Way Line of Lincoln Highway to a Wyoming Highway Department Brass Cap Right-of-Way marker;
thence S. 48°52' 58" W. a distance of 591.19' on and along said southerly Right-of-Way Line of Lincolnway Highway to a Wyoming Highway Department Brass Cap Right-of-Way marker;
thence S. 51°34' 55" W. a distance of 236.11' on and along said southerly Right-of-Way Line of Lincoln Highway to a Wyoming Highway Department Brass Cap Right-of-Way marker;
thence on and along said southerly Right-of-Way Line of Lincoln Highway on a curve to the right whose radius is 838.91' through a central angle of 1°12' 00" a distance of 17.57' and whose chord bears S. 57°55' 53" W. a distance of 17.57' to a 5/8" rebar with Survey Cap L.S. #317;
thence due South a distance of 737.68' to the true Point of Beginning of said Tract.
Said parcel containing 15.08 Acres more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Wells Fargo Realty Advisors, mortgagee for that portion of the land embraced in this plat that is owned by Kroh Brothers Development Company, do hereby declare that the subdivision of said land is with their knowledge and consent, and in accordance with their desires; and do hereby grant the easements for the purposes indicated, and do hereby dedicate the roads shown hereon to the public forever.

ATTEST: James P. Lindsay, Assistant Secretary — Stephen E. Reiter, Vice President

ACKNOWLEDGMENT

STATE OF Colorado
COUNTY OF Denver } ss:

The foregoing instrument was acknowledged before me by Stephen E. Reiter, who affirmed that he is the Vice President for Wells Fargo Realty Advisors, and that he executed said instrument on behalf of Wells Fargo Realty Advisors, on this 25th day of August, 1980.

Witness my hand and official seal.

Margaret Anne Nagenbach
Notary Public

My commission expires: August 10, 1982.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Albertson's, Inc., owners in fee simple of a portion of the land embraced in this plat of Cheyenne Plaza Shopping Center, do hereby declare the subdivision of said land is with their free act and deed and in accordance with their desires; and do hereby grant the easements for the purposes indicated and do hereby dedicate the roads shown hereon to the public forever.

ATTEST: Minnie O. Armstrong, Secretary — Michael F. Reulinn, Senior Vice President

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Ada } ss:

The foregoing instrument was acknowledged before me by Michael F. Reulinn, who affirmed that he is the Senior Vice President of Albertson's, Inc. and that he executed said instrument on be'f of Albertson's, Inc. on this 3rd day of September, 1980.

Witness my hand and official seal.

Carolyn Woodall
Notary Public

My commission expires: 4-26-1982

SURVEYOR'S CERTIFICATE

I, Glen L. Roberts, a Licensed Land Surveyor in the State of Wyoming, do hereby certify that this map has been prepared from the field notes of an actual survey of Cheyenne Plaza Shopping Center, completed under my direction in October 1979, and that it shows the monuments and lines as I or found at the time of said survey, and is correct to the best of my knowledge and belief.

Glen L. Roberts
Glen L. Roberts, P.E. and L.S. #317

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 15th day of September, 1980.

Judy Kellal, Secretary — Kirk Peterson, Chairman

Approved by the City Council of the City of Cheyenne, Wyoming this 2nd day of September, 1980.

Attest: Patricia M. McCord, City Clerk — Don Erickson, Mayor

Approved by the Board of County Commissioners for Laramie County

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT Kroh Brothers Development Company, owners in fee simple of a portion of the land embraced in this plat of Cheyenne Plaza Shopping Center, do hereby declare the subdivision of said land to be the free act and deed and in accordance with their desires, and do hereby grant the easements for the purpose indicated, and do hereby dedicate the roads shown hereon to the public forever.

Attest: A. T. Wheeler, Jr., Secretary — John A. Kroh, Jr., President

ACKNOWLEDGMENT

State of Wyoming
County of Laramie } ss

The foregoing instrument was acknowledged before me by John A. Kroh, who affirmed that he is the President of Kroh Brothers Development Company, and that he executed said instrument on behalf of Kroh Brothers Development Company, on this 5th day of September, 1980. Witness my hand and official seal.

NOTES:

1. ELEVATIONS ESTABLISHED FROM USGS [illegible]

RECORD CALL LEGEND

(N 00° 00' 00.0" W 00.00') WYOMING HIGHWAY DEPT.

FINAL PLAT
OF
CHEYENNE PLAZA SHOPPING CENTER
A SUBDIVISION SITUATED IN A PORTION OF THE W 1/2 OF SECTION 34, T14N, R66W, 6TH P.M., LARAMIE COUNTY, WYOMING.

594701

Filed for record this 4th day of October, 1980 at 9:00 a.m. and recorded in Plat Book 4 on page 380