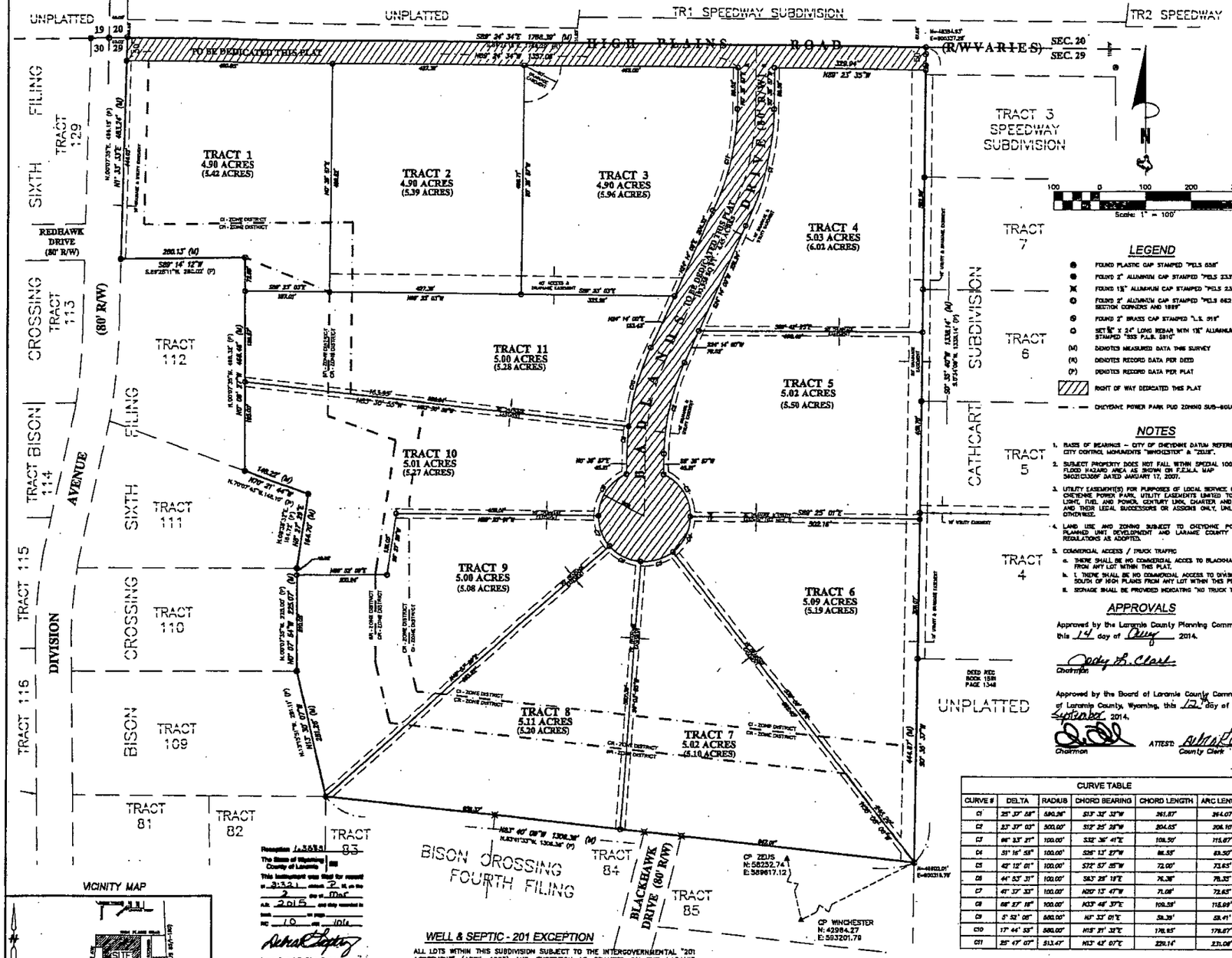
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ▫ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ▫ FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #1



LEGEND

- FOUND PLASTIC CAP STAMPED "PELS 6581"
- FOUND 2" ALUMINUM CAP STAMPED "PELS 2331"
- FOUND 1½" ALUMINUM CAP STAMPED "PELS 2331"
- FOUND 2" ALUMINUM CAP STAMPED "PELS 6812 SECTION CORNERS AND 1889"
- FOUND 2" BRASS CAP STAMPED "L.S. 919"
- SET ⅝" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "3333 P.L.S. 5910"
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA PER DEED
- (P) DENOTES RECORD DATA PER PLAT
- RIGHT OF WAY DEDICATED THIS PLAT
- CHEYENNE POWER PARK PUD ZONING SUB-BOUNDARY

NOTES

1. BASIS OF BEARINGS – CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "WINCHESTER" & "ZEUS".
2. SUBJECT PROPERTY DOES NOT FALL WITHIN SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL NO. 56021C1308F DATED JANUARY 17, 2007.
3. UTILITY EASEMENT(S) FOR PURPOSES OF LOCAL SERVICE ONLY WITHIN CHEYENNE POWER PARK, UTILITY EASEMENTS LIMITED TO CHEYENNE LIGHT, FUEL AND POWER, CENTURY LINK, CHARTER AND/OR SCHED AND THEIR LEGAL SUCCESSORS OR ASSIGNS ONLY, UNLESS SHOWN OTHERWISE.
4. LAND USE AND ZONING SUBJECT TO CHEYENNE POWER PARK PLANNED UNIT DEVELOPMENT AND LARAMIE COUNTY LAND USE REGULATIONS AS ADOPTED.
5. COMMERCIAL ACCESS / TRUCK TRAFFIC
   a. THERE SHALL BE NO COMMERCIAL ACCESS TO BLACKHAWK DRIVE FROM ANY LOT WITHIN THIS PLAT.
   b. I. THERE SHALL BE NO COMMERCIAL ACCESS TO DIVISION AVENUE SOUTH OF HIGH PLAINS FROM ANY LOT WITHIN THIS PLAT.
   II. SIGNAGE SHALL BE PROVIDED INDICATING "NO TRUCK TRAFFIC"

APPROVALS

Approved by the Laramie County Planning Commission, this 14 day of Aug 2014.

Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this 12 day of September 2014.

Chairman ATTEST: County Clerk

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Cheyenne Power Park LLC, a Wyoming Limited Liability Company, owner in fee simple of the following described tract of land:

A parcel of land situated in a portion of the NW1/4 of Section 29, Township 13 West, Range 66 North of the Sixth Principal Meridian, Laramie County, Wyoming, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way of Division Avenue and from which the Section Corner common to Sections 19, 20, 29 and 30 bears N.89°24'34"E., 40.00 feet; thence S.89°24'34"E., along the Section line common to Sections 20 and 29, a distance of 1766.39 feet to a point, lying N.00°35'40"E., a distance of 15.00 feet from a 2" brass cap marked "witness corner LS 519"; thence S.00°35'40"E., along the Westerly boundary of Cathcart Subdivision, a distance of 1338.14 to the Southwest corner of Cathcart Subdivision; thence, S.00°35'37"W., coinciding with the West line of that Warranty Deed recorded in Book 1581, Page 1348, Laramie County Clerks Office, Wyoming, a distance of 444.87 feet to a 2" aluminum cap being the Northwest corner of Elson Crossing, 4th Filing; thence N.83°40'09"E., along the North boundary line of said Elson Crossing, 4th Filing, 1306.38 feet to a 2" aluminum cap; thence N.13°30'07"W., along the East boundary line of Elson Crossing, 6th Filing, 281.28 feet to a 2" aluminum cap; thence N.00°07'54"W., along said East line, 225.07 feet to a 2" aluminum cap; thence N.08°27'28"E., continuing along said East line, 184.70 feet to a 2" aluminum cap; thence N.70°21'44"W., continuing along said East line, 148.22 feet to a 2" aluminum cap; thence N.00°08'27"W., continuing along said east line, 488.46 feet to a 2" aluminum cap; thence S.89°41'12"E., along the North line of Elson Crossing 5th, Filing, a distance of 280.13 feet to a 2" aluminum cap on the easterly Right-of-Way line of Division Ave.; thence N.01°33'33"E., along said Right-of-Way line a distance of 463.24 feet to the Point of Beginning.

Have caused the same to be surveyed, platted and known as Cheyenne Power Park, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed in accordance withtheir desires, and do hereby dedicate to the public the streets and grant the easements for the purposes indicated hereon.

Cheyenne Power Park, LLC

by: Name Title

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 2nd day of OCTOBER 2014 by KEN BALL MANAGING PARTNER for Cheyenne Power Park, LLC., A Wyoming Limited Liability Company

Notary Public, Laramie County, WY

My Commission Expires: Jan 26, 2019

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, 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

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	25° 37' 58"	590.26'	S13° 32' 33"W	261.87'	264.07'
C2	23° 37' 03"	500.00'	S12° 25' 28"W	204.65'	206.10'
C3	66° 33' 21"	100.00'	S32° 36' 41"E	108.50'	115.87'
C4	51° 16' 58"	100.00'	S26° 13' 27"W	86.55'	89.50'
C5	42° 12' 01"	100.00'	S72° 57' 57"W	72.00'	73.63'
C6	44° 53' 31"	100.00'	S83° 29' 18"E	76.38'	78.35'
C7	41° 37' 33"	100.00'	N20° 13' 47"W	71.08'	72.63'
C8	68° 27' 18"	100.00'	N33° 48' 37"E	100.58'	119.49'
C9	5° 52' 08"	880.00'	N1° 33' 01"E	58.39'	58.41'
C10	17° 44' 53"	580.00'	N15° 31' 32"E	178.85'	179.67'
C11	25° 47' 07"	513.47'	N13° 42' 07"E	229.14'	231.08'

WELL & SEPTIC - 201 EXCEPTION

ALL LOTS WITHIN THIS SUBDIVISION SUBJECT TO THE INTERGOVERNMENTAL "201 AGREEMENT" (APRIL 1963) AND EXCEPTION AS GRANTED BY THE LARAMIE COUNTY BOARD OF COMMISSIONERS (RES.#140902-25) SEPTEMBER 2, 2014 (REC. Bk.2408, Pg.1048) AND AS GRANTED BY THE CITY OF CHEYENNE GOVERNING BODY (RES.#5623) OCTOBER 27, 2014 (REC. Bk.2421, Pg.586).

IF, AND WHEN, CONDITIONS FOR ANNEXATION EXIST FOR ANY OF THE PROPERTIES COVERNED BY THE CHEYENNE POWER PARK PUD, THE OWNER OR OWNERS OF EACH SUCH PROPERTY SHALL SEEK ANNEXATION INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF CHEYENNE.

VICINITY MAP

Reception No. 1435853
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record on 3:32 p.m. on the 2nd day of Mar A.D. 2015 and duly recorded in Book 10 of Misc. on page 104
Clerk By Deputy

FILING RECORD

RECORDED 3/2/2015 AT 3:32 PM IN BOOK 10 PAGE 104
Debra K. Lebsack, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

REVISED: September 4, 2014
\2011\11177 229-13-86\11177 REVPLAT 201-4.DWG

FINAL PLAT OF Cheyenne Power Park

PLANNED UNIT DEVELOPMENT

SITUATED IN A PORTION OF THE NW¼ OF SECTION 29 TOWNSHIP 13N., RANGE 66 W. OF THE 6TH P.M., LARAMIE COUNTY, WYOMING.

PREPARED SEPTEMBER, 2011

STEIL SURVEYING SERVICES, LLC
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