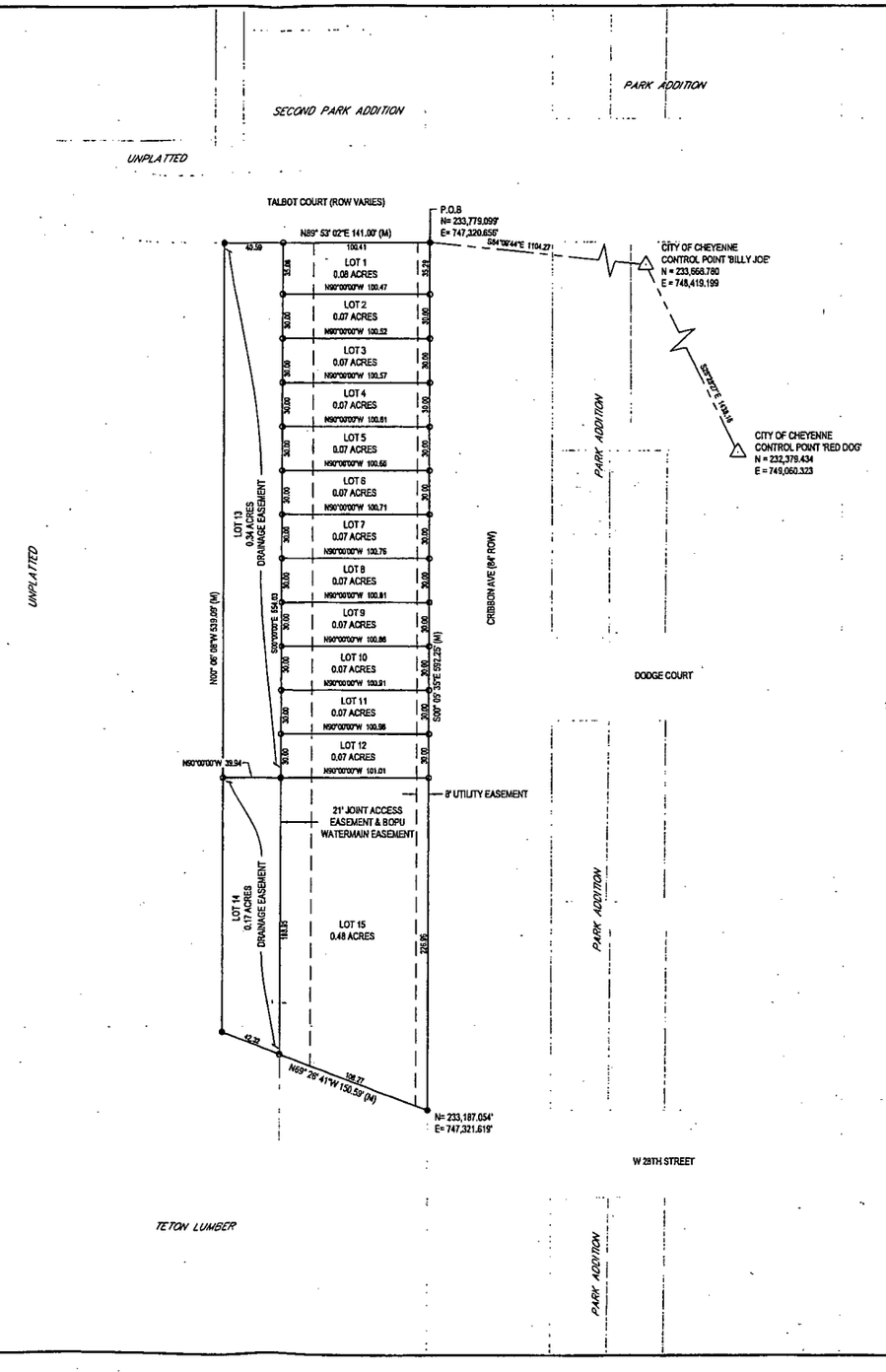


DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, ROBERT H CHRISTENSEN, PRESIDENT OF CHRISTENSEN'S INC, OWNER IN FEE SIMPLE OF THE LANDS EMBRACED IN THIS PLAT OF "CHRISTENSEN PARK", DO HEREBY DECLARE THIS PLAT OF SAID LANDS TO BE THEIR FREE ACT AND DEED IN ACCORDANCE WITH THEIR DESIRE, DO HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED.

ROBERT H CHRISTENSEN
PRESIDENT OF CHRISTENSEN'S INC.

ACKNOWLEDGEMENTS

STATE OF Wyoming)
)SS
COUNTY OF Laramie)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT H CHRISTENSEN, PRESIDENT OF CHRISTENSEN'S INC. THIS 25th DAY OF November, 2020, WITNESS MY HAND AND OFFICIAL SEAL. 2D

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-2-2024

APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS 18th DAY OF April, 2019.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS 20th DAY OF July, 2019.

MAYOR

CITY CLERK

NOTE

1. REDEVELOPMENT OF LOTS 14 & 15 MAY NOT OCCUR UNTIL THE ZONING ISSUES WITHIN THOSE LOTS ARE RESOLVED.

LEGEND

- ● FOUND ALUMINUM CAP AVI PC WY PLS 662
- o SET ALUMINUM CAP AVI PC WY PLS 12045
- (M) MEASURED DATA THIS PLAT
- ---------- EASEMENT LINES
- ———— LOT LINES/PLAT BOUNDARY

0 40' 80'
1" = 40' (24" x 36")

LEGAL DESCRIPTION

SITUATED IN A PORTION OF THE SW 1/4 NE 1/4, SECTION 36, TOWNSHIP 14 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN CHEYENNE, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF TALBOT COURT AND THE WEST RIGHT OF WAY LINE OF CRIBBON AVENUE; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY OF CRIBBON AVENUE S00°05'35"E A DISTANCE OF 592.25 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE OF CRIBBON AVENUE N89°25'41"W A DISTANCE OF 150.59 FEET; THENCE N00°06'08"W A DISTANCE OF 539.09 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF TALBOT COURT; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE N89°53'02"E A DISTANCE OF 141.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.83 ACRES MORE OR LESS.

BASIS OF BEARINGS

COORDINATES ARE GROUND COORDINATES BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901.

TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 300,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999658036.

EXAMPLE POINT 100

GROUND NORTHING = 133859.070

GROUND EASTING = 447576.300

N = (133859.070+100000)*SF = 233779.099

E = (447576.300+300000)*SF = 747320.656

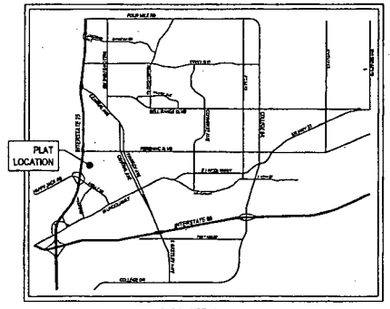
STATE PLANE NORTHING = 233779.099

STATE PLANE EASTING = 747320.656

Reception 798962
The State of Wyoming)SS
County of Laramie)
This instrument was filed for record at 1:28 o'clock P M. on the 7th day of January A.D. 2021 and duly recorded in book ___ on page ___ PVC 12 slot 5
County Clerk & Ex-Officio Register of Deeds
By ___ Deputy

CERTIFICATE OF SURVEYOR

I, ADAM E DESCHLER, A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS SURVEY WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED ON BEHALF OF AVI P.C. BY ME OR UNDER MY DIRECT SUPERVISION ON AUGUST 23, 2018, AND THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.



VICINITY MAP

FILING RECORD
RECP #: 798962
RECORDED 1/7/2021 AT 1:28 PM BK# 12 PG# 5
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

FINAL PLAT FOR CHRISTENSEN PARK

BEING A PLAT OF A PREVIOUSLY UNPLATTED PARCEL OF LAND SITUATED IN A PORTION OF THE SW ¼ NE ¼, SECTION 36, TOWNSHIP 14 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN CHEYENNE, LARAMIE COUNTY, WYOMING
PREPARED AUGUST 2020

NO.	REVISION	DATE

PREPARED FOR:
PKT DEVELOPMENT
2433 SWEETWATER TRAIL
CHEYENNE, WY 82009

PROJECT: CHRISTENSEN PARK
DRAWING TITLE: FINAL PLAT

ENGINEERING PLANNING SURVEYING

DATE: Oct 23, 2020
DRAWN BY: TR
DESIGNED BY:
CHECKED BY: BMP
JOB NO.: 4166
DRAWING NO. 1 OF 1

R:\2018_Christensen Park\PLANNING\FINAL PLAT\18_CHRISTENSEN PARK_FINAL PLAT.dwg Oct 23, 2020 - 3:39pm Rhea