BOUNDARY DESCRIPTION

Lot 10, Block 3 and the Easterly half of that portion of Old Trail Road, a City Street, vacated July 26, 1976 by City Ordinance #2078, all being located in the Cole Addition, Cheyenne, Laramie County, Wyoming being described by metes and bounds as follows:

Beginning at the most Northerly corner of said Lot 10, also being a point on the Southeasterly boundary of Green Valley Road:

thence on an azimuth of 135°25' 17", along the Northeasterly boundary of said Lot 10, also being the Southwesterly boundary of Lots 6, 7, 8 and 9 of said Block 3, a distance of 226.03 feet to the most Easterly corner of said Lot 10:

thence along a circular curve to the right, along the Southerly boundary of said Lot 10, and along the westerly extension of said Southerly boundary, a distance of 493.03 feet, to the center line of said Old Trail Road, said curve having a radius of 3653.73 feet, a chord azimuth of 243°17' 44" and a chord length of 492.65 feet:

thence on an azimuth of 336°41' 55", along the center line of said Old Trail Road, a distance of 80.29 feet to a point on the Southeasterly boundary of Green Valley Road:

thence on an azimuth of 45°25' 17", along the Southeasterly boundary of Green Valley Road, a distance of 439.74 feet to the point of beginning.

That portion of land herein described contains 1.657 acres, more or less.

CERTIFICATE OF SURVEYOR

State of Wyoming)
)ss
County of Laramie)

I Edward C. Fry, a registered Professional Engineer and Land Surveyor, hereby certify that this map was made from notes taken during a survey made under my direction during February and March , 1988 and from record data collected from the offices of the City Engineer and the City Clerk of Cheyenne, Laramie County, Wyoming, and that to the best of my belief and knowledge correctly indicates the data collected and the results of the survey mode.

Edward C. Fry
Wyoming Reg. PE/LS #662

DEDICATION

Know all persons by these presents that Don L. Edeen, and Hazel C. Edeen husband and wife and Cole Community Center, a Wyoming Corporation, owners in Fee Simple of the lands embraced in this plat of "Cole Comunity Center Subdivision", do hereby declare that the subdivision of said lands, as it appears on this plat, to be their free act and deed and in accordance with their desires and hereby vacate the Westerly Boundary of Lot 10, Block 3, Cole Addition, Cheyenne, Laramie County Wyoming.

Don L. Edeen

Hazel C. Edeen
Hazel C. Edeen

COLE COMMUNITY CENTER

David L. Phillips, President

James T. Bonds, Secretary

ACKNOWLEDGMENT

State of Wyoming)
)ss
County of Laramie)

The foregoing instrument was acknowledged before me by Don L. Edeen this 22nd of April, 1988. Witness my hand and offical seal.

C. LYNETTE PAULI - NOTARY PUBLIC
COUNTY OF LARAMIE STATE OF WYOMING
My Commission Expires Mar. 11, 1990

C. Lynette Pauli
Notary Public

The foregoing instrument was acknowledge before me by Hazel C. Edeen this 22nd day of April, 1988. Witness my hand and offical seal.

C. LYNETTE PAULI - NOTARY PUBLIC
COUNTY OF LARAMIE STATE OF WYOMING
My Commission Expires Mar. 11, 1990

C. Lynette Pauli
Notary Public

The foregoing instrument was acknowledged before by Cole Community Center, David L. Phillips, President and James T. Bonds, Secretary this 3rd day of May, 1988. Witness my hand and offical seal.

C. LYNETTE PAULI - NOTARY PUBLIC
COUNTY OF LARAMIE STATE OF WYOMING
My Commission Expires Mar. 11, 1990

C. Lynette Pauli
Notary Public

APPROVALS

Approved by the Cheyenne, Laramie County Regional Planning office the 14th day of April, 1988.

Planning Director

Approved by the City Council of the City Of Cheyenne, Wyoming the 25th day of April, 1988.

Attest: City Clerk

Mayor

Approved by the Laramie County Engineer this 5 day of May, 1988.

County Engineer

LEGEND

- ○ Set 2" X 24" Iron Pipe with Aluminum I.D. Cap
- △ Set 5/8" X 24" Rebar with Aluminum I.D. Cap

GROUND DATUM COORDINATES
Cheyenne City Grid System

Point	Northing	Easting
A	70828.47	608037.82
B	70667.47	608196.47
C	70446.08	607756.37
D	70519.82	607724.60

Bearing Note

All Azimuths are in reference to the City Grid System.

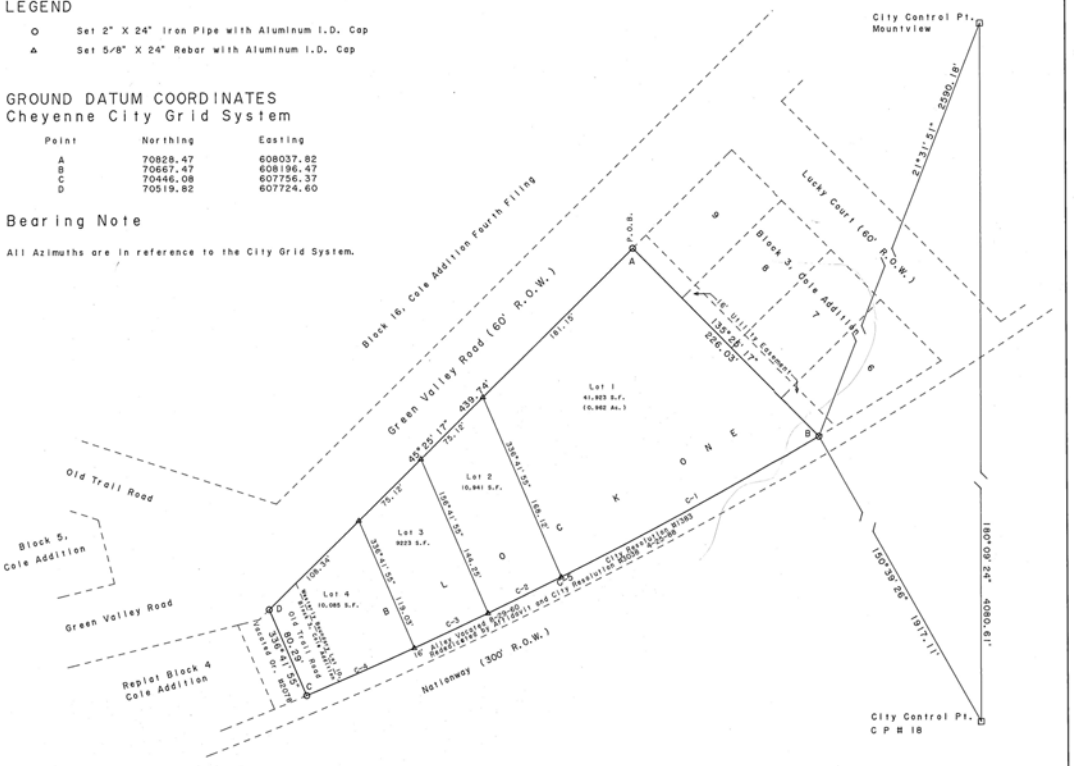
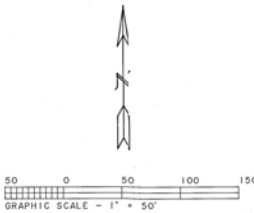


Table of Curve Data

Curve No.	Central Angle	Radius	Length	Chord Azimuth	Chord Length
C-1	3°57' 03"	3653.73'	251.95'	241°24' 19"	251.90'
C-2	1°05' 56"	3653.73'	70.08'	243°55' 49"	70.08'
C-3	1°05' 53"	3653.73'	70.03'	245°01' 44"	70.03'
C-4	1°35' 00"	3653.73'	100.96'	246°22' 11"	100.96'
C-5	7°43' 53"	3653.73'	493.03'	243°17' 44"	492.65'

Vicinity Map

RECEPTION #0P3523
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record at 1:41 o'clock P. M. on the 5th day of May A.D. 19 88 and duly recorded in Bk 6 Pg 10
Fee
County Clerk & Ex-Officio Register of Deeds
By Deputy



FINAL PLAT

COLE COMMUNITY CENTER SUBDIVISION

being the
Easterly 30 feet of that portion of Old Trail Road
Vacated 7-26-76 by City Ordinance #2078
and
All of Lot 10, Block 3, Cole Addition,
Cheyenne, Laramie County, Wyoming

Prepared April, 1988 by Civil Engineering Services, 3234 Acosta Drive, Cheyenne, Wyoming