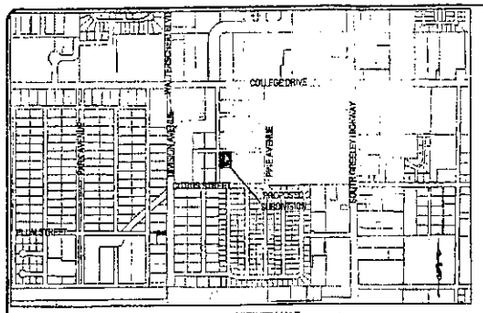


VICINITY MAP
NOT TO SCALE

NOTES:

EXISTING & PROPOSED ZONING:
BLOCK 1: MR

PLATTED AREA: 9.66 ACRES ±

AREA DEDICATED AS RIGHT-OF-WAY: 368.15 SF ±

LOT AREA: 9.626 ACRES ±

SANITARY SEWER SERVICE PROVIDED BY: SOUTH CHEYENNE WATER AND SEWER DISTRICT

DOMESTIC WATER PROVIDED BY : SOUTH CHEYENNE WATER AND SEWER DISTRICT

FIRE PROTECTION BY: FIRE DISTRICT NO. 1

PLATTED AREA LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR LARAMIE COUNTY PANEL NO 1358 OF 1650 MAP NO. 56021C1358F, EFFECTIVE DATE OF JANUARY 17, 2007.

PUBLIC MAINTENANCE OF CEDAR AVENUE

PRIVATE MAINTENANCE OF GRAPE STREET

CEDAR AVENUE ACCESS NOTE:
ACCESS ON CEDAR AVENUE ONLY ALLOWED FOR LOT 3 OF BLOCK 1.

CERTIFICATE OF SURVEYOR

I, ADAM S. BRISCHLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL FIELD SURVEY PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION BY CRAIG COMLEY USING GPS SURVEYING EQUIPMENT DURING THE MONTHS OF APRIL TO JUNE, 2011, AND UTILIZING CITY OF CHEYENNE (WYOMING) LOCAL COORDINATES, AND FROM RECORD INFORMATION ON FILE IN THE LARAMIE COUNTY COURTHOUSE, AND THAT THIS PLAT CORRECTLY SHOWS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN.

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING SITUATED IN THE NORTHWEST ONE QUARTER OF SECTION 17, TOWNSHIP 13 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND POINT MONUMENTED BY A 5/8" REBAR WHICH BEARS N19°57'31"E A DISTANCE OF 1510.87 FEET FROM THE WEST ¼ CORNER OF SAID SECTION 17, WHICH IS MONUMENTED BY A 3 1/4 INCH ALUMINUM CAP ON A REBAR;

THENCE N09°27'52"E A DISTANCE OF 254.99 FEET TO A POINT, SAID POINT BEING THE *TRUE POINT OF BEGINNING* WHICH IS MONUMENTED BY A 2" ALUMINUM CAP (INSCRIBED PLS 12945);
THENCE N00°11'08"E A DISTANCE OF 198.19 FEET ALONG THE EAST RIGHT-OF-WAY LINE (AS SET WITH THIS PLAT) OF CEDAR AVENUE TO THE BEGINNING OF A CURVE TO THE RIGHT MONUMENTED BY A 2" ALUMINUM CAP (INSCRIBED PLS 12945; SAID CURVE HAVING A CENTRAL ANGLE OF 89°54'41", HAVING A RADIUS OF 5.00 FEET, AND WHOSE LONG CHORD BEARS N45°13'34"E A DISTANCE OF 7.88 FEET;
THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.88 FEET TO A POINT MONUMENTED BY A 2" ALUMINUM CAP INSCRIBED PLS 12945;
THENCE S89°43'15"E A DISTANCE OF 143.69 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE (AS SET WITH THIS PLAT) OF GRAPE STREET TO A POINT MONUMENTED BY A 2" ALUMINUM CAP INSCRIBED PLS 853;
THENCE S00°16'25"W A DISTANCE OF 304.11 FEET TO A POINT MONUMENTED BY A FOUND PROPERTY CORNER;
THENCE N89°43'15"W A DISTANCE OF 149.23 FEET TO *THE TRUE POINT OF BEGINNING*.

SAID PARCEL OF LAND CONTAINS 0.695 ACRES MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS GPS OBSERVATION DURING THE MONTHS OF APRIL, MAY, AND JUNE, 2011 OF THE FOUND POINTS TRANSFORMED TO THE CITY OF CHEYENNE'S LOCAL COORDINATE SYSTEM.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: THE UNDERSIGNED, BRUCE H. PERRYMAN, MANAGING MEMBER OF "CREEKSIDE HOMES LLC", DOES HEREBY DECLARE THIS PLAT OF SAID LANDS TO BE HIS FREE ACT AND DEED IN ACCORDANCE WITH HIS DESIRES, AND DOES HEREBY DEDICATE THE PUBLIC ROAD RIGHT-OF-WAYS SHOWN HEREON TO THE PUBLIC AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED.

BRUCE H. PERRYMAN, MANAGING MEMBER

ACKNOWLEDGEMENTS

STATE OF Wyoming)
) SS
COUNTY OF Laramie)

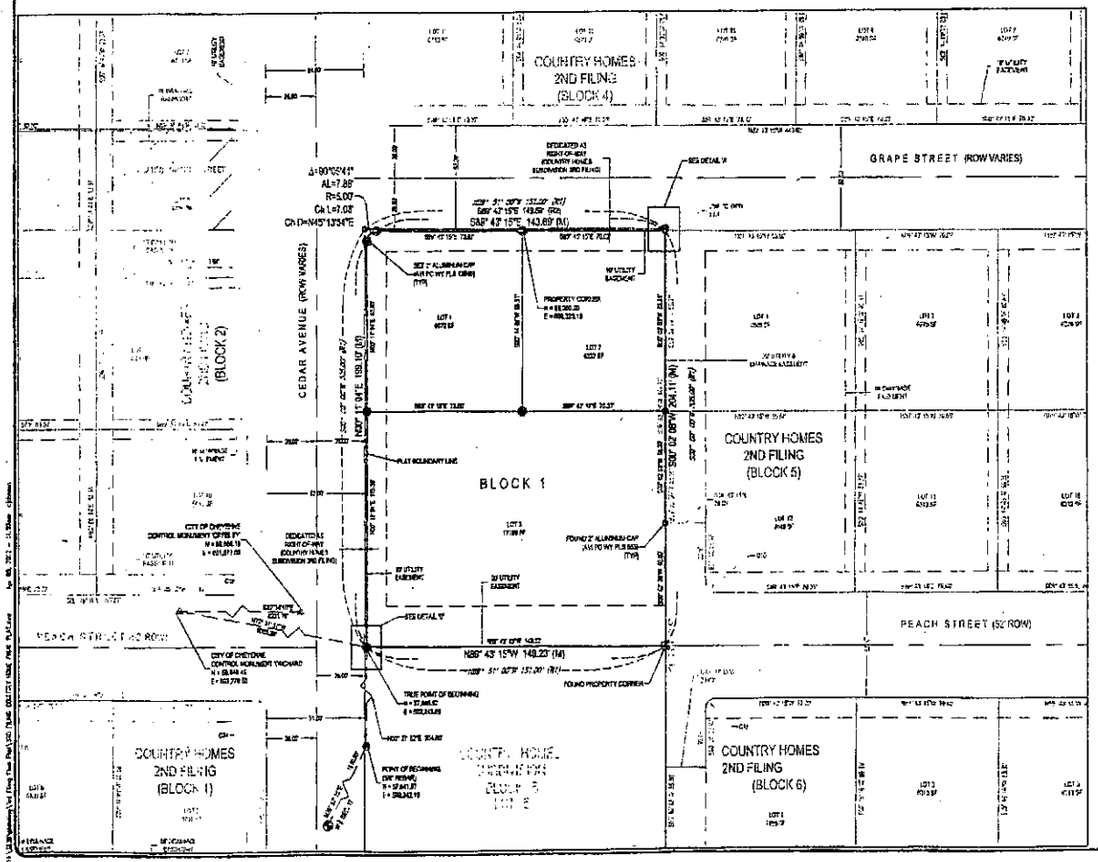
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRUCE H. PERRYMAN, MANAGING MEMBER OF CREEKSIDE HOMES LLC, ON THIS 9th DAY OF March, 2012, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, LARAMIE COUNTY, WY

MY COMMISSION EXPIRES: 1/10/2016

LEGEND

- (M) DENOTES MEASURED DATA
- (R) DENOTES RECORD DIMENSIONS FROM PLAT OF COUNTRY HOMES SUBDIVISION
- (R1) DENOTES RECORD DIMENSIONS FROM PLAT OF COUNTRY HOMES SUBDIVISION 2ND FILING
- FOUND 2" ALUMINUM CAP PLS 5.55
- SET 2" ALUMINUM CAP PLS 12945
- FOUND PROPERTY CORNER
- FOUND IRON ROD
- WEST QUARTER CORNER, SECTION 17
- CITY CONTROL MONUMENT



APPROVALS

APPROVED BY THE CHEYENNE LARAMIE COUNTY PLANNING COMMISSION THIS 8TH DAY OF FEBRUARY, 2012

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF CHEYENNE THIS 12TH DAY OF MARCH, 2012 A.D.

MAYOR ATTEST: CITY CLERK

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 8 DAY OF MARCH, 2012

CHAIRPERSON OF THE PLANNING COMMISSION

APPROVED BY THE COUNTY COMMISSIONERS OF THE LARAMIE COUNTY, WYOMING, THIS 20 DAY OF MARCH, 2012

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS ATTEST: COUNTY CLERK

Reception 610244
The Book of Deeds
Clerk
This 20th day
at 3:07 o'clock P.M.
A.D. 2012
Recorded in Book
No. 10
Deputy
Deputy Clerk
by Michele Schumacher Deputy

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

FINAL PLAT FOR COUNTRY HOMES SUBDIVISION 3RD FILING

BEING A REPLAT OF LOT 4 OF BLOCK 5, OF COUNTRY HOMES SUBDIVISION, A SUBDIVISION BEING SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 13 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING.
PREPARED DECEMBER 2011

RECORDED 2/28/2012 AT 3:07 PM BOOK 11246 PAGE 11 PGS 1
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WYOMING

NO.	REVISION	DATE

PREPARED FOR:
CREEKSIDE HOMES LLC
1103 OLD TOWN LANE #101
CHEYENNE, WY. 82009

PROJECT:
COUNTRY HOMES SUBDIVISION 3RD FILING

DRAWING TITLE:
FINAL PLAT

engineering planning surveying
PHONE (307) 637-6017
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE: DEC2011
DRAWN BY: JJG
DESIGNED BY: BE / JJG
CHECKED BY: BE / AED / BHP
JOB NO.: 2-3239.11
DRAWING NO. 1 OF 1