

ENGINEER'S CERTIFICATE

State of Wyoming
County of Laramie

I, T. H. Baldwin, of Cheyenne, Wyoming, hereby certify that this plat of Cox Subdivision was made from notes taken during an actual survey made under my direction in January and February 1955 and that it accurately represents the lots, lots, streets and alleys as marked on the ground by iron pipe set at all lot corners; I further certify that the land embraced in this subdivision is all of tracts 29 and 30 and a part of tracts 31 and 32 of Sunnyside Addition, Second Filing, Laramie County, Wyoming, being more particularly described as follows: Beginning at the SW corner of said tract 29 which contains the north R/W line of Pershing Boulevard, thence N 0° 04' W along the north line of said tracts 29, 30, 31 & 32 a distance of 605.3 feet to the NW corner of said tract 29 thence S 89° 47.5 E along the north line of said tracts 29, 30, 31 & 32 a distance of 593.07 feet to the NE corner of said tract 32; thence S 0° 09' E along the east line of said tract 32 a distance of 470.65 feet to a point on the North R/W line of the Lincoln 4 Lane Divided Highway (U.S. #30); thence S 48° 19' W along the north R/W line of said Highway a distance of 203.4 feet to a point on the south line of said tract 31; thence N 89° 51' W along the south line of said tracts 31, 30 and 29, a distance of 440.39 feet to the point of beginning.

T. H. Baldwin
Mys. Reg. #18

DEDICATION

Know all men by these presents, that Robert O. Cox and Lois A. Cox, owners in fee simple of the land embraced in this plat and description of Cox Subdivision, as appears on this plat, do hereby declare the subdivision of the within described land to be their free act and deed and in accordance with their intentions, and do hereby dedicate to the use of the public forever all of the streets and alleys shown hereon.

Witness: *Robert O. Cox*
Witness: *Lois A. Cox*

ACKNOWLEDGEMENT

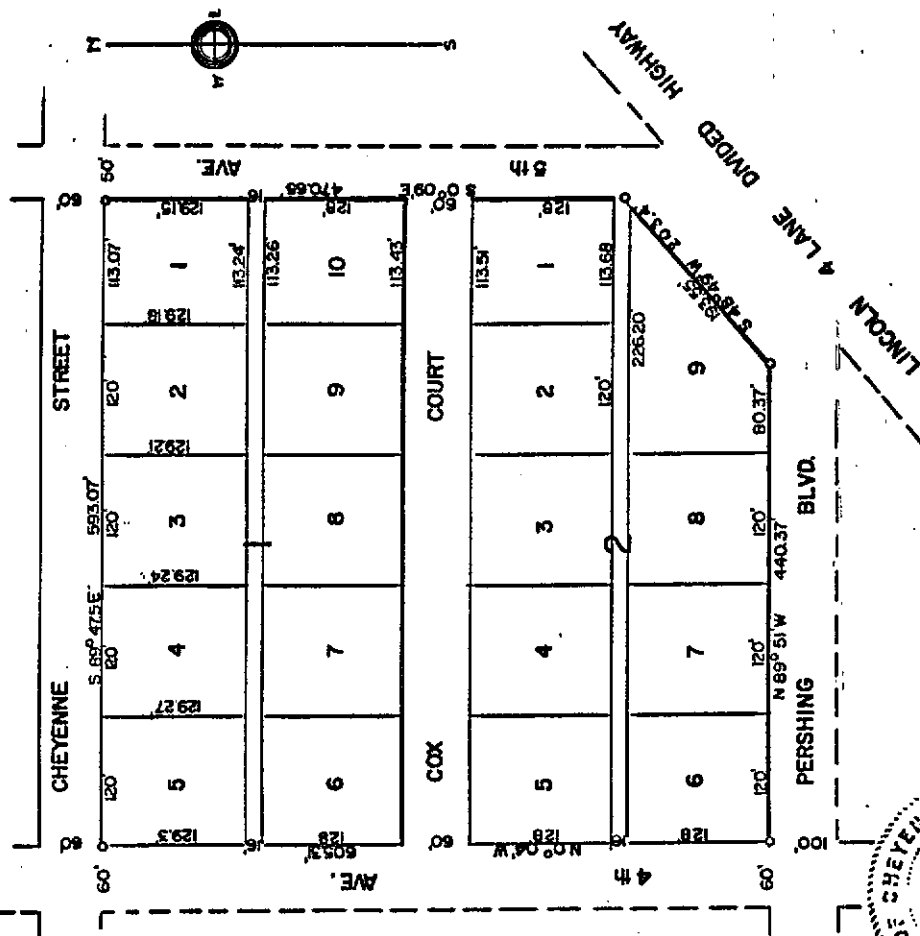
The State of Wyoming
County of Laramie

On this 23rd day of Feb. 1955 before me, a Notary Public, in and for the State of Wyoming, personally appeared Robert O. Cox and Lois A. Cox, to me known to be the persons described in and who executed the within and foregoing dedication, and acknowledged said instrument to be their free act and deed and for the purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and affixed the seal of my office the day and year first above written.
My commission expires 3/31/57
Robert H. Public
Notary Public
Residing at Cheyenne, Wyo.

COX SUBDIVISION OF

TRACTS 29, 30, 31, & 32
SUNNYSIDE ADDITION 2nd FILING
LARAMIE COUNTY, WYOMING
SCALE 1"=100' MARCH 1955



707208

The State of Wyoming
County of Laramie
This instrument was filed for record on this 23rd day of Feb. A.D. 1955 and duly recorded in Book 124 Page 107
Robert H. Public
Notary Public
County Clerk & Ex-Officio Register of Deeds
By *Edith H. Blum*, Deputy

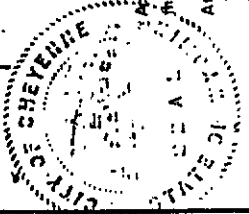
APPROVAL

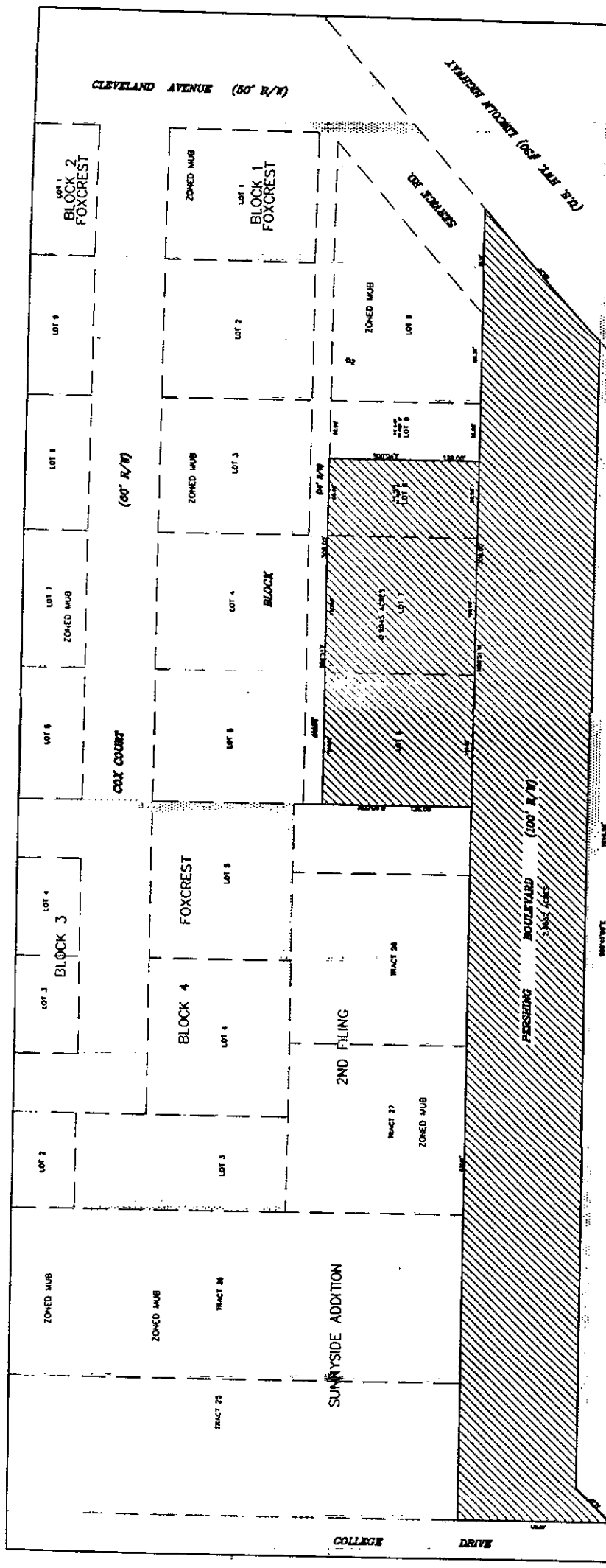
Approved by the City Commission of the City of Cheyenne this 23rd day of March 1955.

Walter D. Conrad
Mayor

Approved by the Board of County Commissioners, Laramie County, Wyoming, this 23rd day of April 1955.

Walter D. Conrad
Chairman





DESCRIPTION
 ALL OF LOTS 6 AND 7 AND THE WEST 65 FEET OF LOT 8, BLOCK 2, COX SUBDIVISION OF TRACT 26, SUNDYSIDE ADDITION, 2ND FILING, LARAMIE COUNTY, WYOMING, TOGETHER WITH THAT PORTION OF PERSHING BOULEVARD LYING BETWEEN THE EAST RIGHT-OF-WAY LINE OF COLLEGE DRIVE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30.

ZONING
 PRESENT ZONING = (MUB) MUSED USE BUSINESS

AREA
 AREA OF LOTS 6, 7, AND 8 TO BE ANNEXED..... 0.8046 ACRES
 AREA OF PERSHING BOULEVARD TO BE ANNEXED..... 2.5883 ACRES
 TOTAL AREA TO BE ANNEXED..... 3.3929 ACRES

LEGEND
 [Hatched Box] AREA TO BE ANNEXED
 [White Box] EXISTING CITY LIMITS

APPROVALS
 Approved by the Cheyenne-Laramie County Planning Commission on the 26th day of May, 1998.
 [Signature] Secretary
 Approved by the City Council of the City of Cheyenne, Wyoming on the 26th day of May, 1998.
 [Signature] City Clerk

CERTIFICATE OF SURVEYOR
 STATE OF WYOMING }
 COUNTY OF LARAMIE } SS
 I, James A. Steel, Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Annexation Map was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Wyoming. My Commission Expires on 12/31/2000. My Office is located at 1000 North Lincoln Street, Cheyenne, Wyoming 82001. My Telephone Number is 307-635-1111. My Fax Number is 307-635-1112. My E-mail Address is jsteel@steel-surveyors.com. My Report and Certificate are correct to the best of my knowledge.

ANNEXATION MAP
 FOR
 LOTS 6, 7 AND THE WEST 65 FEET OF LOT 8, BLOCK 2,
 COX SUBDIVISION, AND A PORTION OF PERSHING BOULEVARD,
 LARAMIE COUNTY, WYOMING.

PREPARED NOVEMBER, 1998
STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 1000 NORTH LINCOLN STREET, P.O. BOX 2073
 CHEYENNE, WYOMING 82001-0073

FILED RECORD
 Received..... 11/23/98
 By the County of Laramie }
 Clerk }
 No. 2127 }
 Vol. 2127 }
 A.S. 11/23/98 }
 J.A.S. }
 [Signature]

NEIGHBORHOOD MAP
 [Map showing location of the subdivision within the city limits of Cheyenne, Wyoming.]

Scale 1" = 40'