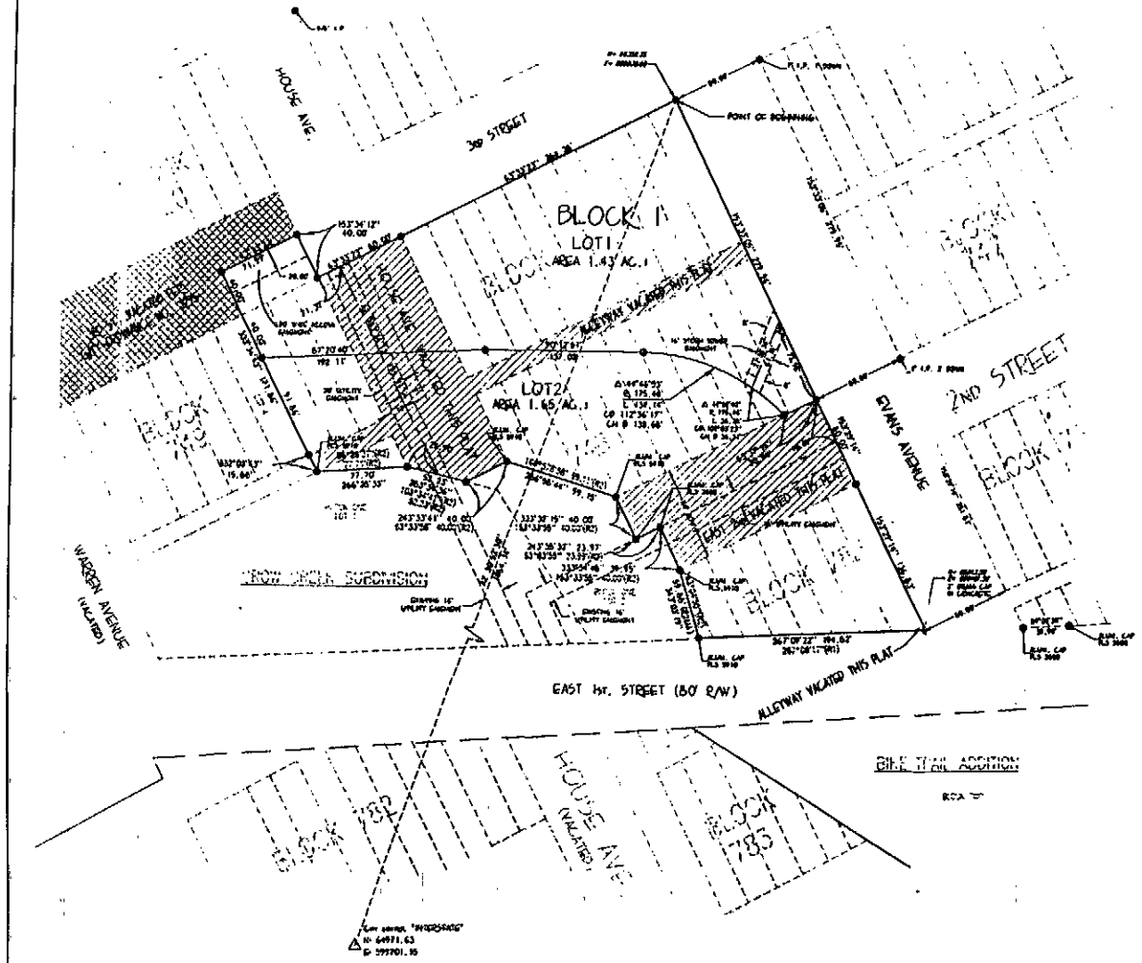


DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Jason S. Hasler, City Engineer, for the City of Cheyenne, and Randy L. Ballard, Secretary, Ballard's Investments, LLC., owners of the lands described on this plat, have caused the same to be surveyed and platted and known as the CROW CREEK SUBDIVISION FIRST FILING, and does hereby declare the subdivision of the said lots as shown on this plat to be true, free and clear and that the subdivision has been made, and the streets dedicated, Lot 2 as a whole apart of the said land the easements are for purposes indicated hereon.

Jason S. Hasler
City Engineer, City of Cheyenne
Jason S. Hasler, PE & PLS No. 895

Randy L. Ballard
Ballard's Investments, LLC
Randy L. Ballard, President

ACKNOWLEDGMENTS

State of Wyoming } ss
County of Laramie }

The foregoing instrument was acknowledged before me this 24th day of January, 2000 by Jason S. Hasler, City Engineer.

Witness my hand and official seal.

State of Wyoming } ss
County of Laramie }

The foregoing instrument was acknowledged before me this 24th day of January, 2000 by Randy L. Ballard, President, Ballard's Investments, LLC.

Witness my hand and official seal.

APPROVALS

Approved by the Cheyenne/Laramie County Regional Planning Commission this 26th day of November, 1999.

Chairman

Approved by the City Council, of the City of Cheyenne, Wyoming this 22nd day of November, 1999.

Mayor

ATTEST: City Clerk

LEGAL DESCRIPTION

Beginning at the northeast corner of Block 748, South Cheyenne, City of Cheyenne being 153°33'08" (Legal record from Harris, City of Cheyenne Datum 1994) along the east line of Block 748, a distance of 279.56 feet to the southeast corner of Block 748; thence 153°29'19" a distance of 80.00 feet to the northeast corner of Block 783, South Cheyenne, City of Cheyenne; thence 153°29'19" along the east line of Block 783, a distance of 136.83 feet to a point on the northerly line of East 1st Street; thence 267° 09'22" along the northerly line of East 1st Street, a distance of 194.82 feet to the northeasterly corner of the Crow Creek Subdivision; thence along the following 8 courses and distances to the Crow Creek Subdivision as follows: 343°05'19", a distance of 98.86 feet; thence 333°34'48", a distance of 38.75 feet; thence 243°38'38", a distance of 23.99 feet; thence 333°32'15", a distance of 40.00 feet; thence 264°58'44", a distance of 99.15 feet; thence 243°33'49", a distance of 40.00 feet; thence 26°34'36", a distance of 50.23 feet; thence 264°28'35", a distance of 77.90 feet; thence 337°05'43" leaving the northerly line of the Crow Creek Subdivision, a distance of 98.86 feet to the southeast corner of Lot 4, Block 749, South Cheyenne, City of Cheyenne; thence 333°34'43" along the east line of said Lot 4, a distance of 171.86 feet to a point on the northerly line of the vacated 3rd Street; thence 63°33'23" along the northerly of the vacated 3rd Street, a distance of 71.97 feet; thence 153°34'12", a distance of 40.00 feet to the northeast corner of Block 748, South Cheyenne, City of Cheyenne; thence 63°33'23" along the north line of 3rd Street and the north line of Block 748, South Cheyenne, City of Cheyenne, a distance of 344.36 feet to the Point of Beginning of said description. Containing 3.08 acres, more or less.

SURVEYOR'S STATEMENT

I, Paul A. Rice, Wyoming Professional Land Surveyor No. 7929 of the State of Wyoming, hereby state that this plat of CROW CREEK SUBDIVISION SECOND FILING was prepared from official plats and notes of a field survey conducted by me during the months of March, 1999, and that the boundaries and lots are found as shown and that this plat correctly represents said field survey and of the land platted hereon to the best of my knowledge and belief.

Paul A. Rice
Professional Land Surveyor
WYOMING

VACATION STATEMENT

It is the intent of this plat to vacate the following described lands with this plat:
1. All of the alleyway shown in Block 748, Block 749 and 783.
2. All of House Avenue lying on the northerly line of 3rd Street.
3. All of 2nd Street lying on the westerly line of Evans Avenue.
4. All interior lot lines of the Original City of Cheyenne (South Cheyenne A)

NOTE:
OWNERSHIP AT TIME OF PLAT APPROVAL:
LOT 1, BALLARD'S INVESTMENTS, LLC.
LOT 2, THE CITY OF CHEYENNE.

LEGEND

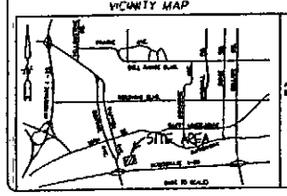
- ● FOUND ACCEPTED MONUMENT AS NOTED
- ○ SET NO. 5824 REBAR WITH 2" ALUMINUM CAP UNLESS NOTED
- (R1) RECORD DATA PER "BIKE TRAIL ADDITION"
- (R2) RECORD DATA PER "CROW CREEK SUBDIVISION"
- DENOTES AREA VACATED BY CITY ORDINANCE NO. 3295
- DENOTES AREA VACATED BY THIS PLATTING AND AS NOTED IN THE VACATION STATEMENT
- BLOCK BLOCK TEXT WITHIN SUBDIVISION INDICATED DERMALLY DESIGNATED BLOCK AND LOTS OF THE ORIGINAL CITY OF CHEYENNE (SOUTH CHEYENNE A)
- CURVE DATA: Δ R L CB CH D — DEFLECTION ANGLE BETWEEN TANGENTS; RADIUS; CURVE ARC LENGTH; CHORD DIRECTION; CHORD DISTANCE

N

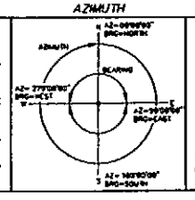
50 0 50 100 150

SCALE 1" = 50'

VICINITY MAP



AZIMUTH



FILING RECORD

The State of Wyoming } ss
County of Laramie }

This instrument was filed for record at 10:03 o'clock A.M. on the 28th day of January, A.D. 2000, and duly recorded in Book 7 of Plats, Page 49.

Fee $ 7.00

County Clerk & Ex-Officio Register of Deeds

Deputy

CITY OF CHEYENNE
2101 O'NEIL AVE.
CHEYENNE, WY 82001

1st STREET REPLAT

REPLAT

engineering surveying planning

Designed by: PAR	Checked by: RLA/SRL
Drawn by: PAR	Date: 7/9/99
Job No.	2-2104
Sheet No.	1 of 1

CROW CREEK SUBDIVISION
SECOND FILING

A REPLAT OF
PORTIONS OF BLOCK 749, BLOCK 748, BLOCK 783, VACATED PORTIONS OF 2nd STREET & HOUSE AVENUE, SOUTH CHEYENNE, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.