declare that they are the owners in fee simple of those lands and have the authority to plat those lands and did Dedicate and Acknowledged that this instrument to be the free

## Notes:

1. The word "Certify" or "Certificate" as shown and used herein implies an expression of professional opinion regarding the facts and data as required during this survey and does not constitute any warranty or guarantee either expressed or implied.

2. This document is valid only if it has affixed thereon an original signature and the Land Surveyor has set his hand and seal attesting to the authenticity of this document and that it is facts or makes an approved document.

3. It is the intention of this replat to create the interior lot lines of lots 4,5 and 6 of Alber Subdivision, a replat of a portion of Tract 9 and all of Tract 10 of Richardson tracts as contained within this replat.

4. It is intended that the drainage and utility easements as shown on Alber Subdivision be retained in the positions as shown on the plat of Alber Subdivision.

5. The BASIS OF BEARING was derived from City of Cheyenne Horizontal Control Data 1987 Monuments "CARELET", "MARGARITA" and "ALLISON"

6. The Bearings and Distances as shown hereon are essentially the same as shown on the plat of "ALBER SUBDIVISION" and those were utilized for the constructing of this plat.

7. The Bearings and Distances as shown thus(00 00 00), were those portrayed on the plat of "RICHARDSON TRACTS" as filed in the month of December in the Year of Our LORD 1979.

8. Tie to City of Cheyenne Horizontal Control is as follows:
SE Corner of Lot 4 of Block 1 to station "ALLISON" = S39°36'03"E 3882.37'
SE Corner of Lot 6 of Block 1 to station "CARELET" = S18°58'37"W 3864.60'

NW Corner of Lot 1 of Block 1 to station "CARELET"=N 15°04'39"E 4002.79'
NW Corner of Lot 1 Block 1 to station "ALLISON" = S87°36'15"E 4855.16'
NW Corner of Lot 1 Block 1 to station "MARGARITA" (calculated to verify Alber plat tie) N48°57'11"E 6787.07'

9. The private road shown hereon as BAY BREAK DRIVE is a private drive and is Not intended to receive maintenance from Laramie County or any other public entity.

10. BAY BREAK DRIVE, a private road, is intended to be an ingress and egress easement for the use and enjoyment of the persons residing within this subdivision and their guests.

11. BAY BREAK DRIVE, a private road, is also an easement for utilities and drainageways of this subdivision.

## Dedication ~

Know All Men by These Presents; George V. Day et ux, William Day III and Day Mobile Homes, Inc., a Wyoming Corporation, George V. Day President, owners in fee simple of the lands embraced within this plat of Day Break Valley Subdivision, a replat of a portion of Lot 1, Lot 4, Lot 5 and Lot 6 of Alber Subdivision, a Subdivision situate, known and being in the NE 1/4 of Section 6 in T.13 N. R.66 W. of the 6th P.M. in Laramie County, Wyoming, do hereby declare that the platting of these lands as it appears on this plat, to be the free and voluntary act and deed of George [illegible] William Day III and Day Mobile Homes Inc., a Wyoming Corporation and in accordance with their free and voluntary desires and wishes and does hereby dedicate all [illegible] public forever and do hereby grant all easements as shown hereon for the purposes so indicated.

George V. Day

George V. Day President of Day Mobile Homes, Inc.

## Acknowledgement ~

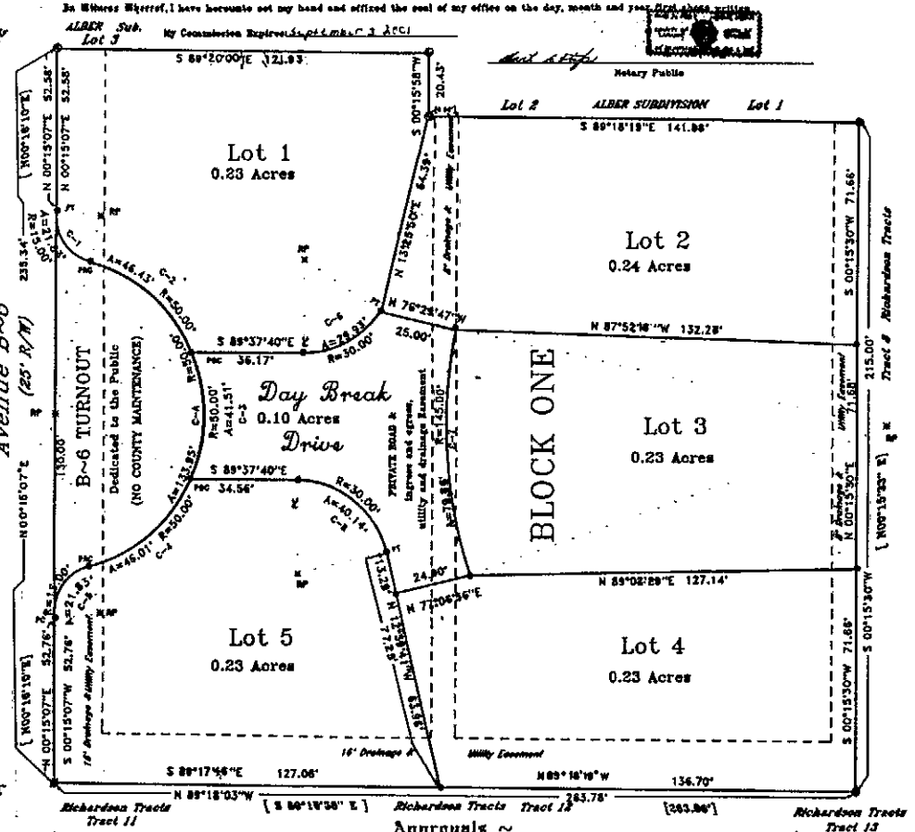
State of Wyoming } ss
County of Laramie }

On this, the 11th day of April A.D. Two Thousand, did personally appear William Day III and George V. Day and they did declare that they are the owners in fee simple of those lands and have the authority to plat those lands and did Dedicate and Acknowledge that this instrument to be the free and voluntary act and deed for the purposes so therein mentioned.

In Witness Whereof, I have hereunto set my hand and affixed the seal of my office on the day, month and year first above written.

My Commission Expires [illegible]

Notary Public




## Certificate of Surveyor

State of Wyoming } ss
County of Laramie }

I, Larry T. Peery L.S., a registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat of Day Break Valley was prepared from field notes of a Survey performed during the month of November in the Year of Our LORD Two Thousand Nine Hundred and Ninety Nine and from survey records and other data that were available in Federal Governmental offices and Laramie County Engineer's records and field notes of surveys in this Township and that this Map of Survey portrays the monumentation as found and/or set and depicts the lands as described in the land descriptions as shown hereon and [illegible] to the best of my knowledge and belief.

Larry T. Peery LS

April 11th 2000

Wyoming Registration Number LS 9967

## Approvals ~

Approved by the Cheyenne - Laramie County Regional Planning Commission on this 10th day of the month of March in this, the Year of Our LORD Two Thousand.

Development Director: [illegible]

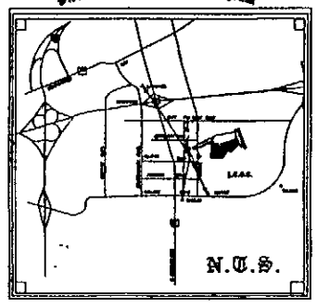
Approved by the Commissioners of Laramie County, Wyoming on this 4th day of the month of April in this, the Year of Our LORD Two Thousand.

Attest: [illegible] Laramie County Clerk — [illegible] Chairman

Approved by the City Council of the City of Cheyenne, Wyoming on this 27th day of the month of March in this, the Year of Our LORD Two Thousand.

Attest: Carol A. Intchefer City Clerk — [illegible] Mayor

## Virtually May & Control Diagram



## Legend ~

- ■ Denotes plastic cap stamped LS 3609, found.
- ⊙ Denotes 5/8"X24" rebar with Aluminum Cap stamped LS 5606, found.
- ● Denotes 5/8"X36" rebar with an Aluminum Cap marked LS 3047, set.
- (00 00 00) Denotes Bearing or Distance from the plat of "Richardson Tracts" A.D. 1979.
- 00 00 00 Denotes Bearings and Distances as shown on the Plat of "Alber Subdivision" and as measured this survey.

NO PUBLIC MAINTENANCE OF PRIVATE ROADS AS SHOWN HEREON.

WATER SUPPLY AND WASTE WATER DISPOSAL BY SOUTH CHEYENNE WATER AND SEWER DISTRICT.

FIRE PROTECTION PROVIDED BY FIRE DISTRICT NUMBER ONE.

## Curve Data

| CURVE | RADIUS | TANGENT | LENGTH | DELTA | DEGREE | CHORD | CH.BEARING |
|---|---|---|---|---|---|---|---|
| C-1 | 15.00' | 15.36' | 21.83' | 83°22'27" | 381°58'18" | 19.99' | S 34°48'34"E |
| C-2 | 50.00' | 23.04' | 46.43' | 53°12'19" | 114°35'30" | 44.76' | S 48°53'24"E |
| C-3 | 50.00' | 22.03' | 41.31' | 47°33'36" | 114°35'30" | 40.32' | S 00°28'20"W |
| C-4 | 50.00' | 24.78' | 48.01' | 52°43'54" | 114°35'30" | 44.41' | S 50°38'04"W |
| C-5 | 15.00' | 15.36' | 21.83' | 83°22'27" | 381°58'18" | 19.99' | S 35°18'48"W |
| C-6 | 30.00' | 16.34' | 29.52' | 37°58'26" | 190°59'09" | 28.78' | S 61°47'34"W |
| C-7 | 146.00' | 40.97' | 79.86' | 31°33'15" | 38°30'52" | 78.86' | N 63°52'06"W |
| C-8 | 30.00' | 23.72' | 40.14' | 76°99'16" | 190°59'09" | 37.58' | N 51°11'32"E |
| C-9 | 50.00' | 212.32' | 133.93' | 153°29'48" | 114°35'30" | 97.34' | S 00°15'07"W |

## Conversions

From International System of Units (SI) to American Standard

One Foot = 0.30480 Meter

One Acre = 0.4047 Hectares

Note: With the approval of Public Law 94-168 as signed into Law in 1975, the Metric Conversion is equated as One Foot = 1200/3937 Meter

## Scale ~

20 0 20 40 80

GRAPHIC SCALE - FEET

# DAY BREAK VALLEY

A Replat of
Lot 4, Lot 5, Lot 6 & a portion of
Lot 1 of Block One of
ALBER SUBDIVISION

A Subdivision situate in
LARAMIE COUNTY, WYOMING


Terrestrial Surveying & Mapping Co.
1127 Terry Ranch Road, Cheyenne, Wyoming
82007
Phone: (307-634-9360)


Sheet 1

## Filing Record

Reception 272491

The State of Wyoming } ss
County of Laramie }

The instrument was filed for record at 3:57 o'clock P.M. on the 18th day of April A.D. 2000 and duly recorded in book — on page — as No. 7 of [illegible]

Fee $ [illegible]

Alisha Ritzinger

Deputy County Clerk

Reviewed on 11 April A.D.2000 as directed by the reviewing agencies in the Cheyenne-Laramie County for final approval.

[illegible]

"Your Friendly Neighborhood Surveyor"