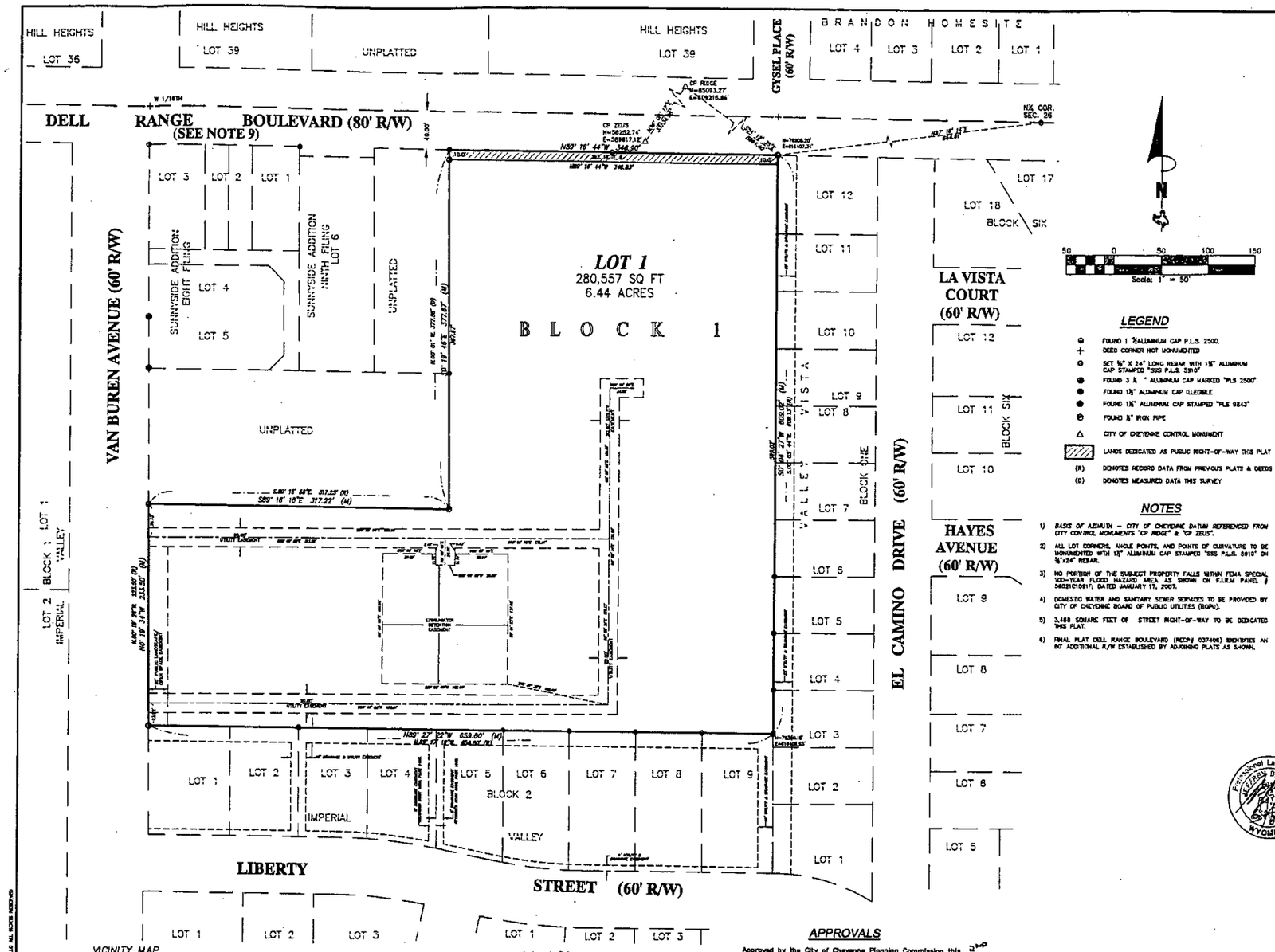


LEGEND

- FOUND 1 "ALUMINUM CAP P.L.S. 2500.
- DEED CORNER NOT MONUMENTED
- SET ½" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 3 ¼ " ALUMINUM CAP MARKED "PLS 2500"
- FOUND 1½" ALUMINUM CAP ILLEGIBLE
- FOUND 1½" ALUMINUM CAP STAMPED "PLS 9843"
- FOUND ½" IRON PIPE
- CITY OF CHEYENNE CONTROL MONUMENT
- LANDS DEDICATED AS PUBLIC RIGHT-OF-WAY THIS PLAT
- (R) DENOTES RECORD DATA FROM PREVIOUS PLATS & DEEDS
- (D) DENOTES MEASURED DATA THIS SURVEY

NOTES

1) BASIS OF AZIMUTH – CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "CP RIDGE" & "CP ZEUS".
2) ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅝"x24" REBAR.
3) NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL # 56021C1091F; DATED JANUARY 17, 2007.
4) DOMESTIC WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES (BOPU).
5) 3,488 SQUARE FEET OF STREET RIGHT-OF-WAY TO BE DEDICATED THIS PLAT.
6) FINAL PLAT DELL RANGE BOULEVARD (RECD# 037406) IDENTIFIES AN 80' ADDITIONAL R/W ESTABLISHED BY ADJOINING PLATS AS SHOWN.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Dell-Vann Storage, LLC, a Wyoming Limited Liability Company, owner in fee simple of the following described parcels of land:

PARCEL 'A'

a portion of the NE¼NW¼ Section 26, Township 14N, Range 66W of the 6th P.M., City of Cheyenne, Laramie County, Wyoming, being more particularly described as follows:

Beginning at the northwest corner of said NE¼NW¼; thence S 89°17'01"E, along the north line of said Section 26, also being the north line of said NE¼NW¼, a distance of 317.33 feet (record east 317.13'); thence S00°18'30"E, a distance of 80.01 feet, to the south right-of-way line of Dell Range Boulevard; thence S89°17'01"E, along said south Right-of-Way line, a distance of 141.66 feet, to the west line of Goodwater Drive; thence S00°18'35"E, along said west line, a distance of 217.74 feet; thence S17°07'52"W, along said west line, a distance of 100.00 feet, to the northeast corner of Block 1, Goodwater Addition; thence N89°15'58"W, along the north line of said Block 1, a distance of 111.48 feet; thence N00°18'35"W, a distance of 367.85 feet to the Point Of Beginning.

AND

PARCEL 'B'

a portion of the NW¼NE¼NW¼ Section 26, Township 14N, Range 66W of the 6th P.M., Laramie County, Wyoming, being more particularly described as follows:

Beginning at a point on the north line of said Section 26, which point is 488.57 feet east from the northwest corner of said NW¼NE¼NW¼; thence easterly along said north line of Section 26, a distance of 173.6 feet, to the northeast corner of said NW¼NE¼NW¼; thence southerly, along the east boundary of said NW¼NE¼NW¼, a distance of 510 feet; thence westerly, parallel with the north boundary of said Section 26, a distance of 173.2 feet; thence northerly, parallel with the west boundary of said NW¼NE¼NW¼, a distance of 510 feet to the Point Of Beginning.

AND

PARCEL 'C'

all of Block One, Block Two and Block 3, and those portions of adjacent rights-of-way as known as Water Blue Lane, Goodwater Drive and the southerly 10.00 feet of Dell Range Boulevard, Goodwater Addition, City of Cheyenne, Laramie County, Wyoming.

Have caused the same to be vacated, platted and/or re-platted and known as DELL-VAN STORAGE PARK, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do hereby grant the easements for the purposes described and dedicate to the public the right-of-way as indicated hereon.

Dell-Vann Storage, LLC

by: _____

_____ as member

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 1st day of May 2015 by _____ as _____ for Dell-Vann Storage, LLC.

_____ Notary Public, Laramie County, WY

My Commission Expires: April 20, 2018

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

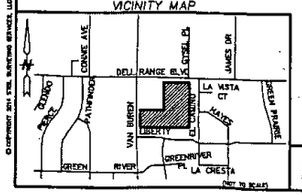
Professional Land Surveyor JEFFREY B. JONES 12866 WYOMING

DELL-VAN STORAGE PARK

SITUATED ON A PORTION OF THE NE¼NW¼ OF SECTION 26 T.14N. R.66W. 6TH P.M. AND ALL OF GOODWATER ADDITION, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED SEPTEMBER 2014

VICINITY MAP



VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF GOODWATER ADDITION INCLUDING ALL PLATTED EASEMENTS AND RIGHTS-OF-WAY ADJACENT THERETO (GOODWATER DRIVE, WATER BLUE LANE AND THE SOUTHERLY 10.00 FEET OF DELL RANGE BOULEVARD) RECORDED APRIL 30TH, 2007 IN PLAT CABINET B, SLOT 28 IN LARAMIE COUNTY CLERK'S OFFICE, CHEYENNE WYOMING

FILING RECORD

RECD #: 660488
RECORDED 5/7/2015 AT 10:03 AM IN BK# 10 PG# 124
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

Reception 660488
The State of Wyoming } SS
County of Laramie }
This instrument was filed for record at 10:03 o'clock A M on the 7th day of May A.D. 2015 and duly recorded in book 10 on page 124
Debra K. Lathrop
County Clerk and ex-Officio Register of Deeds
By: _____ Deputy

APPROVALS

Approved by the City of Cheyenne Planning Commission this 3rd day of SEPTEMBER 2014.

_____ Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this 2nd day of SEPTEMBER 2014.

_____ Mayor (Acting) ATTEST: _____ City Clerk

REVISED: 4/3/2015

\\STORAGE2013\DRAWINGS\2014 DWG\14131 GOODWATER DEL-VAN\14131 FINAL.DWG

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