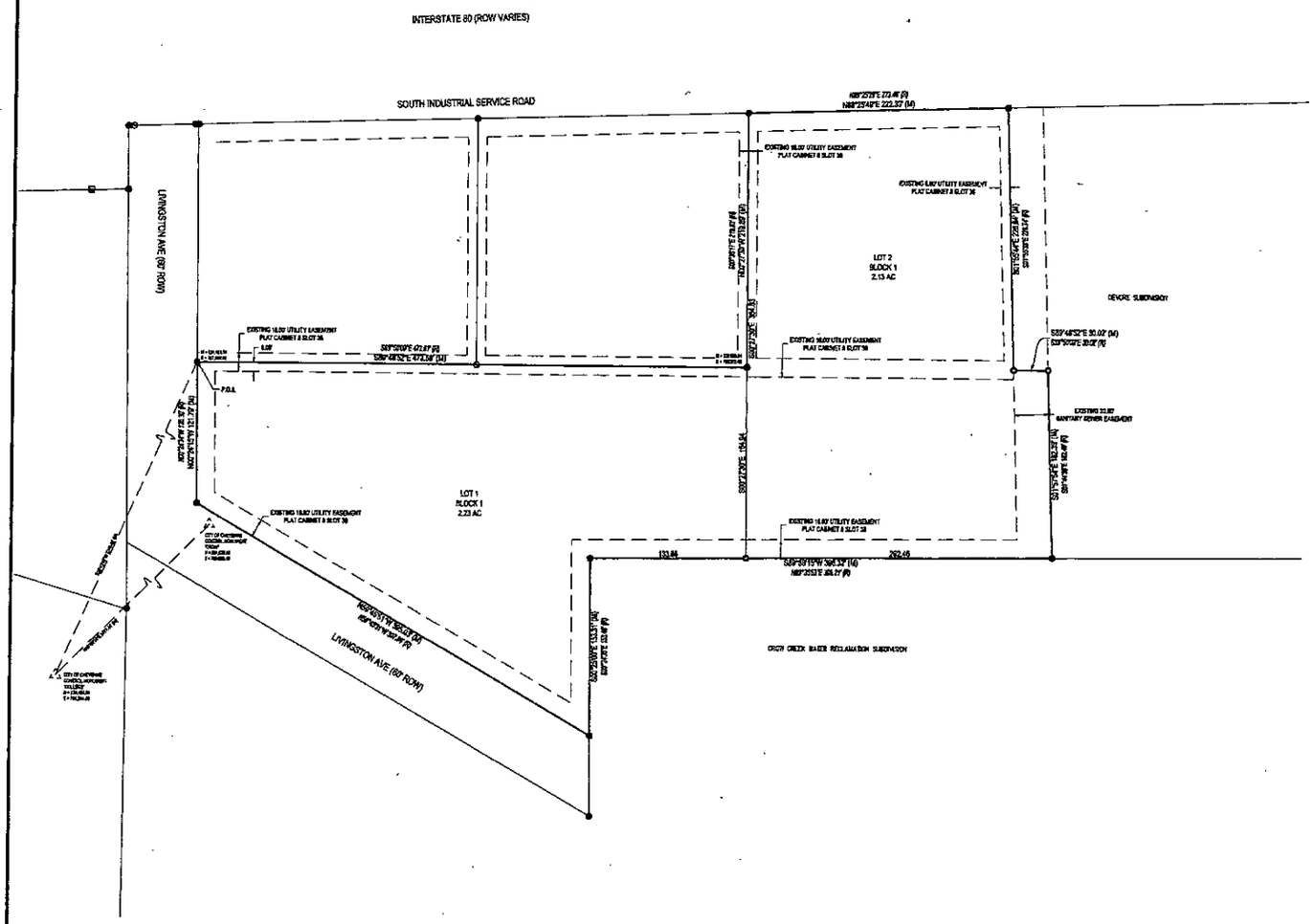


LEGEND

- ● FOUND ALUMINUM CAP
- ⊗ FOUND IRON ROD
- ⊕ FOUND PK NAIL
- ↑ FOUND SPIKE
- ○ SET ½" x 24" LONG REBAR WITH 2" ALUMINUM CAP AVI PC PLS 12045
- (M) RECORD DATA FROM DEVORE SUBDIVISION

STATEMENT TO VACATE

THIS PLAT VACATES ANY LOT AND BLOCK LINES WITHIN THE BOUNDS OF THIS PLAT.

BASIS OF BEARINGS

COORDINATES ARE GROUND COORDINATES BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901. TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 200,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999658847.
EXAMPLE POINT POB
GROUND NORTHING = 127256.44
GROUND EASTING = 568153.59
N = (127256.44+100000)*SF = 227181.14
E = (568153.59+200000)*SF = 767899.06
STATE PLANE NORTHING = 227181.14
STATE PLANE EASTING = 767899.06

LEGAL DESCRIPTION

A REPLAT OF LOTS 2 AND 5, BLOCK 1 OF DEVORE SUBDIVISION BEING SITUATED IN A PORTION OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 66 WEST, CITY OF CHEYENNE, STATE OF WYOMING, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 1 OF DEVORE SUBDIVISION; THENCE S89°48'52"E A DISTANCE OF 473.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2 OF DEVORE SUBDIVISION, THENCE ALONG THE WEST PROPERTY LINE OF SAID LOT 2 N00°27'30"W A DISTANCE OF 219.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THENCE ALONG THE NORTH PROPERTY LINE OF SAID LOT 2 N89°25'49"E A DISTANCE OF 222.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EAST LINE OF SAID LOT 2 S01°57'04"E A DISTANCE OF 208.84 FEET TO A POINT ON THE NORTHERLY PROPERTY LINE OF SAID LOT 5; THENCE ALONG SAID NORTHERLY PROPERTY LINE S89°48'52"E A DISTANCE OF 30.02 FEET TO A POINT ON THE EASTERLY PROPERTY LINE OF SAID LOT 5; THENCE ALONG SAID EASTERLY PROPERTY LINE S01°57'04"E A DISTANCE OF 182.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 5 THE FOLLOWING COURSES AND DISTANCES: S89°38'15"W A DISTANCE OF 396.32 FEET; THENCE S00°27'30"E A DISTANCE OF 153.31 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF LIVINGSTON AVENUE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY N89°45'11"W A DISTANCE OF 395.03 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID LIVINGSTON AVENUE; THENCE N00°34'15"W A DISTANCE OF 121.79 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 4.36 ACRES MORE OR LESS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT A FRED DEVORE, MANAGING MEMBER OF DEVORE LTD PTNSP, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "DEVORE 2ND FILING," DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, DOES HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

R Fred Devore

R FRED DEVORE, MANAGING MEMBER
DEVORE LTD PTNSP

ACKNOWLEDGEMENTS

STATE OF Wyoming)
COUNTY OF Laramie) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE BY R FRED DEVORE, MANAGING MEMBER OF DEVORE LTD PTNSP THIS 19 DAY OF April 2022, WITNESS MY HAND AND OFFICIAL SEAL

Sherry L Paulson
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

SHERRY T. PAULSON
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 181419
MY COMMISSION EXPIRES: JULY 20, 2025

MY COMMISSION EXPIRES 7/20/25

APPROVALS

APPROVED BY THE CITY OF CHEYENNE PLANNING DIRECTOR THIS 8TH DAY OF April, 2022.

Charles Blom
DEVELOPMENT DIRECTOR, CITY OF CHEYENNE, WYOMING

APPROVED BY THE CITY ENGINEER THIS 8TH DAY OF April 2022.

Thomas D. Cobb
CITY ENGINEER, CITY OF CHEYENNE, WYOMING

ACKNOWLEDGEMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

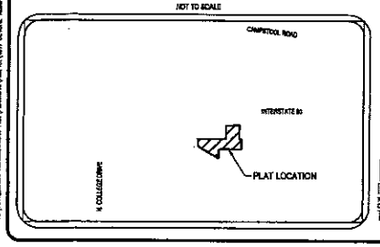
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF April 2022, BY CHARLES BLOOM AND TOM COBB ON BEHALF OF THE CITY OF CHEYENNE, WYOMING

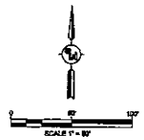
Valerie Pickard
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

VALERIE PICKARD
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 165871
MY COMMISSION EXPIRES: 8/6/27

MY COMMISSION EXPIRES 8/6/27

VICINITY MAP
NOT TO SCALE





CERTIFICATE OF SURVEYOR

I, ADAM S DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Adam S Deschler
PLS 12045
WYOMING

FILING RECORD

Reception 832106
The State of Wyoming } ss
County of Laramie
This instrument was filed for record at 12:10 o'clock P M. on the 2nd day of May A.D. 2022 and duly recorded in book ___ of Deeds page 118 and 119
Debra K. Lee
County Clerk & Ex Officio Register of Deeds
Stephanie Fennell Deputy

RECORDED 5/2/2022 AT 12:10 PM BK# 32 PG# 118
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1
RECP #: 832106

ADMINISTRATIVE PLAT
FOR
DEVORE SUBDIVISION
2ND FILING

A REPLAT OF LOTS 2 AND 5, BLOCK 1 OF DEVORE SUBDIVISION; BEING SITUATED IN A PORTION OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 66 WEST, CITY OF CHEYENNE, COUNTY OF LARAMIE, STATE OF WYOMING
PREPARED MARCH 2022

NO.	REVISION	DATE

PREPARED FOR:

PROJECT: DEVORE SUBDIVISION, 2ND FILING

DRAWING TITLE: ADMINISTRATIVE PLAT

ENGINEERING PLANNING SURVEYING
307.637.0017
1163 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVIPLANNING.COM

DATE: Apr 18, 2022
DRAWN BY:
DESIGNED BY:
CHECKED BY:
JOB NO.: 4611
DRAWING NO. 1 OF 1

R:\4611_Devore Subdivision Re\PLANNING\Plat\4611 DEVORE ADMIN.dwg Apr 18, 2022 - 8:33am cjohnson