PROJECT: 0030
DATE: 10/09/02
SURVEYOR: JAG
DRAWN BY: JAG

GENZEL LAND SURVEYING, P.C.
811 EAST 20th STREET CHEYENNE WY 82001
PH: (307)778-9552 FAX: (307) 635-1372 EMAIL: JGENZEL@AOL.COM

PROJECT:
REPLAT OF A PORTION OF TRACT 2 ROCKY MOUNTAIN INDUSTRIAL PARK ADDITION

Sheet 1 of 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS,
THAT FRED DEVORE, PRESIDENT OF DEVORE LIMITED PARTNERSHIP AND THE CITY OF CHEYENNE, A MUNICIPAL CORPORATION IN LARAMIE COUNTY, WYOMING OWNERS IN FEE SIMPLE OF THE LANDS EMBRACED IN THIS PLAT OF "DEVORE SUBDIVISION" AND LIVINGSTON AVENUE AS DESCRIBED HEREON, DO DECLARE THE SUBDIVISION OF SAID LAND AS SHOWN HEREON TO BE THEIR TRUE ACT AND DEED AND IN ACCORDANCE WITH TITLE 34 CHAPTER 12 AND DO HEREBY DEDICATE THE RIGHT-OF-WAY AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED.

FRED DEVORE
DEVORE LIMITED PARTNERSHIP

KENNETH W. LEWIS, P.E.
CITY ENGINEER

ACKNOWLEDGMENTS

STATE OF WYOMING
COUNTY OF LARAMIE

THIS DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY FRED DEVORE,
THIS 11th DAY OF October, 2002.

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ACKNOWLEDGMENTS

STATE OF WYOMING
COUNTY OF LARAMIE

THIS DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KENNETH W. LEWIS,
THIS 17 DAY OF October, 2002.

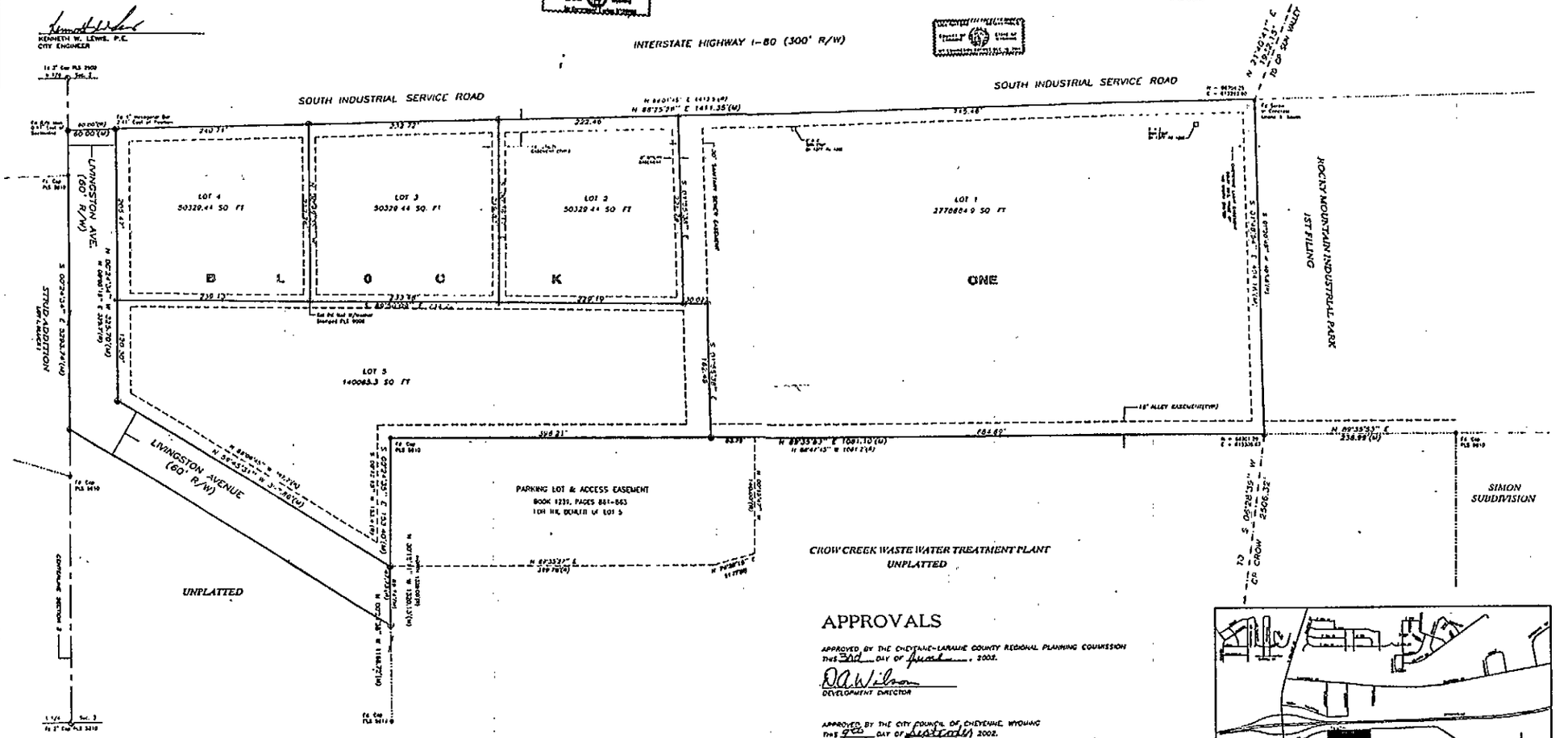
WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec. 16, 2003

NOTES

1) BASIS OF AZIMUTH - CITY OF CHEYENNE CONTROL NETWORK UTILIZING "CROW" AND "ELM VALLEY" BY GPS OBSERVATION.
2) AZIMUTHS AS SHOWN ARE ANGLES RIGHT FROM NORTH.
3) ● FOUND MONUMENT AS NOTED HEREON.
4) ⓢ SET 5/8" x 24" REBAR WITH ALUMINUM CAP - STAMPED "PLS 9008"
5) (M) - RECORD DIMENSION FROM CORRECTION DEED
6) TYPICAL UTILITY EASEMENTS ADJACENT TO INTERIOR ROADWAYS ARE 18' IN WIDTH.
7) TYPICAL UTILITY EASEMENTS ALONG INTERIOR LOT LINES ARE 16' IN WIDTH AND CENTERED THEREON.



APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION
THIS 30th DAY OF June, 2003.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF CHEYENNE, WYOMING
THIS 9th DAY OF September, 2002.

MAYOR ATTEST: CITY CLERK

STATEMENT OF SURVEYOR

I, JEFFREY A. GENZEL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF "DEVORE SUBDIVISION", AS DESCRIBED HEREON, WAS PREPARED FROM THE FIELD NOTES OF ACTUAL SURVEYS MADE BY ME DURING APRIL AND JUNE 2002, AND THAT IT ACCURATELY SHOWS THE BOUNDARY OF SAID LAND AS INDICATED HEREON. I FURTHER STATE THAT THE CORNERS SHOWN HEREON ARE IN PLACE AS NOTED AT THE TIME OF THIS FILING AND THAT THIS SURVEY WAS MADE IN CONFORMANCE WITH CURRENT PROFESSIONAL STANDARDS AND IS CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

JEFFREY A. GENZEL, WYOMING P.L.S. 9008

FILING RECORD

Reception 334512
The Board of Commissioners of Laramie County, WY
This instrument was filed for record at 3:35 p.m. on the 25 day of October A.D. 2002 and duly recorded in Book ____ on page ____
P/C 7 slot 38

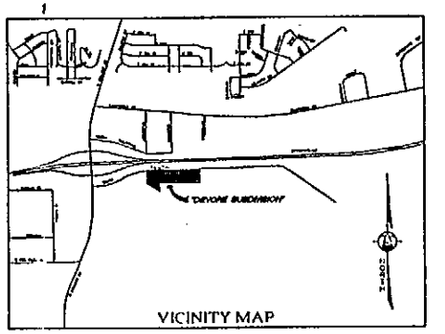
NORTH

SCALE 1" = 50'

LAND DESCRIPTION

A PORTION OF TRACT 2 OF ROCKY MOUNTAIN INDUSTRIAL PARK ADDITION TO THE CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT NO. 2;
THENCE N89°01'15"E A DISTANCE OF 1413.5 FEET TO A POINT;
THENCE S01°20'45"W A DISTANCE OF 403.8 FEET TO A POINT;
THENCE N 89°27'45"W, A DISTANCE OF 1081.2 FEET TO A POINT;
THENCE S00°13'15"W A DISTANCE OF 153.4 FEET TO A POINT;
THENCE N89°09'45"W A DISTANCE OF 397.7 FEET TO A POINT;
THENCE N00°05'15"E A DISTANCE OF 335.7 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 13.05 ACRES MORE OR LESS AND BEING SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD OR APPARENT ON THE GROUND.



VICINITY MAP

FINAL PLAT OF DEVORE SUBDIVISION

BEING A
A REPLAT OF
A PORTION OF
TRACT 2
ROCKY MOUNTAIN INDUSTRIAL PARK ADDITION
TO THE CITY OF CHEYENNE
LARAMIE COUNTY, WYOMING