Certificate of Surveyor ~

State of Wyoming }
County of Laramie } ss

I, Larry T. Parry, a Licensed Land Surveyor in the State of Wyoming, do hereby certify that this plat of DONOVAN SUBDIVISION FIRST FILING has been prepared from field notes of a survey performed by me during the month of May in this the Year of Our LORD One Thousand Nine Hundred and Ninety Seven (1997) and from data acquired from plats and records in the Office of County and State agencies and from records of private surveys performed by others and that this map correctly and accurately portrays the monumentation as found and/or set to the best of my knowledge and belief.

Larry T. Parry L.S.
Larry T. Parry PE
Wyoming Registration Number LS3049
1-Aug 98

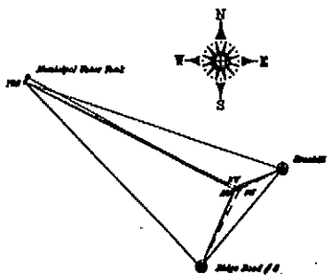
Land Description ~

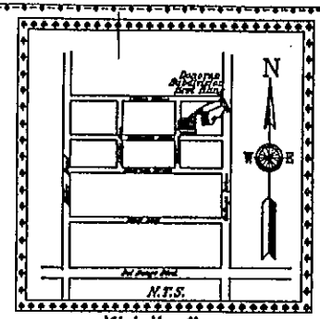
A PARCEL OF LAND SITUATE, KNOWN AND BOND THE SOUTH 135.00 FT. OF LOT 5 OF BLOCK 1 OF SEAVER'S SUBDIVISION A REPLAT OF TRACT 16 OF DELL RANGE ADDITION 2ND FILING SITUATE IN THE SW 1/4 OF SEC. 28 OF T.14N. OF R.69W. OF THE 6TH P.M. IN LARAMIE COUNTY, WYOMING BEING MORE PARTICULARLY KNOWN AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" IRON PIPE IN THE NE CORNER OF THE INTERSECTION OF VICTORIA DR. & HARMON AVE.; THENCE, ON A GRID BEARING OF N00°08'48"E ALONG THE EASTERLY R/W OF HARMON AVE. A DISTANCE OF 135.00 FT. TO A 2" AL. CAP; THENCE, ON A GRID BEARING OF S89°41'50"E ON A LINE, PARALLEL WITH VICTORIA DR. A DISTANCE OF 173.79 FT. TO A 2" AL. CAP; THENCE, S00°08'48"W ON A LINE PARALLEL WITH HARMON AVE. A DISTANCE OF 135.00 FT; THENCE, N89°41'50"W ALONG THE NORTHERLY R/W OF VICTORIA DR. A DISTANCE OF 173.79 FT. TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.54 ACRES MORE OR LESS AND IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS OF WAY THAT MAY HAVE BEEN LEGALLY ACQUIRED.

Control Diagram ~





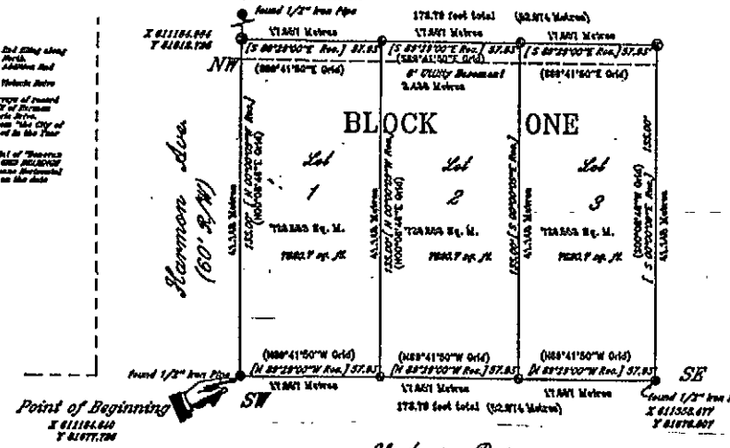
Vicinity Map

Corner	to Control Point	Bearing	Distance
NW	Bridwell	N 89°41'50" E	2941.78 ft.
	Tank	N 64°07'00" E	3762.61 ft.
	Ridge Road #8	N 24°01'00" E	4444.31 ft.
	Municipal Water Tank	N 89°41'50" E	
NE	Bridwell	N 89°41'50" E	4444.31 ft.
	Ridge Road #8	N 24°01'00" E	4444.31 ft.
	Municipal Water Tank	N 89°41'50" E	
SE	Bridwell	N 89°41'41" E	1834.66 ft.
	Tank	N 64°07'00" E	3814.74 ft.
	Ridge Road #8	N 24°01'00" E	3441.34 ft.
	Municipal Water Tank	N 89°41'50" E	

Scale:

Basis of Bearing ~

The bearing as shown on Bell Ranch Addition 2nd Filing along the East monument to Tract 13 and Tract 15 is North. The bearing shown on this plat of Bell Ranch Addition 2nd Filing of Clark Drive is S89°41'E.
These aforementioned lines are parallel with Victoria Drive and Harmon Avenue.
There is a record bearing shown on other surveys of record showing the bearing of N00°08'48"E on the E/R of Harmon Avenue and a bearing of S89°41'50"E on Victoria Drive.
The "Grid Bearings" as shown were derived from "the City of Cheyenne Horizontal Control Data" as published in the Year of Our Lord 1988.
The BEARING used for this Survey and this Plat of "Donovan Subdivision, First Filing" are shown hereon as GRID BEARINGS and these were derived from the City of Cheyenne Horizontal Control Data 1988 and were in fact measured on the line herein mentioned.



(Platted as VICTORY DRIVE on the plat of Seaver's Subdivision dated July A.D. 1950)

Approvals ~

Approved by the Cheyenne - Laramie County Planning Commission on this 4th day of the Month of August in this, the Year of Our LORD 1997

Dorothy A. Wilson
Development Director

Approved by the County Commissioners of Laramie County, Wyoming on this 2nd Day of the Month of December in this, the Year of Our LORD 1997.

Deborah Kelley
Attest: Laramie County Clerk

Chairman

Approved by the City Council of the City of Cheyenne, Wyoming on this 2nd Day of the Month of December in this, the Year of Our LORD 1997.

Carol A. Intlekofer
Attest: City Clerk

Mayor

Dedication ~

Know All Men by These Presents that Thomas J. Donovan and Marcha L. Donovan vir et ux, owners in fee simple of the lands embraced within the plat of Donovan Subdivision, First Filing do hereby declare that the platting of these lands as appears on this plat, to be their free and willful act and deed and is in accordance with their free and voluntary desires and wishes, do hereby grant the easements as shown hereon for the purposes as indicated.

Thomas J. Donovan
Attest: Witness

Marcha L. Donovan
Attest: Witness

Acknowledgement ~

State of Florida }
County of Brevard } ss

On this 30th day of the Month of July in this, the Year of Our LORD 1997, did personally appear Thomas J. Donovan and Marcha L. Donovan vir et ux, who by me duly sworn did state that they are in fact the owners of the lands embraced in this plat of the Donovan Subdivision, first filing and that they did execute the foregoing Dedication and Acknowledged said instrument to be the free and voluntary act and deed for the purposes therein mentioned.

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

My Commission Expires: 6/6/98

Notary Public

Notes ~

1. The word "Certify" or "Certificate" as shown and used hereon implies an expression of professional opinion regarding the facts and data as acquired 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 facto et animo an approved document.

Filing Record

Reception 216514
The State of Wyoming }
County of Laramie }
This instrument was filed for record at 2:11 o'clock P M. on the 8 day of January A.D. 19 98 and duly recorded in book on page
Fee $ 7 Acct 56

County Clerk & Ex-Officio Registrar of Deeds
Deputy

Legend ~

- Denotes 1/2" X 36" rebar with 2" diameter Aluminum Cap, set
- Denotes 1/2" X 36" rebar with 1-1/2" diameter Aluminum cap, set
- Denotes Monument found as noted hereon.
- ( ) Denotes Record Bearing
- [ ] Denotes Grid Bearing as Measured

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

Final Plat of Donovan Subdivision First Filing

A Replat of the South 135 feet of Lot 5 of Block 1 Seaver's Subdivision

Being a Replat of Tract 16 of Dell Range Addition 2nd filing

Situate in the SW 1/4 of Section 28 T.14N. of R.69W. of the 6th P.M. in Laramie County, Wyoming

S.U.R. 7037

Cornerstone Surveying & Mapping Co.
1185 Terry Bundy Road Cheyenne, Wyoming 82007
Phone (307) 634-6068

24 May A.D.1997