

**LEGEND**

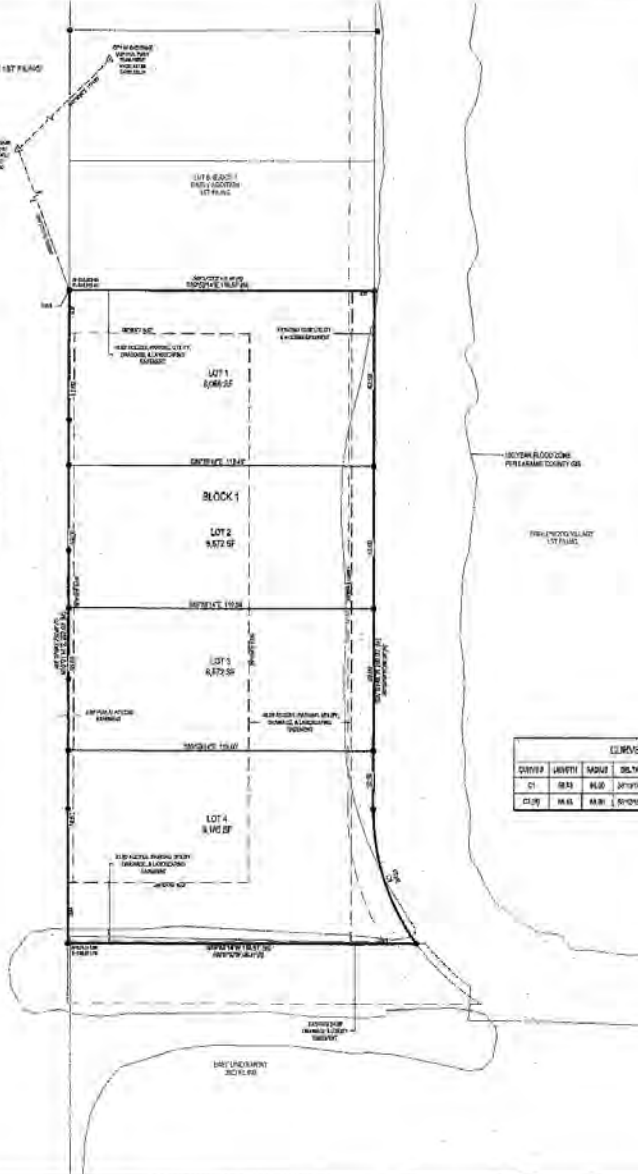
- FOUND ALUMINUM NAIL
- FOUND ALUMINUM CAP WITH POWDER BLUE
- FOUND IRON NAIL
- M MEASURED DATA THIS PLAT
- FF RECORD DATA FROM PLAT OF EARLY ADDITION 1ST FILING

MARKET ST (S/100W)

WILLY WALKER (S/100W)

MARKET STREET

PROWSEY ST (S/100W)



**LEGAL DESCRIPTION**

A REPLAT OF LOTS 1, 2, 3, 4 OF BLOCK 1 OF EARLY ADDITION BEING SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF LARAMIE, STATE OF WYOMINA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING A TOWN CORNER AND POINT 1 BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF EARLY ADDITION; THENCE ALONG THE SOUTH PROPERTY LINE OF SAID LOT 4, BEARING S 89° 54' 18" E A DISTANCE OF 175.00 FEET TO A POINT ON THE EAST LINE OF BLOCK 1 EARLY ADDITION, THENCE ALONG SAID EAST LINE SOUTHWEST A DISTANCE OF 50.00 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 85.00 FEET, A CHORD BEARING OF S 89° 54' 18" E, A CHORD DISTANCE OF 167.17 FEET AND A CHORD ANGLE OF 171° 18' 36"; THENCE ALONG THE ARC OF SAID CURVE 168.68 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 1 AND A POINT OF NON-INTERSECTION, THENCE ALONG SAID SOUTH LINE 88° 59' 41" W A DISTANCE OF 126.51 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 1 AND THE EAST BOUNDARY OF WAY 25 WIDE ROAD, THENCE ALONG SAID WEST LINE EAST RIGHT OF WAY 102° 51' 18" W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCELS OF LAND CONTAIN 3.27 ACRES MORE OR LESS.

**BASIS OF MEASUREMENT**

COORDINATED AND BASED ON US STATE PLANE 82, WYOMING STATE PLANE, LAST REVISION 4807.

**SURVEY CONTROL, INSTRUMENTS**

ORIGINAL FIELD SURVEY BY: 10/10 AUGUST 2000

**VACATION STATEMENT**

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

**NOTES**

- 1. THE PROTECTION WILL BE PROVIDED BY CITY OF CHEYENNE FIRE DEPARTMENT.
- 2. THERE ARE FLOOD HAZARDS LOCATED ON THIS PROPERTY AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR LARAMIE, COUNTY FILED 108 OF 184C MAP SHEET 182C1108 WITH AN EFFECTIVE DATE OF MAY 2011.
- 3. A SET BACKS OF LOTS WITHIN A SUBDIVISION CAN VARY AND ARE NOT NECESSARILY PLACED AT ALL PROPERTY BOUNDARY CORNERS, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLES POINTS.
- 4. THE ACCESS, PAVEMENT, UTILITY, GRAVAGE AND LANDSCAPE MAINTENANCE SHALL BE MAINTAINED BY AN ASSOCIATION.

**CERTIFICATE OF SURVEYOR**

I, ADAM E. BEVILLER, A PROFESSIONAL LAND SURVEYOR REGISTERED 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 IN ACCORDANCE WITH THE BEST OF MY KNOWLEDGE AND BELIEF.



**CURVE TABLE**

CURVE	LENGTH	ANGLE	DELTA	CHORD DISTANCE	CHORD ANGLE
C1	168.68	171.18	171.18	167.17	171.18
C2	168.68	171.18	171.18	167.17	171.18

**VICINITY MAP NOT TO SCALE**



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT MARKET, MANAGING MEMBER OF THE COWBOY VENTURES, L.L.C. OWNER IN FULL SHARE OF THE LAND ENCOMPASSED IN THIS FINAL PLAT OF EARLY ADDITION, END FILING, DO HEREBY DECLARE THAT THE DEDICATION OF SAID LAND IS WITHIN THE ACT AND DEED AND IN ACCORDANCE WITH THE ACT.

*Market*  
MARKET, MANAGING MEMBER  
COWBOY VENTURES, L.L.C.

**ACKNOWLEDGEMENTS**

STATE OF WYOMING: [Signature]  
COUNTY OF LARAMIE: [Signature]

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS 23 DAY OF December 2022 BY MARKET, MANAGING MEMBER OF COWBOY VENTURES, L.L.C. OWNER IN FULL SHARE OF THE LAND ENCOMPASSED IN THIS PLAT, AND THE DEDICATION OF SAID INSTRUMENT WAS THEN GIVEN BY ACT AND DEED.

*Blaine*  
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING  
MY COMMISSION EXPIRES: 1/20/22

**APPROVALS**

APPROVED BY THE DEVELOPMENT DIRECTOR THIS 23 DAY OF December, 2022.

CITY ENGINEER, MUNICIPAL CITY OF CHEYENNE, WYOMING

APPROVED BY THE CITY ENGINEER THIS 23 DAY OF December, 2022.

*Blaine*  
CITY ENGINEER, MUNICIPAL CITY OF CHEYENNE, WYOMING

**ACKNOWLEDGEMENTS**

STATE OF WYOMING: [Signature]  
COUNTY OF LARAMIE: [Signature]

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF December 2022 BY ADAM E. BEVILLER, SURVEYOR IN FULL SHARE OF THE CITY OF CHEYENNE, WYOMING.

*Wanda*  
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING  
MY COMMISSION EXPIRES: 3/27/2022

8874015  
Notary Public for State of Wyoming  
I, Wanda, do hereby certify that this instrument was acknowledged before me on this 27th day of December, 2022, by Adam E. Beviller, Surveyor in Full Share of the City of Cheyenne, Wyoming.  
Wanda  
Notary Public for State of Wyoming  
My Commission Expires 3/27/2022



**FILING RECORD**  
RECORDED IN PUBLIC RECORDS OF LARAMIE COUNTY, WYOMING  
BOOK 120, PAGE 120

**ADMINISTRATIVE PLAT**  
FOR  
**EARLY ADDITION, 2ND FILING**  
BEING AN ADMINISTRATIVE REPLAT OF LOTS 1, 2, 3, 4, 8 OF BLOCK 1 OF EARLY ADDITION BEING SITUATED IN A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARAMIE, STATE OF WYOMING.  
PREPARED DECEMBER 2021

DATE	REASON

PROJECT NO: 2022-001  
PREPARED FOR:  
COWBOY VENTURES  
7247 RILEY RD  
CHEYENNE WY, 82009

PROJECT TITLE:  
EARLY ADDITION AND FILING  
ADMINISTRATIVE PLAT

DATE	DATE OF 2ND FILING
TAXES PAID	NO
DEDPAYED BY	CL
ORDERED BY	ME
FILE NO.	4437
SHARED NO.	1 of 1



STATE OF WYOMING  
PLANNING & SURVEYING, INC.  
1100 S. GARDEN AVENUE, SUITE 101  
CHEYENNE, WY 82002  
PH: 307.632.1111  
WWW.WYPLANSURV.COM