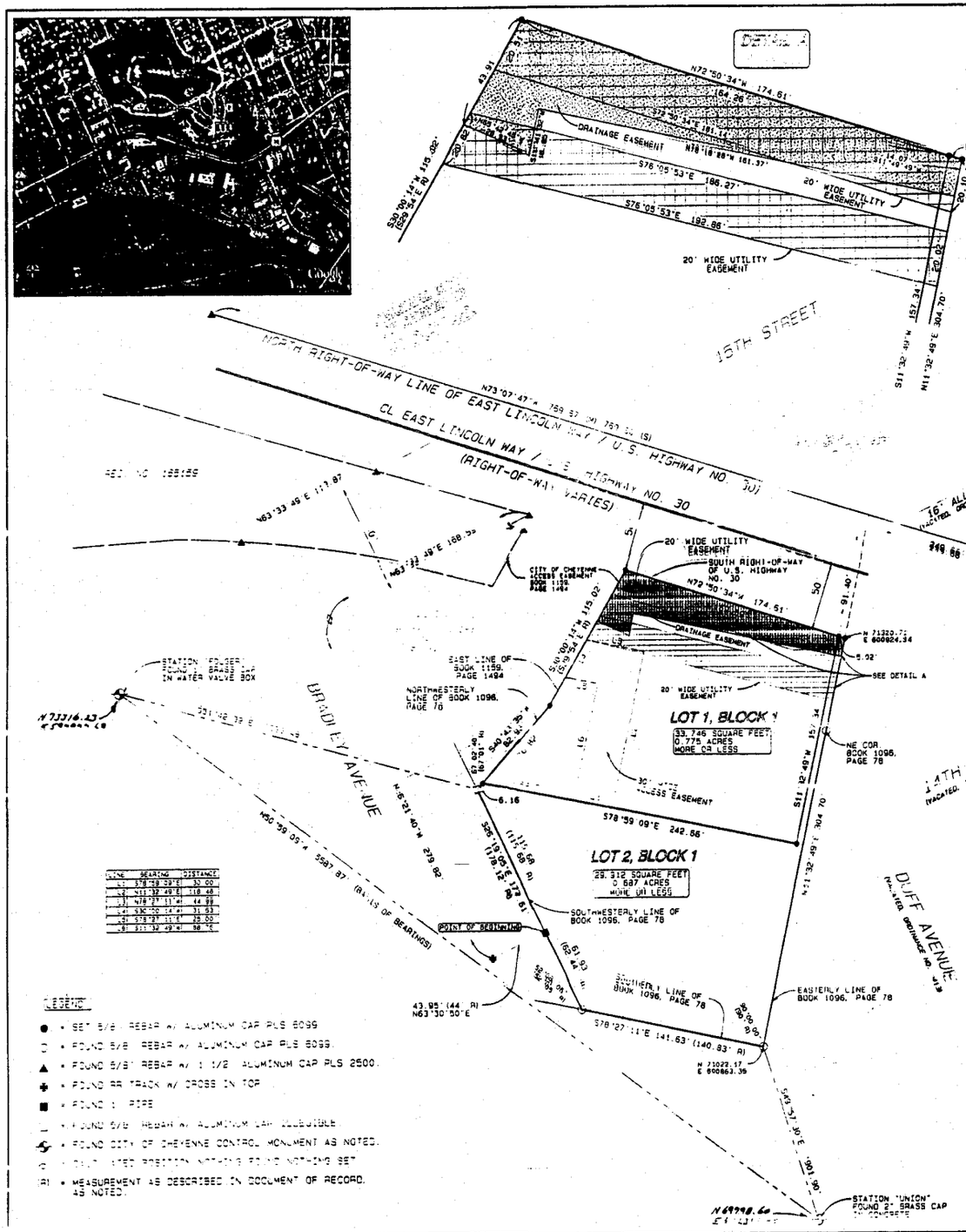

LINE	BEARING	DISTANCE
L1	S78°39'09"E	33.00'
L2	N11°32'49"W	118.48'
L3	N78°27'11"W	64.99'
L4	S30°00'14"W	31.63'
L5	S78°27'11"E	28.00'
L6	S11°32'49"E	98.72'

LEGEND

- ● = SET 5/8" REBAR w/ ALUMINUM CAP PLS 8099
- ○ = FOUND 5/8" REBAR w/ ALUMINUM CAP PLS 8099.
- ▲ = FOUND 5/8" REBAR w/ 1 1/2" ALUMINUM CAP PLS 2500.
- ✚ = FOUND RR TRACK w/ CROSS IN TOP
- ■ = FOUND 1" PIPE
- ⎯ = FOUND 5/8" REBAR w/ ALUMINUM CAP ILLEGIBLE
- ⚓ = FOUND CITY OF CHEYENNE CONTROL MONUMENT AS NOTED.
- ○ = CALCULATED POSITION NOTHING FOUND NOTHING SET
- (R) = MEASUREMENT AS DESCRIBED IN DOCUMENT OF RECORD, AS NOTED.

DEDICATION:

THE UNDERSIGNED, BEING THE SOLE OWNER IN FEE OF THE FOLLOWING DESCRIBED PROPERTY, CONTAINING 1.461 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF BLOCK 440, OF THE ORIGINAL CITY OF CHEYENNE; THENCE NORTH 63°30'50" EAST COINCIDENT WITH THE SOUTHERLY LINE OF SAID BLOCK 440, A DISTANCE OF 43.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 26°19'05" EAST COINCIDENT WITH SOUTHWESTERLY LINE OF BOOK 1096, PAGE 78, A DISTANCE OF 61.93 FEET TO THE SOUTHWESTERLY CORNER OF BOOK 1096, PAGE 78; THENCE SOUTH 78°27'11" EAST COINCIDENT WITH THE SOUTHERLY LINE OF BOOK 1096, PAGE 78, A DISTANCE OF 141.63 FEET TO THE SOUTHEASTERLY CORNER OF BOOK 1096, PAGE 78; THENCE NORTH 11°32'49" EAST COINCIDENT WITH THE EASTERLY LINE OF BOOK 1096, PAGE 78, A DISTANCE OF 304.70 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY 30; THENCE NORTH 72°50'34" WEST COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY 30, A DISTANCE OF 174.61 FEET TO THE EASTERLY LINE OF BOOK 1159, PAGE 1494; THENCE SOUTH 30°00'14" WEST COINCIDENT WITH THE EAST LINE OF BOOK 1159, PAGE 1494, A DISTANCE OF 115.02 FEET TO THE NORTHERLY ALLEY RIGHT-OF-WAY OF BLOCK 440, OF THE ORIGINAL CITY OF CHEYENNE; THENCE SOUTH 40°43'35" WEST COINCIDENT WITH THE NORTHWESTERLY LINE OF BOOK 1096, PAGE 78, A DISTANCE OF 99.58 FEET TO THE WESTERLY CORNER OF BOOK 1096, PAGE 78; THENCE SOUTH 26°19'05" EAST COINCIDENT WITH THE SOUTHWESTERLY LINE OF BOOK 1096, PAGE 78, A DISTANCE OF 118.48 FEET TO THE TRUE POINT OF BEGINNING.

HAVE BY THESE PRESENTS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER THE DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF EXECUTIVE PARK PLAZA SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF CHEYENNE, WYOMING AND BY THESE PRESENTS DEDICATE TO THE CITY OF CHEYENNE AND THOSE MUNICIPALLY OWNED AND/OR MUNICIPALLY FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF REAL PROPERTY SHOWN AS EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES. THIS INCLUDES BUT IS NOT LIMITED TO TELEPHONE AND ELECTRIC LINES, GAS LINES, WATER AND SANITARY SEWER LINES, HYDRANT, STORM WATER SYSTEMS AND PIPES, DETENTION PONDS, STREET LIGHTS AND ALL APPURTENANCES THERETO.

EXECUTED THIS 17th DAY OF Oct A.D. 2007

BTS CHEYENNE-AA LLC,
A COLORADO LIMITED LIABILITY COMPANY
8480 E. ORCHARD ROAD, SUITE 6900
GREENWOOD VILLAGE, CO 80111

ACKNOWLEDGMENT:

STATE OF COLORADO)
COUNTY OF ARAPAHOE) SS
CITY GREENWOOD VILLAGE)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF OCT A.D., 2007 BY Gregory B. Ham
MY COMMISSION EXPIRES 5-30-2010

NOTARY PUBLIC

CITY APPROVALS:

APPROVED BY THE CHEYENNE - LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 4 DAY OF September 20 07

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, WYOMING THIS 24 DAY OF September 20 07

MAYOR

ATTEST: Carol A. Intlekofer
CITY CLERK

COUNTY CLERK AND RECORDERS CERTIFICATE:

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF LARAMIE COUNTY AT CHEYENNE, WYOMING AT _____ O'CLOCK ___ M ON THE ___ DAY OF _____ A.D. 20__
IN BOOK _____ PAGE _____ RECEPTION NO. _____

LARAMIE COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

SURVEYOR'S CERTIFICATE:

I, CHARLES H. RUSSELL, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF EXECUTIVE PARK PLAZA SUBDIVISION, WAS MADE BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IN ACCORDANCE WITH ALL APPLICABLE WYOMING STATUTES, CURRENT REVISED EDITION AS AMENDED, THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY.

PREPARED BY:
CHARLES H. RUSSELL, PLS 8099
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

PROFESSIONAL LAND SURVEYOR CHARLES H. RUSSELL 8099 WYOMING 10-17-07

GENERAL NOTES:

1) BASIS OF BEARING: A LINE BETWEEN CITY OF CHEYENNE HORIZONTAL CONTROL NETWORK MONUMENTS "FD1997" AND "UNION" HAVING A RECORD BEARING REFERENCED TO THE PUBLISHED GROUND DATUM COORDINATES OF NORTH 50°59'09" WEST AS SHOWN HEREON. WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

3) SEWAGE DISPOSAL AND WATER SUPPLY WILL BE ACQUIRED BY CITY TAPS.

VACATION STATEMENT:

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL LOT LINES AS PLATTED BY THE ORIGINAL CITY OF CHEYENNE CONTAINED WITHIN THE BOUNDARIES OF THIS REPLAT, ALL ALLEYS, AND STREETS WITHIN THE BOUNDARIES OF THIS REPLAT HAVE BEEN PREVIOUSLY VACATED BY ORDINANCE NO. 413.

GRAPHIC SCALE 1 = 40
0 40 80 120

RECORDED 10/25/2007 AT 3:27 PM BOOK 4866 PAGE 45
Receipt 178491
The State of Wyoming, County of Laramie } ss
This instrument was filed for record at 3:27 o'clock P M on the 25th day of October A.D. 2007 and duly recorded in Book 4866 of Records Page 45
Fee $ 9.00
Clerk and Recorder

EXECUTIVE PARK PLAZA SUBDIVISION

A REPLAT OF PORTIONS OF BLOCKS 440 AND 443, ORIGINAL CITY, CHEYENNE, WYOMING, AND PORTIONS OF VACATED DUFF AVENUE, 14TH STREET, AND PORTIONS OF A 16 FOOT WIDE ALLEY.

SHEET 1 OF 1

PREPARED: OCTOBER 17, 2007

American West Land Surveying Co.
A Colorado Corporation
PO Box 128, Brighton, CO 80601 * P 303-659-1538 F 303-659-0575 * schmeist123@aol.com

SCALE: 1" = 40' APPROVED BY: CHH JOB NO: aw07-11190
DRAWN BY: AC CHECKED BY: CHH FILE: aw07-11190 SUB.DWG