PROJECT:	3078
DATE:	06/08/98
SURVEYOR:	JAG/BAA/DWP
DRAWN BY:	WDB/BJB

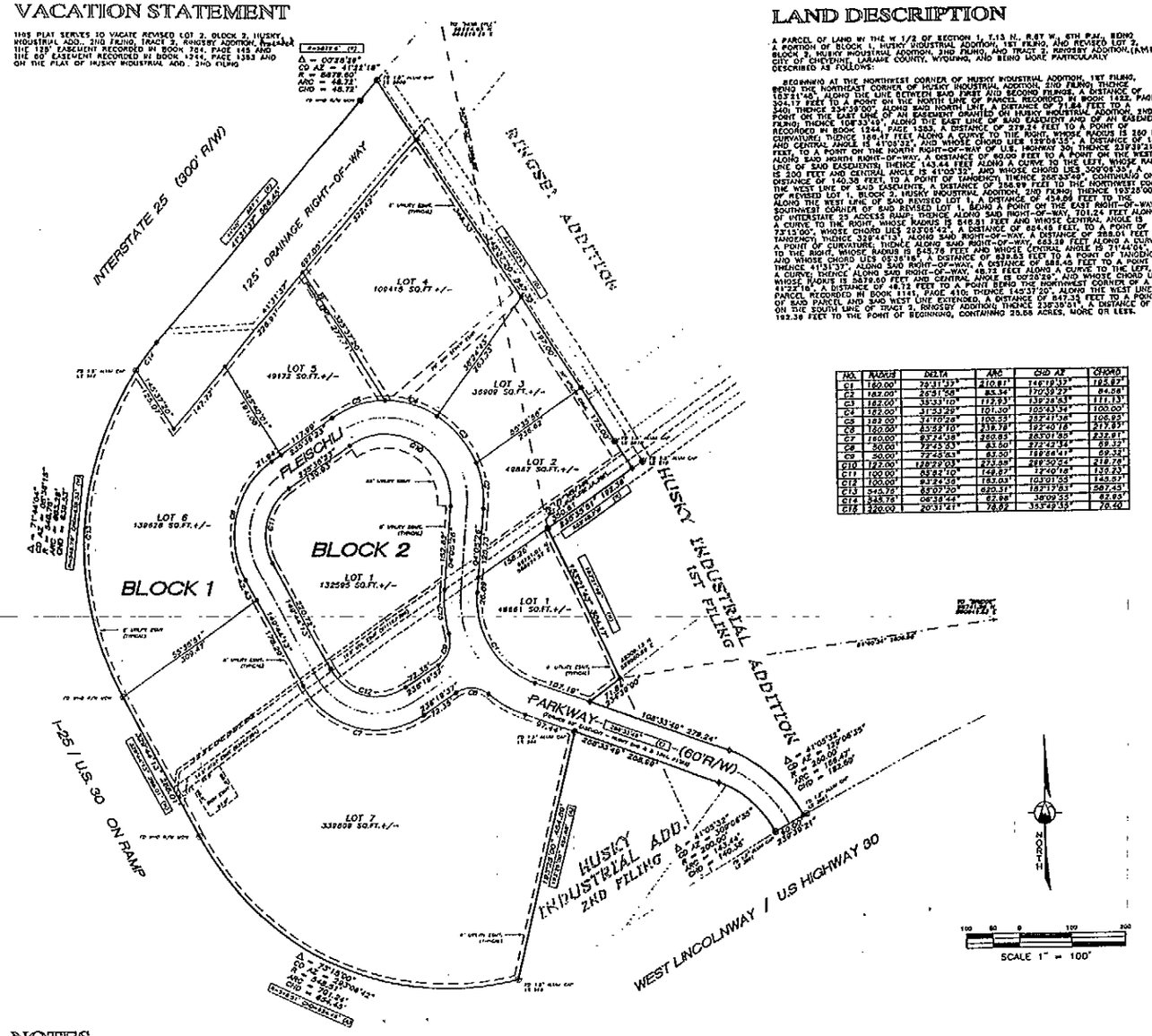
INTERMOUNTAIN
PROFESSIONAL SERVICES, INC.
5801 OSAGE AVENUE CHEYENNE, WYOMING 82009 PHONE: (307) 632-3138

PROJECT: *FINAL PLAT OF FLEISCHLI BUSINESS PARK*

Sheet 1 of 1

VACATION STATEMENT

THIS PLAT SERVES TO VACATE REVISED LOT 2, BLOCK 2, HUSKY INDUSTRIAL ADD., 2ND FILING, TRACT 2, RINGSBY ADDITION, (AMENDED) THE 125' EASEMENT RECORDED IN BOOK 704, PAGE 145 AND THE 60' EASEMENT RECORDED IN BOOK 1244, PAGE 1353 AND ON THE PLAT OF HUSKY INDUSTRIAL ADD., 2ND FILING



NO.	RADIUS	DELTA	ARC	CHD AB	CHORD
C1	160.00'	75°31'33"	210.87'	140°13'15"	195.82'
C2	142.00'	24°51'58"	61.34'	170°39'27"	84.58'
C3	182.00'	35°33'10"	112.93'	139°26'53"	111.13'
C4	182.00'	31°39'29"	101.30'	105°43'32"	100.00'
C5	182.00'	21°17'04"	67.60'	73°14'34"	67.21'
C6	160.00'	83°52'10"	234.28'	192°40'18"	214.03'
C7	160.00'	93°24'38"	260.85'	283°01'45"	233.81'
C8	50.00'	92°43'53"	80.90'	277°27'34"	72.32'
C9	50.00'	77°45'43"	67.50'	189°24'41"	62.52'
C10	127.00'	129°29'03"	273.98'	249°30'24"	218.78'
C11	100.00'	83°23'10"	145.57'	13°40'18"	132.93'
C12	100.00'	97°24'38"	169.03'	103°01'45"	149.57'
C13	543.76'	65°07'20"	620.31'	182°17'01"	587.43'
C14	343.76'	08°38'44"	62.08'	38°09'33"	62.03'
C15	320.00'	20°31'21"	76.69'	353°49'39"	76.50'

LAND DESCRIPTION

A PARCEL OF LAND IN THE W 1/2 OF SECTION 1, T.13 N., R.67 W., 6TH P.M., BEING A PORTION OF BLOCK 1, HUSKY INDUSTRIAL ADDITION, 1ST FILING, AND BEING REVISED LOT 2, BLOCK 2, HUSKY INDUSTRIAL ADDITION, 2ND FILING, AND TRACT 2, RINGSBY ADDITION (AMENDED) CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HUSKY INDUSTRIAL ADDITION, 1ST FILING, BEING THE NORTHEAST CORNER OF HUSKY INDUSTRIAL ADDITION, 2ND FILING; THENCE ALONG THE LINE BETWEEN SAID FIRST AND SECOND FILINGS, A DISTANCE OF 183.21'48" ALONG THE LINE BETWEEN SAID FIRST AND SECOND FILINGS, A DISTANCE OF 204.12 FEET TO A POINT ON THE SOUTH MONTH LINE OF PARCEL RECORDED IN BOOK 1232, PAGE 2401; THENCE 234°39'00" ALONG SAID NORTH LINE, A DISTANCE OF 71.84 FEET TO A POINT ON THE EAST LINE OF AN EASEMENT GRANTED ON HUSKY INDUSTRIAL ADDITION, 2ND FILING; THENCE 108°33'49", ALONG THE EAST LINE OF SAID EASEMENT AND OF AN EASEMENT RECORDED IN BOOK 1244, PAGE 1353, DISTANCE OF 279.24 FEET TO A POINT OF CURVATURE; THENCE 189.17 FEET ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 280 FEET, AND WHOSE CHORD LIES 41°05'33", AND WHOSE CHORD LIES 128°06'15", A DISTANCE OF 192.80 AND CENTRAL ANGLE IS 41°05'33", TO A POINT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 30; THENCE 233°38'21", ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET TO A POINT ON THE WEST LINE OF SAID EASEMENTS; THENCE 143.44 FEET ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 300 FEET AND CENTRAL ANGLE IS 41°05'33", AND WHOSE CHORD LIES 300°06'35", A DISTANCE OF 140.38 FEET, TO A POINT OF TANGENCY; THENCE 288°33'49", CONTINUING ON SAID WEST LINE OF SAID EASEMENTS, A DISTANCE OF 358.99 FEET TO THE NORTHWEST CORNER OF THE WEST LINE OF SAID EASEMENTS, A DISTANCE OF 358.99 FEET TO THE NORTHWEST CORNER OF REVISED LOT 1, BLOCK 2, HUSKY INDUSTRIAL ADDITION, 2ND FILING; THENCE 192°26'00", ALONG THE WEST LINE OF SAID REVISED LOT 1, A DISTANCE OF 454.96 FEET TO THE SOUTHWEST CORNER OF SAID REVISED LOT 1, BEING A POINT ON THE EAST RIGHT-OF-WAY OF INTERSTATE 25 ACCESS RAMP; THENCE ALONG SAID RIGHT-OF-WAY, 701.24 FEET ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 846.81 FEET AND WHOSE CENTRAL ANGLE IS 72°13'00", WHOSE CHORD LIES 223°54'42", A DISTANCE OF 684.48 FEET TO A POINT OF TANGENCY; THENCE 328°48'13", ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 288.01 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY, 663.28 FEET ALONG A CURVE TO THE RIGHT, WHOSE RADIUS IS 545.76 FEET AND WHOSE CENTRAL ANGLE IS 71°44'01", TO THE RIGHT, WHOSE RADIUS IS 545.76 FEET AND WHOSE CHORD LIES 283°38'18", A DISTANCE OF 830.53 FEET TO A POINT OF TANGENCY, AND WHOSE CHORD LIES 05°30'18", A DISTANCE OF 830.53 FEET TO A POINT OF TANGENCY; THENCE 41°51'37", ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 588.46 FEET TO A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY, 48.72 FEET ALONG A CURVE TO THE LEFT, WHOSE RADIUS IS 3879.60 FEET AND CENTRAL ANGLE IS 00°43'29", AND WHOSE CHORD LIES 41°22'15", A DISTANCE OF 48.72 FEET TO A POINT BEING THE NORTHWEST CORNER OF A PARCEL RECORDED IN BOOK 1141, PAGE 410; THENCE 142°37'20", ALONG THE WEST LINE OF SAID PARCEL AND SAID WEST LINE EXTENDED, A DISTANCE OF 847.33 FEET TO A POINT ON THE SOUTH LINE OF TRACT 2, RINGSBY ADDITION; THENCE 238°38'21", A DISTANCE OF 193.38 FEET TO THE POINT OF BEGINNING, CONTAINING 20.86 ACRES, MORE OR LESS.

NOTES

1) BASIS OF AZIMUTH – CITY OF CHEYENNE DATUM (1976) BY CLOSED TRAVERSE FROM "HOB HILL" AND "BROCE".
2) AZIMUTHS AS SHOWN ARE ANGLES RIGHT FROM NORTH.
3) ● FOUND MONUMENT – AS NOTED.
4) ◆ SET 5/8" x 24" REBAR WITH 2" ALUMINUM CAP. (STAMPED "MPS – LS 3881")
5) ◆ SET 5/8" x 24" REBAR WITH 1.5" ALUMINUM CAP. (STAMPED "MPS – LS 3881")
6) S09°19'26"E 478.72' (R) RECORD DIMENSION FROM HUSKY INDUSTRIAL ADD. 2ND FILING.
7) S09°19'26"E 478.72' (R) RECORD DIMENSION FROM RINGSBY ADDITION, AMENDED PLAT.
8) S09°19'26"E 478.72' (R) RECORD DIMENSION FROM EASEMENT BOOK 1244, PAGE 1353..
9) S09°19'26"E 478.72' (R) RECORD DIMENSION FROM AFFIDAVIT REVISING LOT LINES.
10) S09°19'26"E 478.72' (R) RECORD DIMENSION FROM DEED BOOK 1386, PAGE 185.

FILING RECORD

Reception 93616614
The State of Wyoming } ss
County of Laramie }
This Instrument was filed for record on 10/9 o'clock A. M. on the 29 day of October A.D. 98 and duly recorded in Book 1 of Plats Page 99
Fee $ 7
Clerk and Ex-Officio Register of Deeds

STATEMENT OF SURVEYOR

I, BECKY J. BRAUAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF FLEISCHLI BUSINESS PARK, 1ST FILING, AS DESCRIBED HEREON, WAS PREPARED FROM THE FIELD NOTES OF ACTUAL FIELD SURVEYS MADE BY ME AND UNDER MY DIRECTION DURING MARCH AND APRIL, 1987, OCTOBER AND NOVEMBER, 1989, AND MAY AND JUNE, 1998, AND THAT IT CORRECTLY AND ACCURATELY REPRESENTS THE SUBDIVISION OF SAID LAND AS SHOWN HEREON. I FURTHER CERTIFY THAT THE BOUNDARY CORNERS AS SHOWN HEREON ARE SET AT THIS TIME AND THAT THE INTERIOR LOT CORNERS WILL BE SET AT THE COMPLETION OF OVERLOT GRADING OR BY MARCH 1, 1999.

BECKY J. BRAUAN, WYOMING PLS 3881
DATED: October 15, 1998

DEDICATION

KNOW ALL BY THESE PRESENTS:
THAT FLEISCHLI ENTERPRISES, A WYOMING CORPORATION, AND BIG D OIL COMPANY, A SOUTH DAKOTA CORPORATION, OWNERS IN FEE SIMPLE OF THE LAND SURFACED IN THIS PLAT FLEISCHLI BUSINESS PARK, 1ST FILING, AS DESCRIBED HEREON, DO DECLARE THE SUBDIVISION OF SAID LAND TO BE THEIR FREE ACT AND DEED AND ACCORDANCE WITH THEIR DESIRES AND DO HEREBY DEDICATE THE RIGHT-OF-WAYS AS SHOWN HEREON TO THE PUBLIC FOREVER AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES INDICATED.

GUS FLEISCHLI, PRESIDENT
FLEISCHLI ENTERPRISES, INC.

W. Dean Hughes
SECRETARY
FLEISCHLI ENTERPRISES, INC.

Donald M. Polansky
DON POLANSKY
BIG D OIL COMPANY, INC.

ACKNOWLEDGEMENTS

STATE OF Wyoming } ss
COUNTY OF Laramie }

THE ABOVE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GUS FLEISCHLI, PRESIDENT, FLEISCHLI ENTERPRISES, INC., THIS 16 DAY OF October, 1998.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC — COMMISSION EXPIRES: 2/18/99

STATE OF WYOMING } ss
COUNTY OF LARAMIE }

THE ABOVE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DON POLANSKY, BIG D OIL COMPANY, INC., THIS 20th DAY OF October, 1998.

WITNESS MY HAND AND SEAL.

Mary A Cooper
NOTARY PUBLIC — MY COMMISSION EXPIRES: 10-31-99

APPROVALS

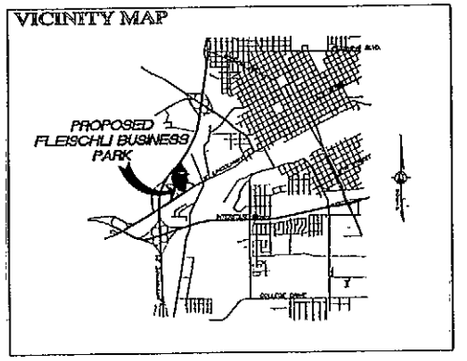
APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 16th DAY OF July, 1998.

D. A. Wilson
DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF CHEYENNE, WYOMING, THIS 27th DAY OF July, 1998.

MAYOR — ATTEST: Carol A. Intermill
CITY CLERK

VICINITY MAP



FINAL PLAT

FLEISCHLI BUSINESS PARK
1ST FILING

A REPLAT OF

PORTIONS OF
BLOCK 1, HUSKY INDUSTRIAL ADDITION, FIRST FILING,
REVISED LOT 2, BLOCK 2, HUSKY INDUSTRIAL ADDITION, 2ND FILING,
AND
TRACT 2, RINGSBY ADDITION (AMENDED)
ALL BEING LOCATED IN
THE WEST 1/2 OF SECTION 1, T.13 N., R.67 W., 6th P.M.,
CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING