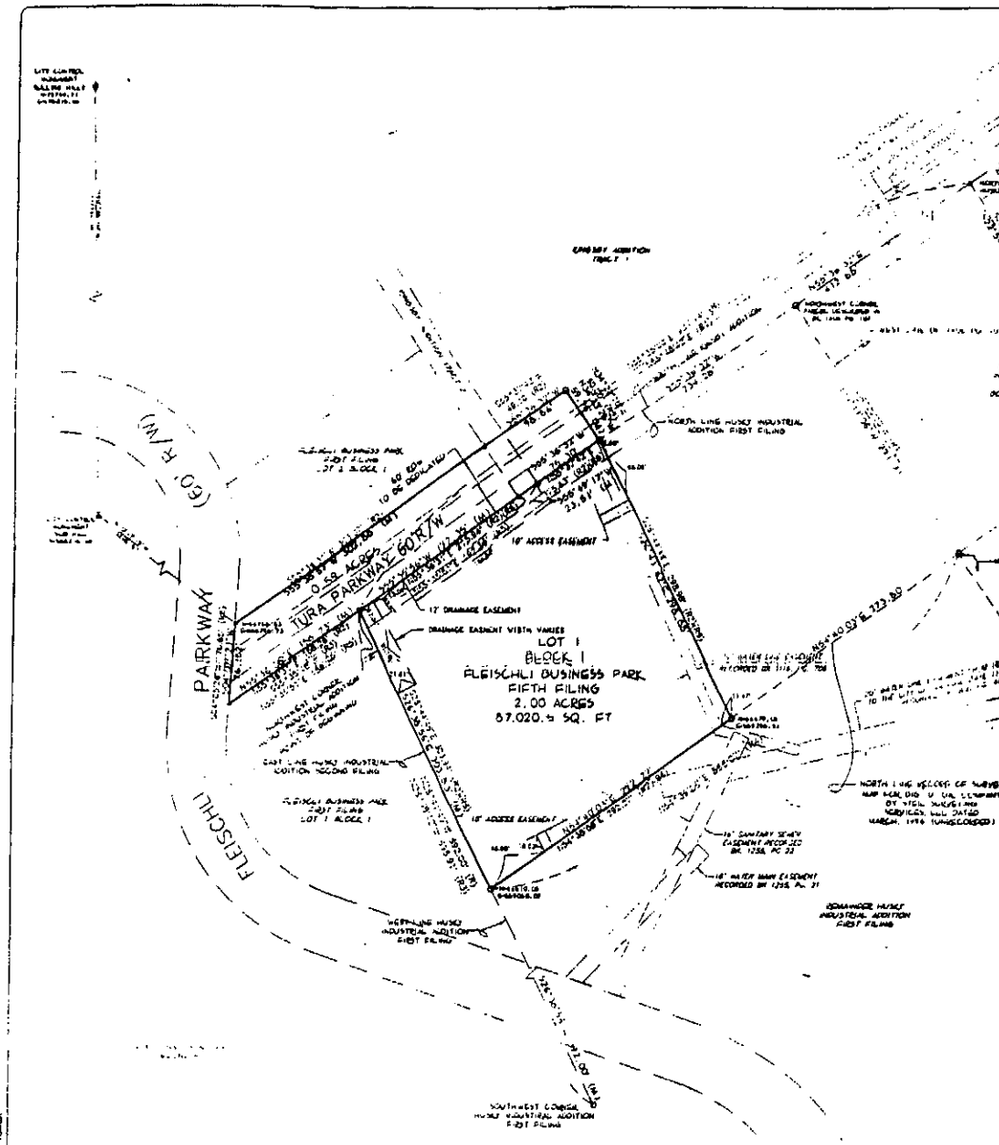
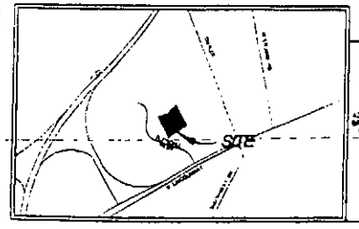
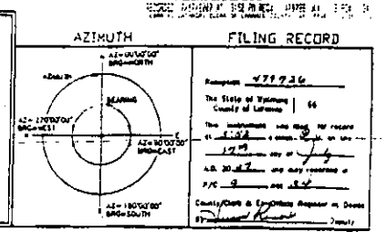
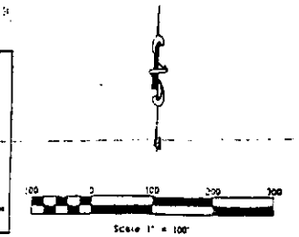


VICINITY MAP







LEGEND

- ▲ FOUND 1-1/2" ALUMINUM CAP STAMPED PLS 9326
- ● FOUND 6" ALUMINUM CAP STAMPED PLS 3861
- ▲ FOUND 1-1/2" ALUMINUM CAP STAMPED PLS 9990
- □ FOUND 2" ALUMINUM CAP STAMPED PLS 566
- ■ FOUND 1-1/2" ALUMINUM CAP STAMPED PLS 12505
- ● SET 5" ALUMINUM CAP STAMPED AVI PE WYO PLS 988
- (R) DENOTES RECORD DATA FROM PLAT OF HUSKY INDUSTRIAL ADDITION FIRST FILING
- (R1) DENOTES RECORD DATA FROM PLAT OF ASHLEIGH ADDITION
- (R2) DENOTES RECORD DATA FROM ALTA/ASCM SURVEY BY STEEL SURVEYING SERVICES, LLC DATED APRIL XXX (UNRECORDED)
- (R3) DENOTES RECORD DATA FROM PLAT OF HUSKY INDUSTRIAL ADDITION SECOND FILING
- (R4) DENOTES RECORD DATA FROM RECORD OF SURVEY FOR BIG 'D' OIL COMPANY BY STEEL SURVEYING SERVICES, LLC PREPARED MARCH, 1998 (UNRECORDED)
- (R5) DENOTES RECORD DATA FROM PLAT OF FLEISCHLI BUSINESS PARK FIRST FILING
- (R6) DENOTES RECORD INFORMATION FROM LEGAL DESCRIPTION IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT 4923-F89939 ORDER NO. T-79364 DATED JANUARY 9, 2007
- (M) DENOTES MEASURED DATA THIS SURVEY

DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS: THAT JPK, INC. OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT OF "FLEISCHLI BUSINESS PARK 5TH FILING" BY MICHAEL WEBER, SECRETARY, DO HEREBY DECLARE THIS PLAT OF SAID LANDS AS THEY APPEAR ON THIS PLAT, TO BE THEIR FREE ACT AND DEED IN ACCORDANCE WITH 7-5-1A OF SAID, DEDICATE THE RIGHT OF WAY AND GRANT THE EASEMENTS FOR THE PURPOSES DEDICATED HEREON.

MICHAEL WEBER, SECRETARY
JPK, INC.

ACKNOWLEDGMENTS

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS 1st DAY OF May, 2007, BY MICHAEL WEBER, WHO ACKNOWLEDGED HE IS THE SECRETARY FOR JPK, INC. OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS THEIR OWN FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/2/11

APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 1 DAY OF May, 2007.

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE THIS 14th DAY OF May, 2007.

MAYOR

CITY CLERK

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE HUSKY INDUSTRIAL ADDITION FIRST FILING, A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID HUSKY INDUSTRIAL ADDITION, FIRST FILING, A 3" ALUMINUM CAP PLS 3861; THENCE S79°39'39"E, ALONG THE WEST LINE OF SAID HUSKY INDUSTRIAL ADDITION FIRST FILING, A DISTANCE OF 303.83 FEET TO A 2" ALUMINUM CAP PLS 988, WHICH POINT BEARS N09°38'56"W, A DISTANCE OF 398.00 FEET FROM THE SOUTHWEST CORNER OF SAID HUSKY INDUSTRIAL ADDITION, A 3" ALUMINUM CAP PLS 566; THENCE N89°40'09"E, ALONG THE NORTH LINE OF A RECORD OF SURVEY MAP PREPARED FOR BIG "D" OIL COMPANY BY STEEL SURVEYING SERVICES, LLC, BY PLS 9990, A DISTANCE OF 292.57 FEET TO A 2" ALUMINUM CAP PLS 988; THENCE N66°41'42"W A DISTANCE OF 298.88 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID HUSKY INDUSTRIAL ADDITION AND THE SOUTH LINE OF ASHLEIGH ADDITION, A 3" ALUMINUM CAP PLS 988; THENCE N89°23'28"W, A DISTANCE OF 99.96 FEET TO A 3" ALUMINUM CAP PLS 988; THENCE S89°36'32"W, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 99.96 FEET TO A 1-1/2" ALUMINUM CAP PLS 9990; THENCE S89°28'57"W, A DISTANCE OF 303.86 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF FLEISCHLI PARKWAY, A 1" ALUMINUM CAP PLS 9326; THENCE S09°07'12"W, ALONG THE EAST RIGHT OF WAY LINE OF SAID FLEISCHLI PARKWAY, A DISTANCE OF 76.52 FEET TO A 1" ALUMINUM CAP PLS 9326; THENCE N89°36'09"E, A DISTANCE OF 158.43 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES OR 87,020.4 SQUARE FEET MORE OR LESS.

CERTIFICATE OF SURVEYOR

I, S.D. DAWSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS SURVEY WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, BY CHAS COWLEY, DURING THE MONTH OF MARCH 2007, THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.

Professional Land Surveyor S.D. DAWSON 988 WYOMING

BASIS OF BEARING

BASIS OF BEARING IS CITY OF CHEYENNE - GROUND DATUM COORDINATES FOR CONTROL STATIONS [illegible]

FINAL PLAT
FLEISCHLI BUSINESS PARK
FIFTH FILING

A REPLAT OF A PORTION OF:
BLOCK ONE, HUSKY INDUSTRIAL ADDITION FIRST FILING,
A PORTION OF SW 1/4 OF SECTION 1 OF T.13N., R.67W., OF THE 6TH P.M.,
LARAMIE COUNTY WYOMING.
PREPARED MARCH 2007

JPK, INC.
415 NORTH 4TH STREET
ABERDEEND, SD 57401
605.226.1400

FLEISCHLI BUSINESS PARK 5TH FILING

FINAL PLAT

5/07

2-2806