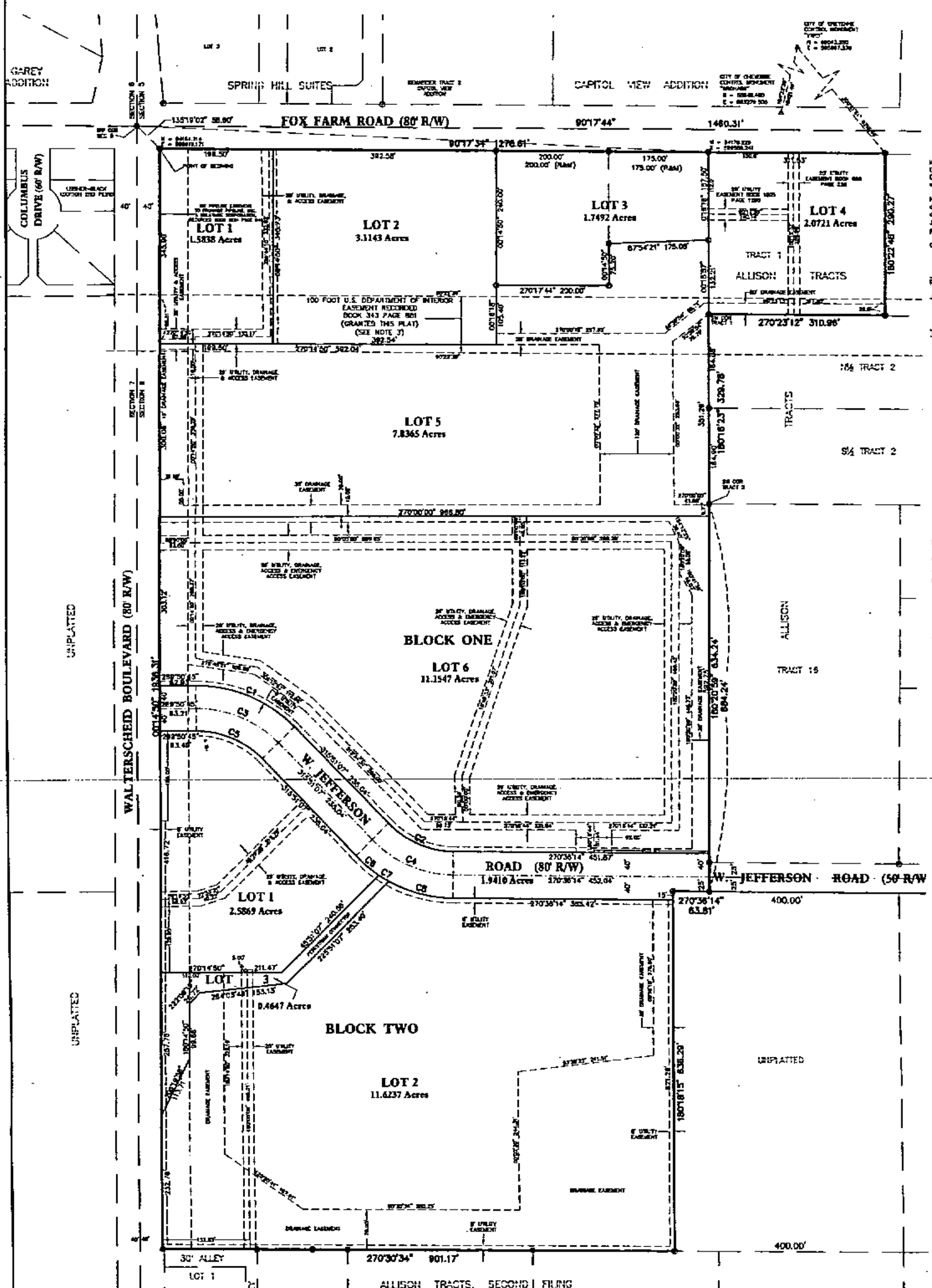


DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Gateway South LLC, a Wyoming Limited Liability Company and Joseph P. Madigan Revocable Trust, owners in fee simple of Lots 1 through 6, Block One and Lots 1 through 3, Block Two, Gateway South and that portion of W. Jefferson Road dedicated within Gateway South, City of Cheyenne, Laramie County, Wyoming.

Have caused the same to be surveyed, vacated, replatted and known as GATEWAY SOUTH 2ND FILING, do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires, and do hereby dedicate to the use of the public, West Jefferson Road and the Pedestrian Connector (Lot 3, Block Two) and grant the easements for the purposes indicated hereon.

Gateway South LLC, a Wyoming Limited Liability Company

R.C. Reimon, Member

Joseph P. Madigan Revocable Trust

Joseph P. Madigan, Trustee

ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 5th day of June 2009, by Joseph P. Madigan, trustee for Joseph P. Madigan Revocable Trust.

Notary Public, Laramie County, Wyoming

My Commission Expires: 4.20.10

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 5th day of June 2009, by R.C. Reimon, member, Gateway South LLC, a Wyoming Limited Liability Company.

Notary Public, Laramie County, Wyoming

My Commission Expires: 4.20.10

APPROVALS

Approved by the City of Cheyenne Planning Commission this 6th day of APRIL, 2009.

Development Director

Approved by the City Council of the City of Cheyenne, Wyoming, this 27th day of APRIL 2009.

Mayor

ATTEST:
City Clerk

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL THE EXISTING LOT LINES, EASEMENTS, AND W. JEFFERSON ROAD R/W AS PLATTED ON GATEWAY SOUTH. NEW LOT LINES, EASEMENTS, AND W. JEFFERSON ROAD R/W CREATED BY THIS PLAT OF GATEWAY SOUTH 2ND FILING.

LEGEND

- ● FOUND 1½" ALUMINUM CAP STAMPED "PELS 682"
- ○ SET ⅝" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- ● FOUND YELLOW PLASTIC CAP
- ● FOUND 2" ALUMINUM CAP STAMPED "AVI LS 2927"
- ● FOUND 1½" ALUMINUM CAP STAMPED "SSS LS 5910"
- □ FOUND 1.5"x1.5" SQUARE HEAD BOLT

NOTES

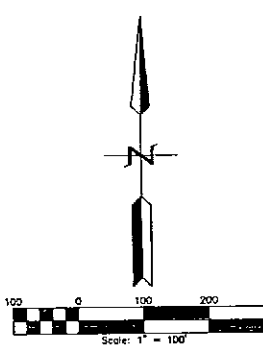
1.) BASIS OF AZIMUTH - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "YARD" & "ORCHARD".

2.) SUBJECT PROPERTY DOES NOT FALL WITHIN SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL NO. 56021C1091F E DATED JANUARY 17, 2007.

3.) THE UNITED STATES EASEMENT IS A RESTRICTED AREA AND ALL CONSTRUCTION ACTIVITIES WITHIN SAID EASEMENT SHOULD BE COORDINATED WITH WESTERN AREA POWER ADMINISTRATION, P.O. BOX 3700, LOVELAND, COLORADO 80539-3003.

4.) THE GREENWAY TUNNEL IS NOT PART OF THIS PLAT.

5.) ALL LOT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 5/8" X 24" LONG REBAR WITH 11/2" ALUMINUM CAP STAMPED "SSS PLS 2500"



CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	46°50'22"	112°30'56"	101.38	240.00	[illegible]	187.57
C2	46°17'43"	112°15'40"	98.69	153.50	[illegible]	133.82
C3	46°00'22"	112°00'06"	84.11	200.00	[illegible]	156.31
C4	45°14'53"	112°17'49"	83.30	200.00	157.93	153.87
C5	46°00'22"	112°00'58"	87.13	160.00	128.47	125.05
C6	13°02'33"	129°31'40"	29.93	240.00	[illegible]	51.79
C7	04°56'20"	121°00'00"	10.36	240.00	20.70	20.65
C8	27°09'32"	106°34'00"	[illegible]	240.00	116.27	115.82

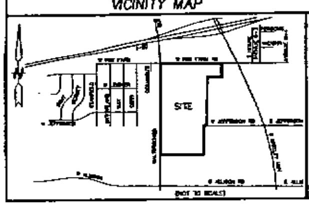
CERTIFICATE OF SURVEYOR

I, John A. Steil, Registered Professional Land Surveyor in the State of Wyoming, hereby state that this plat of GATEWAY SOUTH 2ND FILING, was prepared from official plats and deeds of record and from notes of a field survey conducted by me or under my direct supervision during the month of August, 2008, 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.

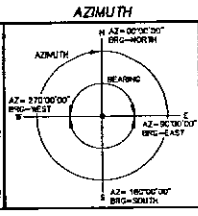
GATEWAY SOUTH 2ND FILING

BEING A REPLAT OF
LOTS 1 THROUGH 6, BLOCK ONE, AND
LOTS 1 THROUGH 3, BLOCK TWO,
GATEWAY SOUTH, AND THAT PORTION OF
W. JEFFERSON ROAD DEDICATED WITHIN
GATEWAY SOUTH,
CITY OF CHEYENNE,
LARAMIE COUNTY, WYOMING.

VICINITY MAP



AZIMUTH



FILING RECORD

Reception 524274

The State of Wyoming } SS
County of Laramie }

This instrument was filed for record at 11:46 o'clock A.M. on the 10th day of June A.D. 20 09 and duly recorded in P/C 9 slot 103

County Clerk & Ex-Officio Register of Deeds

By ______ Deputy

RECORDED 6/10/2009 AT 11:46 AM REC# 524274 BK 9 PG 103

PREPARED FEBRUARY, 2009

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th STREET P.O. BOX 2073
PH(307)634-7273 CHEYENNE, WY. 82003