

LEGEND

- SET 3/4" X 2 1/4" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5810"
- FOUND 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- △ CITY OF CHEYENNE CONTROL MONUMENTS
- ▨ PUBLIC RIGHT-OF-WAY TO BE DEDICATED THIS PLAT

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. 56021C10917 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.) ALL UN-MONUMENTED LOT CORNERS TO BE SET WITH AN 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5810" ON A 5/8" X 2 1/4" LONG REBAR.
- 5.) WATER AND SEWER SERVICE WILL BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT.
- 6.) ALL UTILITY EASEMENTS LIMITED TO SOUTH CHEYENNE SEWER AND WATER DISTRICT, CHEYENNE LIGHT, FUEL AND POWER, CENTURY LINK AND/OR OPTIMUM ONLY AND THEIR SUCCESSORS, UNLESS SHOWN OTHERWISE.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Shortgrass Hospitality, a Wyoming Limited Liability Company, owner in fee simple of Lot 3, Block 1, Gateway South, 3rd Filing, City of Cheyenne, Laramie County, Wyoming.

Has caused the same to be platted and known as GATEWAY SOUTH, 4TH FILING, does 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 public the streets and grant the easements for the purposes indicated hereon.

Shortgrass Hospitality, LLC

Jordan Estes
Jordan Estes, Registered Agent

ACKNOWLEDGEMENT

STATE OF WYOMING }
 SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 27 day of February, 2013, by Jordan Estes, Agent for Shortgrass Hospitality, a Wyoming Limited Liability Corporation.

[Signature]
Notary Public, Laramie County, Wyoming
My Commission Expires: APR 29, 2014

VACATION STATEMENT

It is the intent of this plat to vacate all previously platted and previously recorded easements of Lot 3, Block 1, Gateway South, 3rd Filing contained within this replat EXCEPT the 100 foot U.S. Dept. of Interior easement recorded in Book 343, Page 881 and the Southerly 10' of the 16 foot utility easement platted within Gateway South, 3rd Filing recorded in Book 9, Page 185.

KNOW ALL PERSONS BY THESE PRESENTS THAT: South Cheyenne Water and Sewer District do hereby declare acceptance and agreement with the vacation of the utility easements as indicated hereon and accept the established 40' wide easement established hereon for provision of and in conjunction with the new sanitary sewer line falling within the boundaries of said easement.

South Cheyenne Water and Sewer District

Dena Hansen
by: Dena Hansen, General Manager

ACKNOWLEDGEMENT

STATE OF WYOMING }
 SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 27 day of February, 2013, by Dena Hansen, General Manager of the South Cheyenne Water and Sewer District, Laramie County, Wyoming.

[Signature]
Notary Public, Laramie County, Wyoming
My Commission Expires: APR 29, 2014

CERTIFICATE OF SURVEYOR



I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby certify, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me and under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

**GATEWAY SOUTH
4TH FILING**

AN ADMINISTRATIVE REPLAT OF LOT 3, BLOCK 1, GATEWAY SOUTH, 3RD FILING, SITUATED IN A PORTION OF THE NW 1/4 OF SECTION 8, T.13N., R.66W., 6TH P.M., CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

Prepared February, 2013



STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS

1102 W. 19th ST. CHEYENNE, WY. 82001 (307)634-7273
706 GILCHRIST ST. WHEATLAND, WY. 82201 (307)928-8700

APPROVALS

Approved by the City of Cheyenne Planning & Development Director this 28 day of February, 2013.

[Signature]
Planning and Development Director, City of Cheyenne, Wyoming

Approved by the City of Cheyenne City Engineer this 28 day of February, 2013.

Nathan Plankin
City Engineer, City of Cheyenne, Wyoming

ACKNOWLEDGEMENT

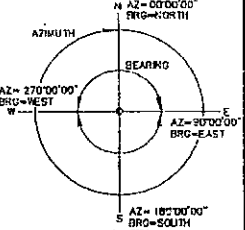
STATE OF WYOMING }
 SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 28 day of February, 2013, by Jordan Estes and Nathan Plankin of the City of Cheyenne, Wyoming.

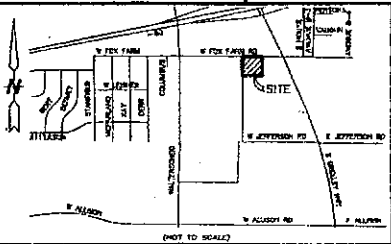


Lisa Payford
Notary Public, Laramie County, Wyoming
My Commission Expires: Dec. 21, 2015

AZIMUTH



VICINITY MAP



FILING RECORD

RECORDED 3/14/2013 AT 1:50 PM REEL 21045 PAGE 10
DESK K. LINDROP, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1