Description -

A PARCEL OF LAND SITUATE IN THE S.W. 1/4 OF SECTION 23, T.14 N., R.69 W., 6TH P.M., LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" DIAMETER REBAR AND AL. CAP ON THE NORTHERLY RIGHT OF WAY OF CRYSTAL LAKE ROAD (COUNTY ROAD 210) AND THE WESTERLY RIGHT OF WAY OF HAPPY JACK ROAD (S.H. 210) ; THENCE, N81° 05' 35" W ALONG THE NORTHERLY RIGHT OF WAY OF CRYSTAL LAKE ROAD A DISTANCE OF 1013.17 FEET TO A 1/2" X 30" REBAR WITH A 1 1/2" ALUMINUM CAP; THENCE, N 10° 09' 20" E A DISTANCE OF 396.00 FEET TO A 1/2 " X 30" REBAR WITH A 1 1/2" ALUMINUM CAP; THENCE, S 81° 05' 35" E A DISTANCE OF 550.00 FEET TO A 1/2" X 30" REBAR WITH A 1 1/2" ALUMINUM CAP; THENCE, N10° 09' 20"E A DISTANCE OF 232.00 FEET TO A 1/2" X 30" REBAR WITH A 1 1/2" ALUMINUM CAP; THENCE, S 80° 21' 59" E A DISTANCE OF 205.85 FEET TO A 1/2" X 30" REBAR WITH A 1 1/2" ALUMINUM CAP ON THE WESTERLY RIGHT OF WAY OF HAPPY JACK ROAD FROM WHICH A WYOMING HIGHWAY DEPARTMENT RIGHT OF WAY MONUMENT BEARS S 1° 35' 30"E A DISTANCE OF 9.15 FEET MARKED STA. 756+38.5. FROM WHICH THE N. E. CORNER OF SECTION 23 BEARS N 40° 20' 49" E A DISTANCE OF 4098.12 FEET; THENCE, FROM THE AFOREMENTIONED 1/2" REBAR WITH AN ALUMINUM CAP, ALONG A CHORD OF A SPIRAL BEING 80 FEET WESTERLY OF THE CENTER LINE OF HAPPY JACK R.O., SAID 80 FOOT OFFSET CHORD BEARS S 1° 35' 30" E A DISTANCE OF 254.35 FEET (SEE SPIRAL DATA FOR CENTER LINE LISTED AS SPIRAL "A" IN THE CURVE DATA); THENCE, ALONG A CURVE TO THE LEFT DENOTED AS CURVE "B" IN THE CURVE DATA TABLES TO A WYOMING HIGHWAY DEPARTMENT RIGHT OF WAY MONUMENT MARKED STA. 753+88.5; THENCE, N 84° 20' 28" E A DISTANCE OF 20.00 FEET TO A 1/2" X 30" REBAR WITH A 1 1/2" ALUMINUM CAP ON THE WESTERLY RIGHT OF WAY OF HAPPY JACK ROAD; THENCE, ALONG A CURVE TO THE LEFT DENOTED AS CURVE "A" IN THE CURVE DATA TABLES TO THE POINT OF BEGINING.

THE ABOVE DESCRIBED PRICEL CONTAINS 10.0 ACRES MORE OR LESS AND IS SUBJECT TO ANY RIGHTS OF WAY AND/OR EASEMENTS THAT HAVE BEEN LEGALLY ACQUIRED.

Chord Data - Tract One

CURVE	BEARING	DISTANCE
Curve "A"	S 9°28'39"E	305.99'
Curve "B"	S 4°38'19"E	91.58'
Spiral "A"	S 1°35'30"E	254.34'

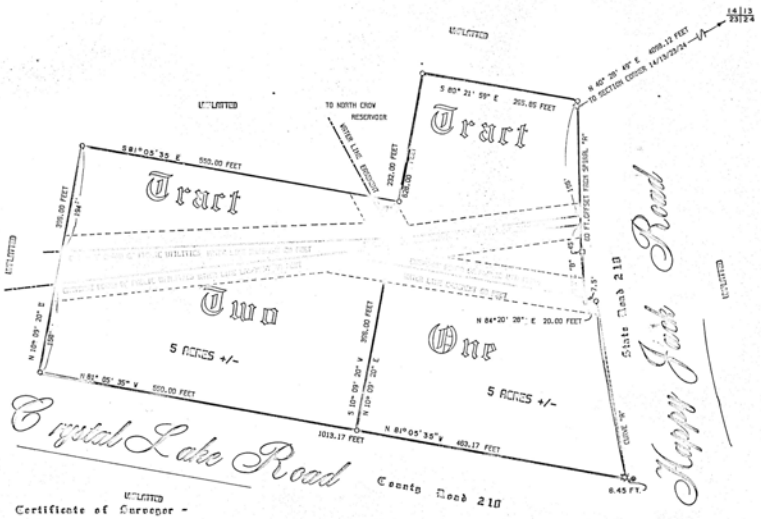
Curve Data -

CURVE "A"
RADIUS = 2351.83 FT.
DELTA = 7°29' 35"
TANGENT = 153.319 FT.
ARC LENGTH = 306.20 FT.
CHORD = 305.99 FT.

CURVE "B"
RADIUS = 2371.83 FT.
DELTA = 2°12' 45"
TANGENT = 45.799 FT.
ARC LENGTH = 91.59 FT.
CHORD = 91.58 FT.

SPIRAL "A"
THETA = 3° 07' 30"
PHI = 1° 02' 33"
X = 249.929
Y = 4.544
S.T. = 83.357
L.T. = 165.692
L.C. = 249.979
L.S. = 252.00
L.C. AT 83' LT. = 254.30 FT.
NOTE: SPIRAL "A" DATA IS GIVEN FOR CENTER LINE.

NOTE:
THE FENCE ALONG HAPPY JACK ROAD (SH 210) IS NOT ON THE R/W OF SAID ROADWAY.



Legend -

- ○ DENOTES 1/2"X 30" REBAR WITH 1 1/2" ALUMINUM CAP MARKED L.S.3047
- □ DENOTES WYOMING HIGHWAY DEPARTMENT R/W MONUMENT.
- ○ DENOTES 3/4" IRON PIPE FOUND.
- DENOTES SUBDIVISION BOUNDRY.
- DENOTES EASEMENT LIMITS.
- ✡ DENOTES 5/8"X36" REBAR WITH 2" ALUMINUM CAP MARKED L.S.3047 R/W STA.750+01.8

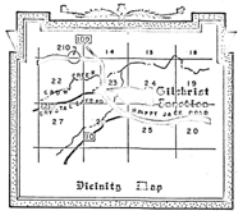
Notes:

1. BASIS OF BEARING = WYOMING HIGHWAY DEPARTMENT AS BUILT PLANS S-0107(4)
2. R/W OF HAPPY JACK ROAD SH210 FROM CRYSTAL LAKE ROAD CR 210 = 120' TO STA. 753+00
3. R/W OF HAPPY JACK ROAD SH 210 FROM STA. 753+00 TO 756+38.5 = 140'
4. WY. STATES TELEPHONE & TELEGRAPH CO. 10' EASEMENT WITHIN THE 60' EASEMENT GRANTED THE CITY OF CHEYENN E RECORDED IN BOOK 749 PAGE 345.
5. BY AGREEMENT OF 1959, THE METRIC CONVERSION IS EQUATED AS= ONE YARD EQUALS 0.9144 INTERNATIONAL METER.
ONE FOOT = 0.3048 METER
ONE ACRE = 0.4047 HECTARE

Scale
100 0 100
1"=100' (1/1200)

AN ABBREVIATED PLAT OF Gilchrist Addition

Situate in the N.W.1/4 of the S.W. 1/4 of Sec. 23, T.14 N., R.69 W., 6th P.M., Laramie County, Wyoming



TERRESTRIAL SURVEYING & MAPPING CO. P.O. BOX 82 . CHEYENNE, WYOMING 82003
10 NOVEMBER 1987 A.D.

Dedication -

KNOW ALL MEN BY THESE PRESENTS THAT FRANCIS LIVESTOCK CO., INC., A WYOMING CORPORATION, OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS ACCREVIATED PLAT AND DESCRIPTION ON THIS ACCREVIATED PLAT OF GILCHRIST JUNCTION, DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LANDS AS APPEARS ON THIS ACCREVIATED PLAT TO BE IT'S FREE AND VOLUNTARY ACT AND DEED AND IN ACCORDANCE WITH IT'S DESIRES.

ATTEST: John A. Francis, PRESIDENT — Dorothy A. Francis, SEC. / TREAS.

Acknowledgement -

STATE OF WYOMING } ss
COUNTY OF LARAMIE }

THE FOREGOING DEDICATION WAS SIGNED AND ACKNOWLEDGED BEFORE ME, BY JOHN A. FRANCIS, WHO, BY ME DULY SWORN, DID DECLARE THAT HE IS THE PRESIDENT OF FRANCIS LIVESTOCK CO., INC., AND ON BEHALF OF SAID CORPORATION BY AUTHORITY OF THE OFFICERS OF SAID CORPORATION, EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND IN ACCORDANCE WITH IT'S BUSINESS, ON THIS 10th DAY OF November 1987 A.D.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF MY OFFICE THE DAY, MONTH, AND YEAR AS FIRST ABOVE WRITTEN.

Notary Public — Residing at Cheyenne, Wyoming

MY COMMISSION EXPIRES ON THE 30th DAY OF October, 1988 A.D.

Certificate of Surveyor -

STATE OF WYOMING } ss
COUNTY OF LARAMIE }

I, LARRY T. PERRY, A LICENSED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF A SURVEY PERFORMED BY ME DURING THE MONTHS OF OCTOBER AND NOVEMBER 1987 A.D. AND THAT IT CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY AS SHOWN HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Larry T. Perry L.S.
LARRY T. PERRY
WYOMING L.S. NO. 3047

Approvals -

APPROVED BY THE CHEYENNE - LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 9th DAY OF December 1987 A.D.

DIRECTOR OF PLANNING

ATTEST: COUNTY CLERK

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY WYOMING THIS 10th DAY OF November 1987 A.D.

CHAIRMAN OF THE BOARD

Filing Record

RECEPTION #037771

The State of Wyoming, County of Laramie } ss
This instrument was filed for record at 11:05 o'clock A.M. on the 10th day of Dec A.D. 19 87 and is duly recorded in Plat Book 6 Slot 5
County Clerk & Ex-Officio
By

NO DOMESTIC WATER OR WASTEWATER SYSTEM