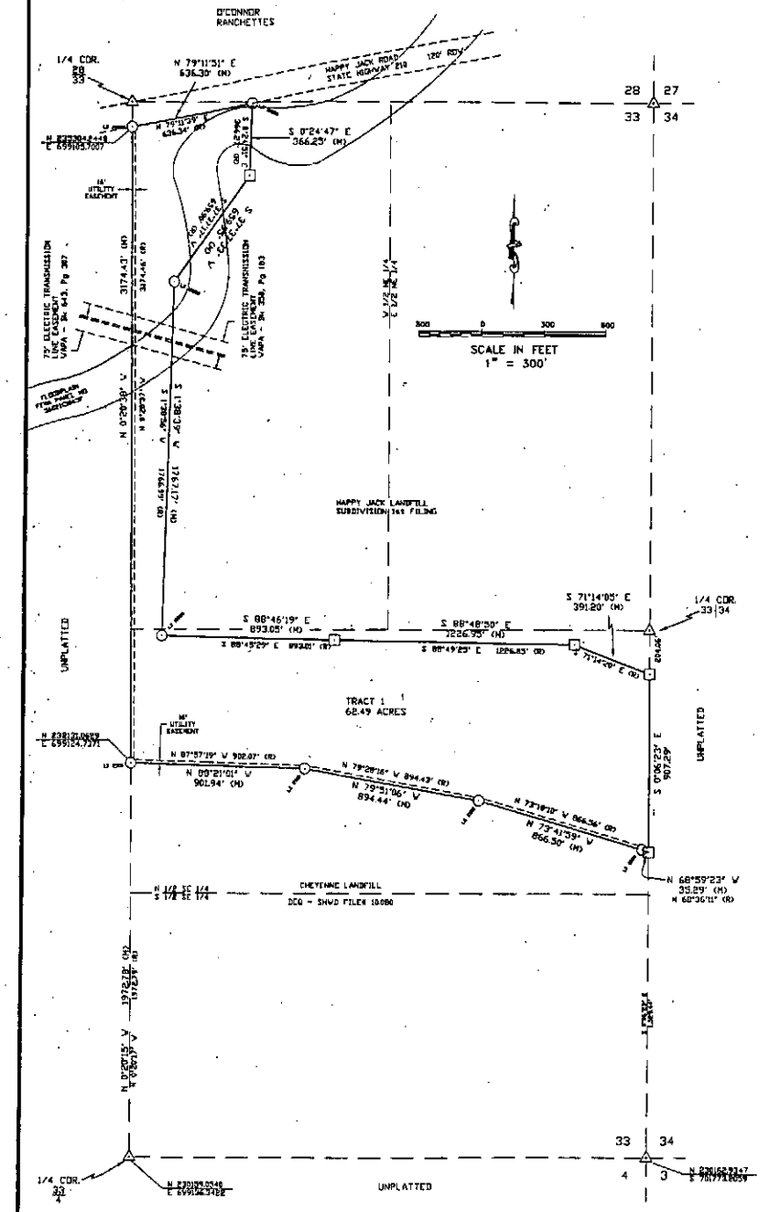


LEGAL DESCRIPTION

HAPPY JACK LANDFILL SUBDIVISION SECOND FILING
LEGAL DESCRIPTION OF TRACT 1

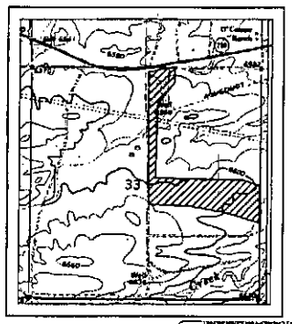
A parcel of land being a portion of the East 1/2 of Section 33 in Township 14 North, Range 68 West of the Sixth Principal Meridian, Laramie County, Wyoming, and being more particularly described as follows:

BEGINNING at the South Quarter Corner of said Section 33, said corner being a 3 ¼" diameter aluminum survey cap stamped "SHS LS 2500", marked appropriately;
THENCE on and along the north-south centerline of said Section 33, on a Bearing of N 0° 20' 15" W a distance of 1972.78 feet to the TRUE POINT OF BEGINNING, being the northwesterly corner of the City of Cheyenne Landfill (DEQ – SHWD File #10.080) and monumented with a 1 1/2 inch diameter aluminum cap stamped "LS 2500";
THENCE continuing on and along said north-south centerline of Section 33 on a Bearing of N 0° 20' 38" W a distance of 3174.43 feet to a point on the southerly right of way of State Highway No. 210 (Happy Jack Road) monumented with a 2 inch diameter aluminum cap stamped "AVI PC, WY PLS 10838";
THENCE on and along said southerly right of way of State Highway No. 210 (Happy Jack Road) on a Bearing of N 79° 11' 51" E a distance of 636.30 feet to the most northwesterly corner of HAPPY JACK LANDFILL SUBDIVISION FIRST FILING monumented with a 2 inch diameter aluminum cap stamped "AVI PC, WY PLS 10838";
THENCE on the following six courses on and along the westerly and southerly boundary of said HAPPY JACK LANDFILL SUBDIVISION FIRST FILING:
THENCE on a Bearing of S 0° 24' 47" E a distance of 366.25 feet to a point monumented with a 2 1/2 inch diameter aluminum cap stamped "CITY OF CHEYENNE, LS 4828";
THENCE on a Bearing of S 37° 37' 33" W a distance of 658.85 feet to a point monumented with a 2 inch diameter aluminum cap stamped "AVI PC, WY PLS 10838";
THENCE on a Bearing of S 01° 38' 38" W a distance of 1767.17 feet to a point monumented with a 2 inch diameter aluminum cap stamped "AVI PC, WY PLS 10838";
THENCE on a Bearing of S 88° 46' 19" E a distance of 893.05 feet to a point monumented with a 2 1/2 inch diameter aluminum cap stamped "CITY OF CHEYENNE, LS 4828";
THENCE on a Bearing of S 88° 48' 30" E a distance of 1226.95 feet to a point monumented with a 2 1/2 inch diameter aluminum cap stamped "CITY OF CHEYENNE, LS 4828";
THENCE on a Bearing of S 71° 14' 05" E a distance of 391.20 feet to the point of intersection with the easterly line of said Section 33, monumented with a 2 1/2 inch diameter aluminum cap stamped "CITY OF CHEYENNE, LS 4828";
THENCE on a Bearing of S 0° 06' 23" E a distance of 907.29 feet on and along said easterly line of Section 33, to the point of intersection with the northerly boundary of the City of Cheyenne Landfill (DEQ – SHWD File #10.080) as surveyed by John Steil, LS 2500 in 1990 and monumented with a 2 1/2 inch diameter aluminum cap stamped "CITY OF CHEYENNE, LS 4828";
THENCE on the following four courses on and along the northerly boundary of the City of Cheyenne Landfill as surveyed by John Steil, LS 2500 in 1990;
THENCE on a Bearing of N 66° 59' 23" W a distance of 35.29 feet to a point monumented with a 1 1/2 inch diameter aluminum cap stamped "LS 2500";
THENCE on a Bearing of N 73° 41' 59" W a distance of 866.50 feet to a point monumented with a 1 1/2 inch diameter aluminum cap stamped "LS 2500";
THENCE on a Bearing of N 79° 51' 06" W a distance of 894.44 feet to a point monumented with a 1 1/2 inch diameter aluminum cap stamped "LS 2500";
THENCE on a Bearing of N 89° 21' 01" W a distance of 901.94 feet to the point of beginning.

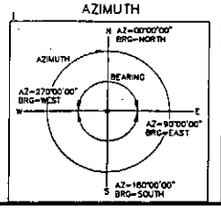
Containing 62.49 acres more or less.

NO DOMESTIC WATER AND/OR WASTEWATER SYSTEMS ARE PROPOSED.
NO PUBLIC MAINTENANCE OF ROADS.
FIRE PROTECTION IS PROVIDED BY FIRE DISTRICT NO.2.

VICINITY MAP



AZIMUTH



FILING RECORD

Recorded 5/18/2010 AT 8:41 AM BOOK 5 PAGE 138
Debbie K. Lathrop, Clerk of Laramie County, Wyoming

Receipt # 546965
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record at 8:41 o'clock A M. on the 18 day of June A.D. 2010 and duly recorded in P/C 9 slot 180
County Clerk & Ex-Officio Register of Deeds
By _____ Deputy

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: City of Cheyenne, owner in fee simple of all lands embraced by this plat of HAPPY JACK LANDFILL SUBDIVISION SECOND FILING, do hereby declare this plat of said lands to be it's free act and deed in accordance with it's desire.

City of Cheyenne
Richard L. Kaysen, Mayor

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) ss.
COUNTY OF LARAMIE)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICHARD L. KAISEN, MAYOR, CITY OF CHEYENNE, THIS 3rd DAY OF May, 2010.

NOTARY PUBLIC Kristy B. Anderson
MY COMMISSION EXPIRES 9-19-2011

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 12TH DAY OF NOVEMBER, 2009.

~~DEVELOPMENT DIRECTOR~~
CHAIRPERSON, LARAMIE COUNTY PLANNING COMMISSION

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS 1ST DAY OF DECEMBER, 2009.

COUNTY CLERK
CHAIRMAN OF THE BOARD

LEGEND

△ FOUND PUBLIC LAND SURVEY CORNERS PER WYOMING COUNTY RECORDATIONS FILE IN THE LARAMIE COUNTY CLERK'S OFFICE.

⊙ FOUND ALUMINUM SURVEY CAPS STAMPED WITH THE LAND SURVEYOR NUMBERS AS PROVIDED ON THE MAP.

⊡ SET 2 ½" DIAMETER ALUMINUM SURVEY CAP STAMPED "CITY OF CHEYENNE LS 4828" ON A 30" NO. 5 REBAR, THIS SURVEY.

EASEMENT CONDITIONS.

100 YEAR FLOODPLAIN PER FEMA PANEL NO. 56021C1045F, DATED JANUARY 17, 2007.

NOTES

1. BASIS OF BEARINGS IS BY GPS OBSERVATIONS USING WYOMING EAST STATE PLANE COORDINATES/WGS84.
2. THE FLOODPLAIN IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. AS THEY ARE BASED ON THESE QUADRANGLE SHEET MAPPING AND FEMA PANEL NO. 56021C1045F, DATED JANUARY 17, 2007, AND NOT ACTUAL FIELD SURVEY DATA. NO CERTIFICATION BY THIS SURVEYOR AS TO EXACT BOUNDARIES OF THE FLOODPLAIN SHOWN HEREON IS INFERED BY THIS PLAT.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

I, John J. Studley, Wyoming Registered Professional Land Surveyor No. 4828, employee/agent for The City of Cheyenne, do hereby certify the FINAL PLAT hereon was prepared from field notes of an actual survey made by me in SEPTEMBER, 2009, and that it correctly shows the results of said survey to the best of my knowledge and belief.

Professional Land Surveyor 4828 WYOMING

FINAL PLAT
OF
HAPPY JACK LANDFILL SUBDIVISION SECOND FILING
A SUBDIVISION OF A PORTION OF THE E 1/2 OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 68 WEST, OF THE 6TH PM, LARAMIE COUNTY, WYOMING

DATE OF PREPARATION: SEPTEMBER 2009

CITY OF CHEYENNE
2101 O'NEIL AVENUE
CHEYENNE, WYOMING 82001
(307) 637-6274

HAPPY JACK LANDFILL SUBDIVISION
SECOND FILING
FINAL PLAT

REVISIONS	DATE
PER REVIEW	11/17/09
PER REVIEW	4/30/10

Drawn By:	JJS	MC
Checked By:	JJS	MC
Approved By:	JJS	
Date:	11/17/09	
Scale:	N/A	
J:\Projects\Landfill Plat.dwg		

SHEET 1 OF 1