BOUNDARY CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	41° 13' 16"	260.00'	S46° 45' 55"E	183.05'	187.06'
C1(R)	41° 13' 31"	289.90'	N46° 46' 34"E	204.15'	208.65'
C2	16° 10' 42"	1106.28'	S81° 23' 19"W	311.34'	312.37'
C2(R)	16° 10' 38"	1106.28'	S81° 23' 09"W	311.32'	312.36'

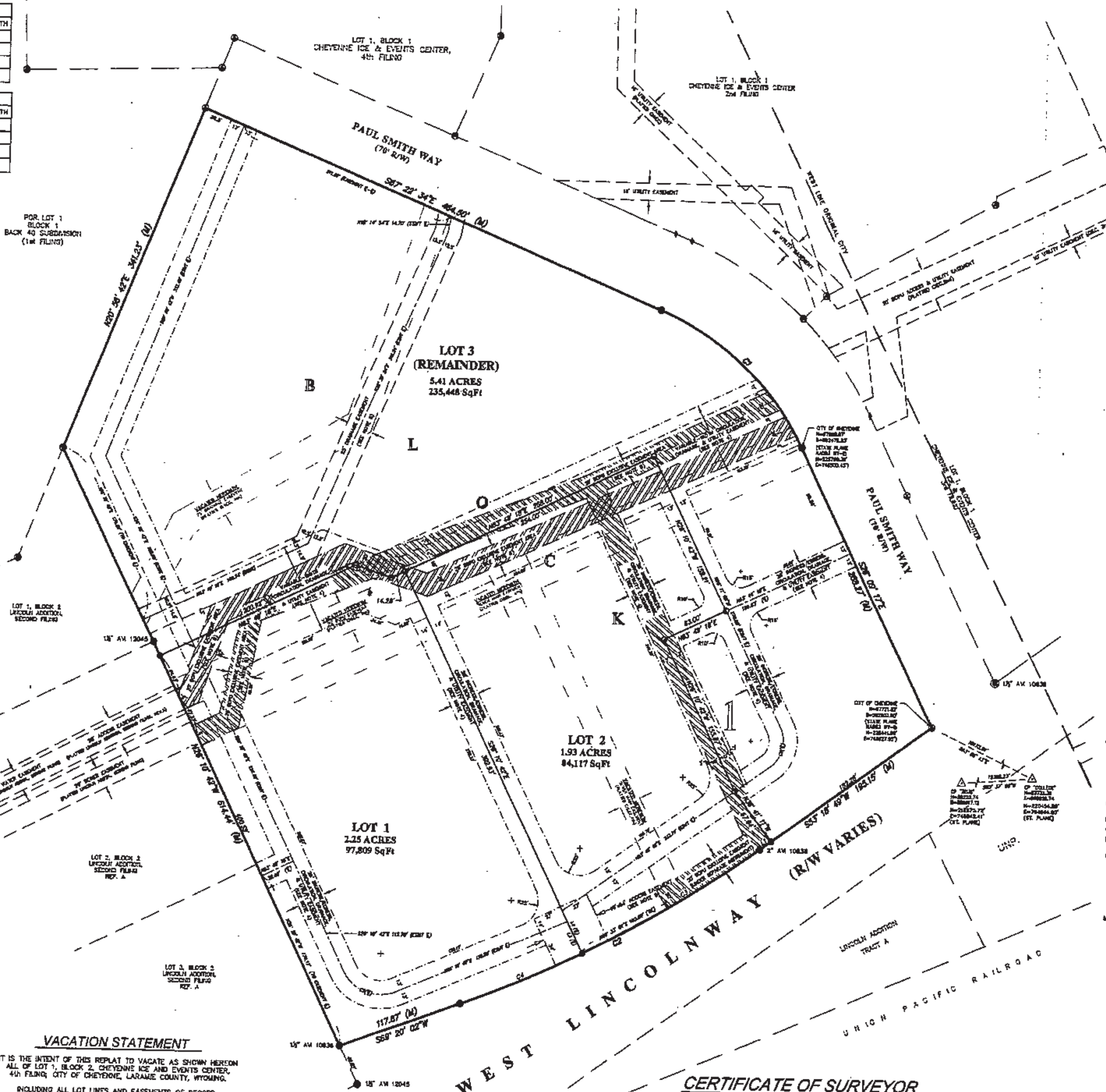
INTERNAL CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C3	9° 50' 29"	1106.28'	S38° 13' 13"W	189.78'	190.02'
C4	6° 20' 13"	1106.28'	S86° 18' 34"W	122.29'	122.38'
C5(℄)	87° 07' 51"	38.00'	S70° 07' 24"E	52.38'	57.78'
C6(℄)	78° 39' 24"	30.00'	N13° 49' 00"E	38.68'	41.63'

LINE TABLE		
Line #	Bearing	Length
L1	S53° 18' 49"W	12.88'
L2	S71° 10' 42"E	34.33'
L3 (℄)	S28° 10' 42"E	32.88'
L4 (℄)	N28° 10' 42"W	44.03'

NOTES

1. BASIS OF BEARINGS – WYOMING STATE PLANE COORDINATES, EAST ZONE NAD83-2011. DISTANCES ARE GROUND DISTANCES.
2. ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅝"x24" REBAR.
3. NO PORTION OF THE LANDS CONTAINED WITHIN THE PLAT BOUNDARY AS SHOWN FALL WITHIN A F.E.M.A. 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL [illegible], DATED JANUARY 17, 2007.
4. "INGRESS/EGRESS, CIRCULATION, DRAINAGE, & UTILITY EASEMENT(S)" GRANTED HEREON TO ALL OWNERS OF LANDS CONTAINED WITHIN THE PLAT BOUNDARY FOR THE PURPOSES INDICATED.
5. [illegible] ACCESS EASEMENT" GRANTED HEREON, ALONG WITH THOSE MUTUAL INGRESS/EGRESS, CIRCULATION, DRAINAGE, & UTILITY EASEMENT(S), TO ALL OWNERS OF LANDS CONTAINED WITHIN THE PLAT BOUNDARY FOR MUTUAL ACCESS TO WEST LINCOLNWAY (AKA US 30) AND ANY NECESSARY COMMON DRAINAGE, & UTILITY.
6. THE LANDS CONTAINED WITHIN THIS REPLAT ARE SUBJECT TO A "20' BOPU UTILITY & ACCESS EASEMENT" RECORDED ON THE 17th DAY OF MARCH, 2022 AT BOOK [illegible], PAGE 1237 IN THE REAL ESTATE OFFICE OF THE COUNTY CLERK OF LARAMIE COUNTY, WYOMING.
7. THE LANDS CONTAINED WITHIN THIS REPLAT ARE SUBJECT TO A "RECIPROCAL EASEMENT AGREEMENT" RECORDED ON THE 30th DAY OF NOVEMBER, 2006 AT BOOK [illegible], PAGE [illegible] IN THE REAL ESTATE OFFICE OF THE COUNTY CLERK OF LARAMIE COUNTY, WYOMING.
8. BOPU EXCLUSIVE EASEMENT AREA:
   a. A PORTION OF THOSE "INGRESS/EGRESS, CIRCULATION, DRAINAGE, & UTILITY EASEMENT(S)" GRANTED HEREON (AND ABUTTING AREA(S) AS REQUIRED) ARE DEDICATED EXCLUSIVELY TO THE BOARD OF PUBLIC UTILITIES OF THE CITY OF CHEYENNE (BOPU), THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
   b. THE BOPU EXCLUSIVE AREAS INDICATED HEREON ARE TO BE FORMALLY GRANTED UNDER SEPARATE EASEMENT AGREEMENT AFFIDAVIT(S) AND ARE DESCRIBED AS FOLLOWS:
   i. "20' WATER MAIN UTILITY & ACCESS EASEMENT" EXTENDING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: [illegible]
   ii. "20' SANITARY SEWER MAIN UTILITY & ACCESS EASEMENT" EXTENDING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: [illegible]
9. "20' SANITARY SEWER MAIN UTILITY & ACCESS EASEMENT" EXTENDING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: [illegible]

Reception 833886
The State of Wyoming } ss
County of Laramie
This instrument was filed for record at 4:01 o'clock P.M. on the 30 day of March A.D. 2022 and duly recorded in book ___ on page ___ PIC 12 slot 109
Debra K. Lee
County Clerk & Ex-Officio Register of Deeds
By [signature] Deputy



LEGEND

- ○ SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅝" x 24" REBAR
- ⊗ FOUND 1½" ALUMINUM CAP "SSS P.L.S. 2500"
- ⊠ FOUND 1½" ALUMINUM CAP "SSS P.L.S. 5910"
- ● FOUND 2" ALUMINUM CAP STAMPED AS NOTED
- ● FOUND ALUMINUM CAP "P.E.L.S. 2817"
- ● FOUND ⅝" REBAR
- ♦ FOUND NAIL
- (M) DENOTES MEASURED DATA
- (R) DENOTES RECORD DATA
- CI&EC ___ DENOTES CHEYENNE ICE AND EVENTS CENTER, FILING #

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: 1600 Hitching Post, LLC, owner in fee simple of All of Lot 1, Block 2, Cheyenne Ice and Events Center, 4th Filing, City of Cheyenne, Laramie County, Wyoming;

Have caused the same to be surveyed, vacated, and replatted to be known as HITCHING POST PLAZA, 1st FILING and 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 furthermore grant the easements as shown for the purposes indicated.

Robert Chamberlin as Member for 1600 Hitching Post, LLC

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING } ss
COUNTY OF LARAMIE

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Robert Chamberlin, who, upon oath, acknowledged that he/she is a member of 1600 Hitching Post, LLC and that executed this instrument for the purposes herein contained, by signing their name as such officer.

Witness my hand and official seal this 25 day of March, 2022.

Notary Public, Laramie County, Wyoming

My Commission Expires: June 17, 2023

APPROVALS

Approved by the City of Cheyenne Planning Director this 24th day of March, 2022.

Development Director, City of Cheyenne, Wyoming

Approved by the City Engineer of the City of Cheyenne, Wyoming this 29th day of March 2022.

~~Mayor~~ CITY ENGINEER   ATTEST: ~~City Clerk~~

CITY ACKNOWLEDGEMENT

STATE OF WYOMING } ss
COUNTY OF LARAMIE

Before me, a Notary Public in and for the state and county aforesaid, personally appeared ~~Charles Bloom, City of Cheyenne Development Director, and~~ WESLEY BAY, DEPUTY CITY ENGINEER, who, upon oath, executed this instrument for the purposes herein contained, by signing their names as such officers.

~~Witness my hand and official seal this~~ 24th day of MARCH, 2022.

VALERIE PICKARD
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 165??
MY COMMISSION EXPIRES: 8/6/27

Notary Public, Laramie County, Wyoming

My Commission Expires: AUGUST 6, 2027

HITCHING POST PLAZA, 1st FILING

AN ADMINISTRATIVE REPLAT OF
ALL OF LOT 1, BLOCK 2,
CHEYENNE ICE & EVENTS CENTER, 4th FILING
CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED FEBRUARY 2022

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE AS SHOWN HEREON ALL OF LOT 1, BLOCK 2, CHEYENNE ICE AND EVENTS CENTER, 4th FILING, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

INCLUDING ALL LOT LINES AND EASEMENTS OF RECORD, UNLESS OTHERWISE NOTED HEREON.

FILING RECORD

RECORDED 3/30/2022 AT 4:01 PM RECEPTION # 833886 BOOK 12 PAGE 109
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

VICINITY MAP

(NOT TO SCALE)

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, 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 or 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.

Professional Land Surveyor JEFFREY B. JONES 5910 WYOMING 3/25/22

REVISED: 03/25/2022
\21130 HITCHING POST ALTA PAS\21130C HPP FINAL(CC).DWG

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