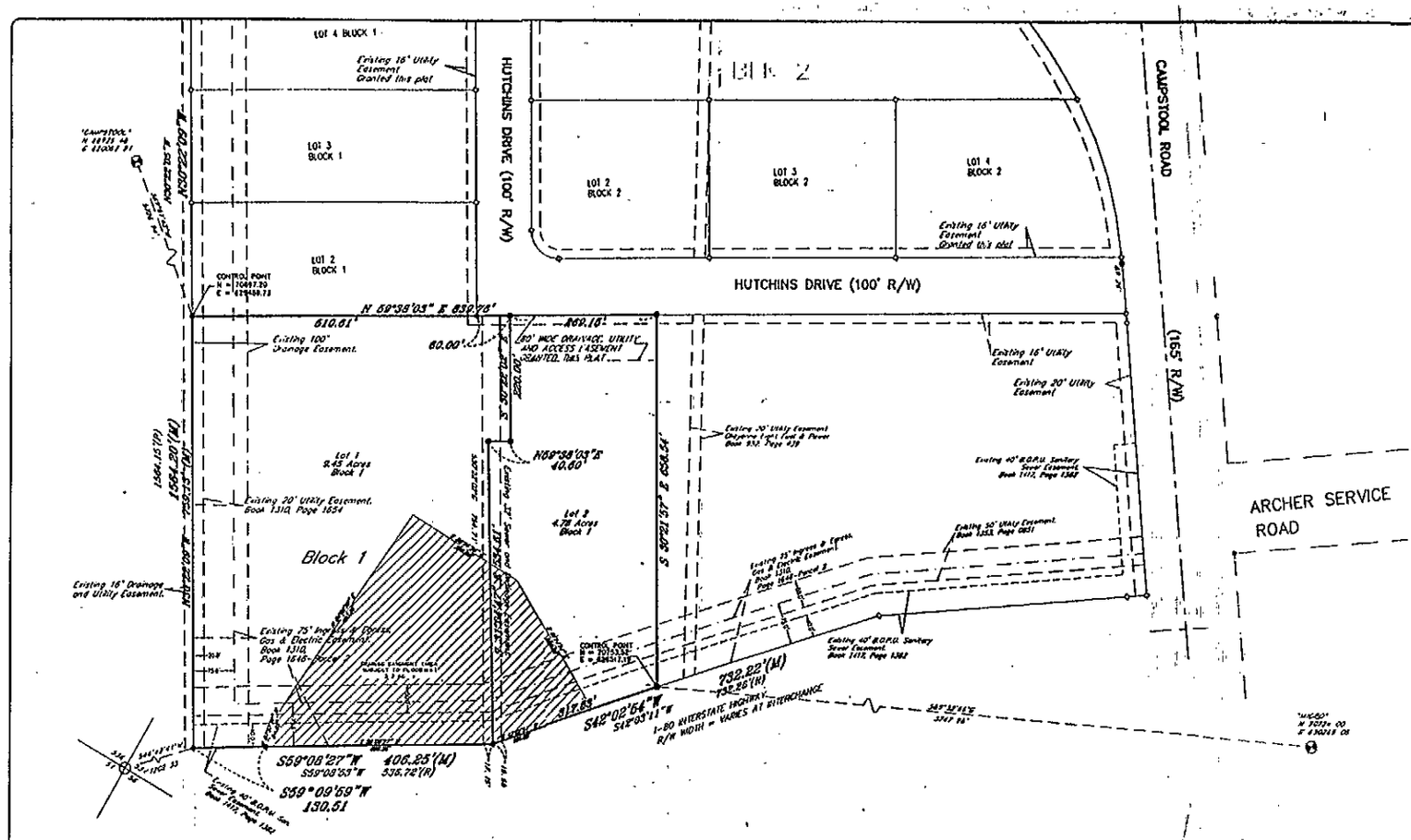

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR A REPLAT OF A POTION OF LOT 1, BLOCK 1, CAMPSTOOL ADDITION 2ND FILING AND BEING SITUATED IN A THE WEST ONE-HALF OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 1, CAMPSTOOL ADDITION 2ND FILING; THENCE N30°22'09"W ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 769.13 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE N59°38'03"E ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 839.76 FEET TO A POINT; THENCE S30°21'57"E, A DISTANCE OF 660.54 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 80; THENCE S42°02'56"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 317.83 FEET TO A POINT; THENCE S59°08'49"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 536.76 FEET TO THE POINT OF BEGINNING.

SAID REPLAT CONTAINS 14.24 ACRES MORE OR LESS.

LEGEND

- ● FOUND 1 1/2" ALUMINUM CAP
- □ FOUND WYO.D.O.T. R.O.W. MONUMENT
- ○ SET 5" ALUMINUM CAP W/ 24" #6 REBAR MARKED "AVI PLS 8617"
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES DATA FOR MONUMATION MAP OF CHEYENNE BUSINESS PARKWAY ON FILE AT THE LARAMIE COUNTY CLERKS OFFICE
- (P) DENOTES DATA FOR PLAT OF CHEYENNE BUSINESS PARKWAY THIRD FILING ON FILE AT THE LARAMIE COUNTY CLERKS OFFICE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CAMPSTOOL LAND COMPANY, LLC, OWNER IN FEE SIMPLE OF THE LAND ENDRACED IN THIS FINAL PLAT OF "HUTCHINS CORNER, DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES, AND DOES HEREBY GRANT THE EASEMENTS, AND DONCATE TO THE PUBLIC THE ROAD RIGHT-OF-WAYS FOR THE PURPOSES INDICATED HEREON.

CAMPSTOOL LAND COMPANY, LLC
A WYOMING LIMITED LIABILITY COMPANY

JOHN VOLK, PARTNER

ACKNOWLEDGMENT

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS 18th DAY OF December, 2002 BY JOHN VOLK, WHO ACKNOWLEDGED THAT HE IS THE OWNER IN FEE SIMPLE OF THE LAND ENDRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Bobbi L. Covil
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-14-2005

BOBBI L. COVIL - NOTARY PUBLIC, County of Laramie, State of Wyoming, My Commission Expires February 14, 2005

BASIS OF BEARING

BASIS OF AZIMUTHS BY TIE TO CITY GROUND DATUM STATION "HICKOK" WHICH BEARS S65°32'55"W A DISTANCE OF 3747.98' FROM SAID POINT OF BEGINNING.

APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 3rd DAY OF September, 2002.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, WYOMING THIS 23rd DAY OF September, 2002.

Carol A. Intelkofer
CITY CLERK

MAYOR

STATEMENT OF SURVEYOR

I, JAMES D. VOELLER, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION COMPLETED IN SEPTEMBER, 2002, AND THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.

James D. Voeller
DATE 12/18/02
WYOMING

VICINITY MAP

AZIMUTH

FILING RECORD

Filed for record at 3:17 o'clock P.M. on the 18th day of December, A.D. 2002, and duly recorded in Book 1 of Plats on page 8.

Debra K. Kinn
County Clerk & Ex-Officio Register of Deeds
By: J. Weller Deputy

HUTCHINS CORNER

A RE - PLAT OF LOT 1 BLOCK 1
CAMPSTOOL ADDITION 2nd FILING

SITUATED IN A PORTION OF W-1/2
SECTION 31, TOWNSHIP 14 NORTH, RANGE 65
WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF CHEYENNE,
LARAMIE COUNTY, WYOMING.

PREPARED SEPTEMBER 2002

PREPARED FOR: CAMPSTOOL LAND COMPANY, LLC
222 E. 18TH ST.
CHEYENNE, WY. 82001

FINAL PLAT

avi p.c. engineering planning surveying
RAINE DUCE 307-632 FORT WORTH, TEXAS CHEYENNE, WY 82009

DESIGNED BY:	DRAWN BY:
DKC	RLA
CHECKED BY:	DATE:
SRL	08/28/02

JOB NO.: 2-2369.02

DRAWING NO. 1 OF 1