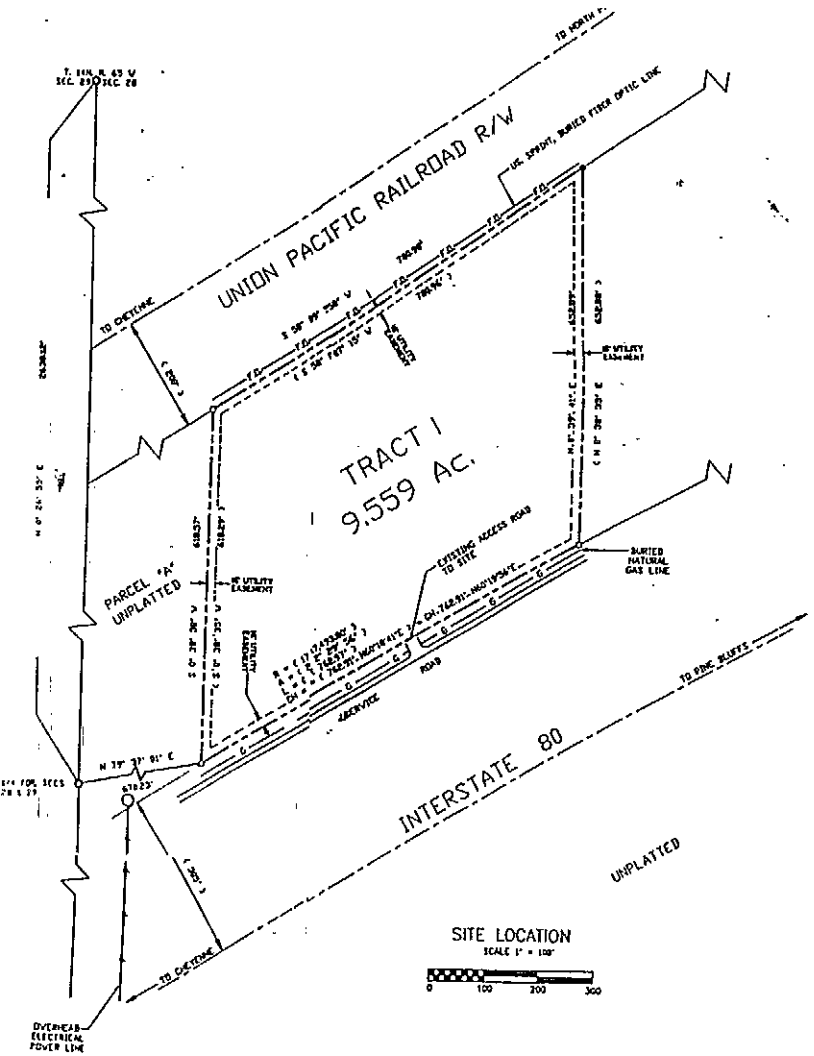


FIRE PROTECTION PROVIDED BY FIRE DISTRICT

NO DOMESTIC WATER AND/OR WASTEWATER SYSTEMS AR

NOTES

● denotes record monuments as found for this plat as sponsored on record of survey performed by R.L. Hudson in V 1/2 of Sec. 28, T. 14 N, R. 65 W, 6th P.M.

○ denotes aluminum cap found this survey.

○ denotes aluminum cap found this survey.

Reference bearing is South 58 degrees 05 minutes 02 seconds West being the North boundary line of Parcel "A".

RECORD BEARING/DISTANCES ARE ENCLOSED IN PARENTHESES ( )

Reference drawing: Record of survey V 1/2 of section 28, T. 14 N, R 65 W, Laramie County Wyoming, Surveyed by R.L. Hudson LS 519 January 1977 and on file with the Laramie County Engineers Office.

BOUNDARY DESCRIPTION

All Tract I originally Parcel "B" in the W 1/2 Section 28, Township 14 North, Range 65 West of the 6th Principal Meridian, Laramie County, Wyoming more particularly described as follows:

The Point of Beginning being the southwest corner of Tract I. Said southwest corner bears North 79 degrees 37 minutes 01 second east a distance of 670.23 feet from the quarter (1/4) corner common to sections 28 and 29.

THENCE continuing along a curve to the right, being also the north right of way line of Interstate 80, said curve having the radius of 17,193.80 feet, an arc length of 768.97 feet, being subtended by a chord bearing North 60 degrees 19 minutes 36 seconds west for a distance of 768.91 feet to the southwest corner of Tract I.

THENCE North 05 degrees 39 minutes 41 seconds east for a distance of 632.89 feet to the northwest corner of Tract I.

THENCE South 58 degrees 05 minutes 58 seconds west for a distance of 786.98 feet to the northwest corner of Tract I.

THENCE South 00 degrees 38 minutes 38 seconds west for a distance of 618.57 feet to the southwest corner of Tract I and the Point Beginning.

Together with and subject to covenants, easements and restrictions of record.

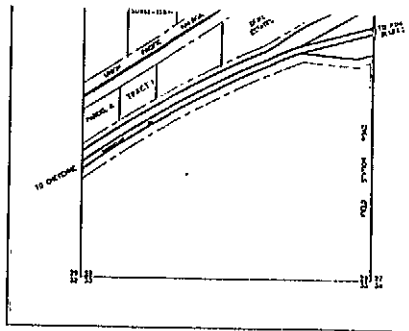
Said property contains 9.559 acres more or less.

CERTIFICATE OF SURVEY

I, Vilan B. Armstrong, a Registered Professional Engineer and Land Surveyor, hereby certify that this map was made from notes taken during a survey made under my direct supervision in May 1995 and that to the best of my belief and knowledge correctly shows the results of that survey including distances measured and the monuments found and/or set.

William B. Armstrong
Vilan B. Armstrong
P.E. & L.S. 3153

Date



VICINITY MAP

SCALE 1" = 1000'

DEDICATION

KNOW ALL MEN BY THESE PRESENT that Emily V. Fistolera, David E Fistolera, Gail Fistolera, Steven D. Fistolera, Owner(s) of the lands herein described and embraced on this plat in portion of Section 28, T. 14 N., R. 65 W., of the 6th P. M. Laramie County, Wyoming, known as TRACT I, do hereby declare the subdivision, easements and/or rights of way of said land as it appears on the plat to be their free act and deed and in accordance with their desires and does hereby grant same for the purposes shown hereon.

Emily V. Fistolera

David E. Fistolera

Steven D. Fistolera

Gail Fistolera

ACKNOWLEDGEMENT

STATE OF Colo

COUNTY OF

On before me

personally appeared

☐ personally known to me -OR- ☐ proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instru

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 22nd day of July 1995

Michael Pelt, Development Director

Approved by the Board of County Commissioners of Laramie County, Wyoming this 1st day of August 1995.

Chairman

Attest

County Clerk

Approved by the City Council of the City of Cheyenne this 21st day of August 1995.

Mayor

City Clerk

INTELLECTUAL PROPERTIES

FOR A

9.559 ACRE TRACT OF LAND

IN A

PORTION OF THE W1/2 OF SEC. 28, T. 14 N., R. 65 W.