Notes:

1. The word "Certify" or "Certificate" as shown and used hereon implies an expression of professional opinion regarding the facts and data as acquired during this survey and does not constitute any warranty or guarantee either expressed or implied.

2. This document is valid only if it has affixed thereon an original signature and the Land Surveyor has set his hand and seal attesting to the authenticity of this document and that it is facto et animo an approved document.

Certificate of Surveyor

State of Wyoming }
County of Laramie }

I, Larry T. Perry, a Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat was prepared from notes of a survey performed by me and under my supervision by John Lambert PLS during the month of July in the Year of Our LORD 2008, and from Survey records and Official Subdivision Plats of record in the Governmental Offices of The State of Wyoming, Laramie County and the City of Cheyenne and that this Plat does portray the boundaries and monumentation of the lands embraced within this subdivision Plat to the best of my knowledge and belief.

Larry T. Perry L.S.
Wyo. Reg. No. L.S. 3047

Dedication ~

Know All Men by These Presents: that John K. Jacoby, [illegible], owner in fee of those lands embraced within this plat of Jacoby Flats, a replat of all of Tract 5 of Cheyenne Irrigated Gardens lying South of the Southerly R/W of Interstate Highway I-80, a subdivision situate in the SE 1/4 of Section 4 in T.13N. R.66W. of the 6th P.M. in Laramie County, Wyoming, does hereby declare that the platting of those lands as it appears on this Plat is to be the free act and deed of John K. Jacoby and in accordance with his free and voluntary desires and wishes and does hereby dedicate the following to the public, relinquishing all right to title or interest therein a 10.00 foot wide dedication unto the public for the additional width required for future expansion of GORDON ROAD, to be a 10.00 foot wide strip of land along and parallel with the Southerly Boundary of this Subdivision as shown hereon and does grant the Easements as shown hereon for the purposes mentioned.

Owner: John K. Jacoby

Attest: ____

Acknowledgement:

State of Wyoming }
County of Laramie }

On this 25th day of the month of July in the Year of Our LORD Two Thousand and Eight (2008), did personally appear John K. Jacoby, who by me duly sworn did state and declare that he is the owner in fee simple of those lands embraced within this plat of Jacoby Flats as appears hereon and that he did execute the foregoing Dedication and acknowledged said instrument to be the free and voluntary act and deed and within his desires and wishes for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office the day, month and year first above written.

My Commission Expires

Notary Public

Approvals ~

Approved by the Laramie County Board of Commission on this 21st day of the month of October in the Year of Our LORD Two Thousand and Eight

Chairman of the Board

Approved by the Commissioners of Laramie County, Wyoming on this 4th day of the month of September in the Year of Our LORD Two Thousand and Eight

Laramie County Clerk — Chairman

Approved by the Cheyenne City Council on this 13th day of the month of October in the Year of Our LORD Two Thousand and Eight

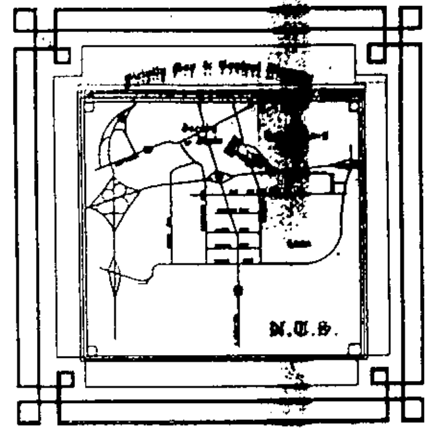
Mayor — Attest: City Clerk

TABLE OF MONUMENTS

Corner Monument	Latitude	Longitude	City of Cheyenne Horizontal Control Data N	City of Cheyenne Horizontal Control Data E	(NAD 83-93) State Plane Coordinates (East Zone) X	(NAD 83-93) State Plane Coordinates (East Zone) Y
1			[illegible]	[illegible]		
2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4			[illegible]	[illegible]		
5			[illegible]	[illegible]		
6			[illegible]	[illegible]		
7			[illegible]	[illegible]		
8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
10			[illegible]	[illegible]		

Coordinates and basis of bearings are derived using GPS

- (2) to City of Cheyenne Horizontal Control Station "Alliance" [illegible]
- (3) to City of Cheyenne Horizontal Control Station "Union" [illegible]
- (8) to City of Cheyenne Horizontal Control Station "Sunvalley" [illegible]
- (9) to City of Cheyenne Horizontal Control Station "College" [illegible]



Conversions

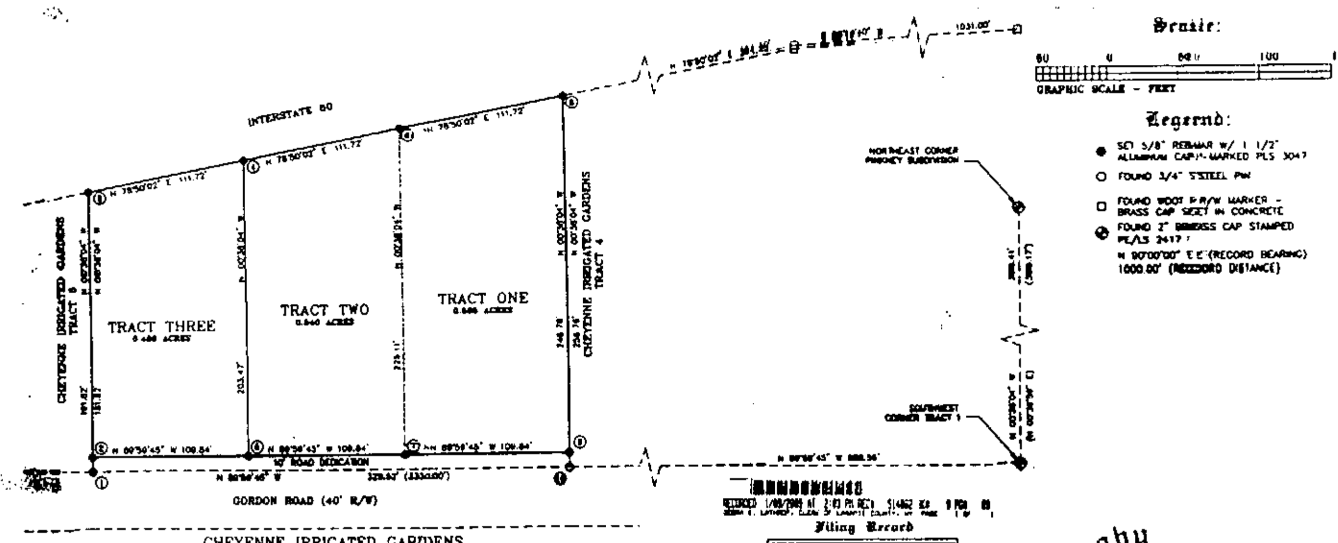
From International System of Units (SI) to American Standard

One Foot = 0.3048 Meter

One Acre = 0.4047 Hectares

Note: With the approval of Public Law 94-165 as signed into Law [illegible] 1976, the Metric Conversion is equated as One Foot = 1200/3937 Meter

Scale:



Legend:

- SET 5/8" REBAR w/ 1 1/2" ALUMINUM CAP - MARKED PLS 3047
- FOUND 3/4" STEEL PIN
- FOUND WDOT R/W MARKER - BRASS CAP SET IN CONCRETE
- FOUND 2" BRASS CAP STAMPED PE/LS 2417
- N 90°00'00" E (RECORD BEARING) 1000.00' (RECORD DISTANCE)

Fire Protection by Fire District No. 1
Water and Sewer Service by South Cheyenne Water and Sewer District

Filing Record

Reception [illegible]
The State of Wyoming }
County of Laramie }

Jacoby Flats

A Replat of Tract 5 of Cheyenne Irrigated Gardens Lying South of Interstate Highway I-80

Situate in the SE 1/4 Sec. 4 of T.13 N. R.66 W. of the 6th P.M. in Laramie County, Wyoming