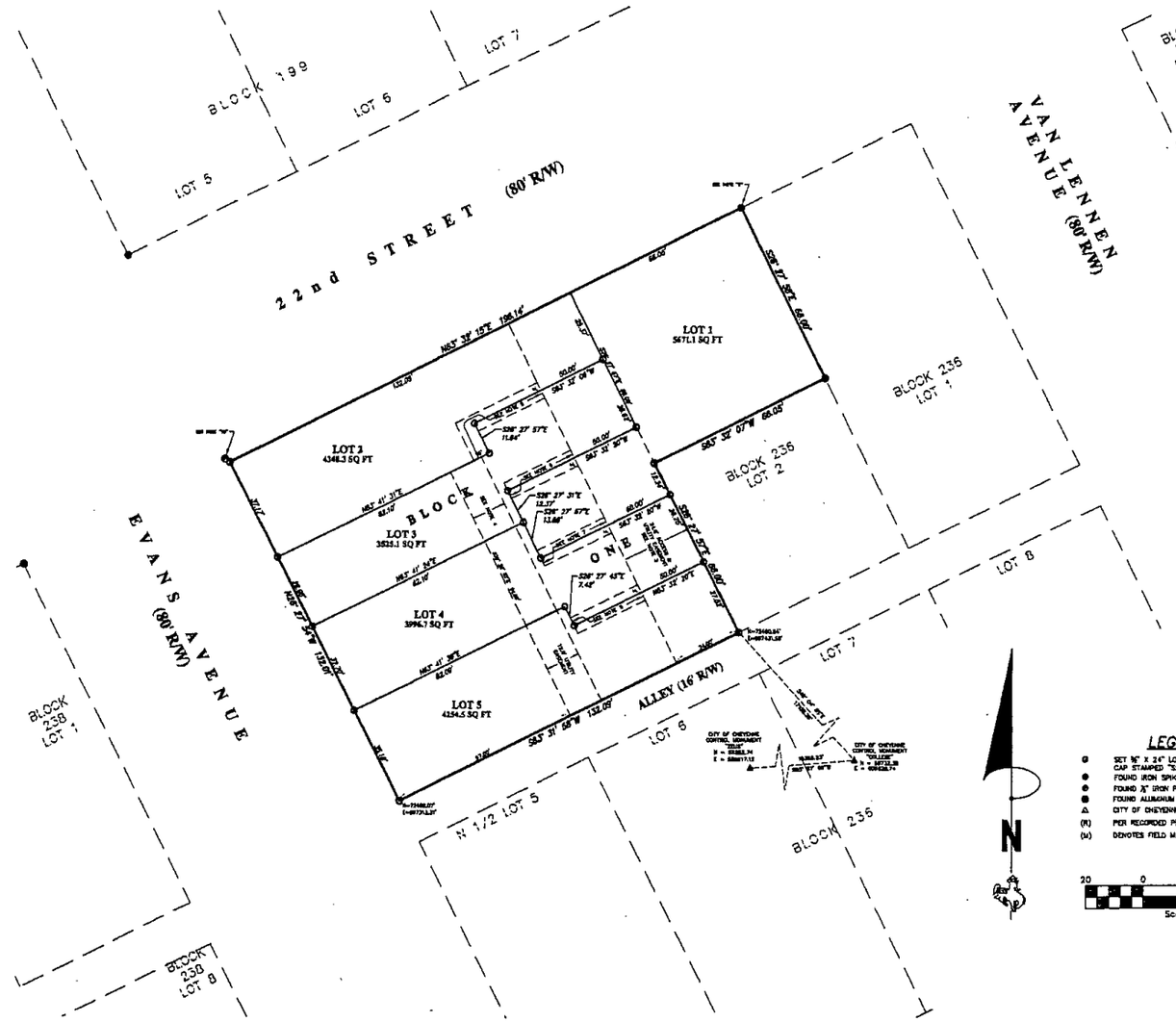


VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL INTERIOR LOT LINES AND EASEMENTS OF THE N½ OF LOT 2 AND ALL OF LOTS 3 & 4, BLOCK 236 ORIGINAL CITY OF CHEYENNE.

OWNERSHIP/ASSESSOR'S NOTE

For good and valuable consideration, receipt of which is hereby acknowledged, written signatures of all owners appearing on this plat constitutes consent and acknowledgement of the following change in ownership boundaries:

Wyoming Press Advertising Services, Inc., of 2121 Evans Avenue, Cheyenne, Wyoming, owner in fee simple of

THE NORTH 25.5 FEET OF LOT 3 AND THE NORTH 33 FEET OF LOT 4, BLOCK 236, ORIGINAL CITY OF CHEYENNE,

shall henceforth be the owner in fee simple of

ALL OF LOT 2, BLOCK ONE, KEEFE COTTAGES SUBDIVISION.

Subject to all rights-of-way, easements, restrictions, reservations and covenants of record.

NOTES

1) BASIS OF BEARINGS - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "ZEUS" & "COLLEGE".
2) NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A SPECIAL 100-YEAR FLOOD HAZARD AREA ACCORDING TO FIRM PANEL No.56021C1038F, DATED JANUARY 17, 2007.
3) 24' ACCESS & UTILITY EASEMENT(S) TO BE FOR SHARED INGRESS AND EGRESS AND/OR UTILITY(IES) SERVICES BY THE LEGAL OWNER(S) OF LANDS CONTAINED WITHIN THIS SUBDIVISION PLAT, THEIR SUCCESSORS AND/OR ASSIGNS, UNLESS OTHERWISE NOTED HEREON.
4) 12' UTILITY EASEMENT(S) TO BE FOR SANITARY SEWER SERVICE TO THE LEGAL OWNER(S) OF LANDS CONTAINED WITHIN THIS SUBDIVISION PLAT, THEIR SUCCESSORS AND/OR ASSIGNS.
5) 8' WIDE MUTUAL ACCESS EASEMENT (±37.75') TO THE OWNERS OF LOTS 2 AND 3, KEEFE SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS.
6) 8' WIDE MUTUAL ACCESS EASEMENT (±25') TO THE OWNERS OF LOTS 1 AND 2, KEEFE SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS.
7) 8' WIDE MUTUAL ACCESS EASEMENT (±25') TO THE OWNERS OF LOTS 1 AND 4, KEEFE SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS.
8) 6' WIDE MUTUAL ACCESS EASEMENT (±25') TO THE OWNERS OF LOTS 4 AND 5, KEEFE SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS.
9) ALL LOT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET ⅝" x 24" LONG REBAR WITH 1¾" ALUMINUM CAP STAMPED "SSS P.L.S. 5810"
10) FOUND DISTURBED MONUMENT, RESET WITH ⅝" X 24" LONG REBAR WITH 1¾" ALUMINUM CAP STAMPED "SSS P.L.S. 5810"
11) FOUND ½" IRON PIPE NOT ACCEPTED.

LEGEND

- SET ⅝" X 24" LONG REBAR WITH 1¾" ALUMINUM CAP STAMPED "SSS P.L.S. 5810"
- FOUND IRON SPIKE OR ⅝" REBAR AS NOTED
- FOUND ½" IRON PIPE
- FOUND ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- △ CITY OF CHEYENNE CONTROL MONUMENT
- (R) PER RECORDED PLAT OF THE ORIGINAL CITY OF CHEYENNE
- (M) DENOTES FIELD MEASURED DATA

N

20 0 20 40 80
Scale: 1" = 20'

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Pouppirt Properties LLC, a Wyoming Limited Liability Company, owner in fee simple of the North 1/2 of Lot 2 and all of Lots 3 & 4, Block 236 EXCEPT the North 25.5 feet of said Lot 3 and the North 33 feet of said Lot 4, Block 236, Original City of Cheyenne and Wyoming AND Press Advertising Services, Inc., owner in fee simple of the North 25.5 feet of Lot 3 and the North 33 feet of Lot 4, Block 236, Original City of Cheyenne, Laramie County, Wyoming.

Have caused the same to be surveyed, vacated, replatted and known as KEEFE COTTAGES SUBDIVISION, 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 hereby grant the easements for the purposes indicated hereon.

Pouppirt Properties LLC,
Ronda Pouppirt, President

Wyoming Press Advertising Service, Inc
James Angell, Director

ACKNOWLEDGEMENTS

STATE OF WYOMING)
)SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 3rd day of September, 2014, by Ronda Pouppirt, as President of Pouppirt Properties LLC.

JO ANN A. ADAMSON - NOTARY PUBLIC COUNTY OF LARAMIE STATE OF WYOMING MY COMMISSION EXPIRES APRIL 23, 2018

Notary Public, Laramie County, Wyoming

My Commission Expires: SEPT. 20, 2015

STATE OF WYOMING)
)SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 15th day of September, 2014, by James Angell as Director of Wyoming Press Advertising Services, Inc.

JOHN A. ADAMSON - NOTARY PUBLIC COUNTY OF LARAMIE STATE OF WYOMING MY COMMISSION EXPIRES APRIL 23, 2018

Notary Public, Laramie County, Wyoming

My Commission Expires: SEPT. 20, 2015

APPROVALS

Approved by the City of Cheyenne Planning Commission this 3rd day of December 2013.

Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this 6th day of Jan 2014.

Mayor ATTEST: Carol Intlekofer, City Clerk

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered 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 5810 WYOMING

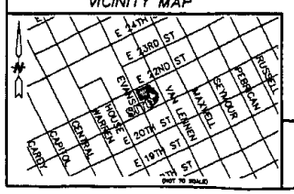
KEEFE COTTAGES SUBDIVISION

THE NORTH ½ OF LOT 2, AND ALL OF LOTS 3 & 4, BLOCK 236, ORIGINAL CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

PREPARED SEPTEMBER, 2013

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
758 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789

VICINITY MAP



FILING RECORD

RECORDED 10/13/2014 AT 3:13 PM BOOK 10 PAGE 99
Debbie Lebsack, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1
RECP #: 647421

Recorded at request of Steil Surveying Services, LLC
Recorder 647421
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record at 3:13 o'clock P.M. on the 15th day of October A.D. 2014 and duly recorded in Book 10 of Misc. on Page 99
Debbie Lebsack
Deputy

Revised: July 28, 2014
\2013 DWG\2131\V1224 PLAT.DWG