

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, SAPAN VAPORAK, BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT THE FOREGOING PLAT DESCRIBED AS KUM & GO 952 SUBDIVISION, A REPLAT OF LOTS 2A AND 2B, STEPHENS ADDITION AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARAMIE, STATE OF WYOMING, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENSING AT THE NORTHWEST CORNER OF LOT 2A OF STEPHENS ADDITION RECORDED AT TRANCE NUMBER 652742; SAID POINT ALSO BEING THE POINT OF BEGINNING; A DISTANCE OF 307.11 FEET ALONG THE EASTERN LINE OF LOT 1, BLOCK 1 OF ROSS SUBDIVISION A POINT ON THE NORTHERLY RIGHT OF WAY OF US HIGHWAY 30; A DISTANCE OF 84.17 FEET TO THE NORTHERLY CORNER OF SAID LOT 2A; A DISTANCE OF 193.28 FEET; THENCE N89°50'17"W ALONG THE EASTERN LINE OF SAID LOT 2A, A DISTANCE OF 163.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 2B; THENCE N89°50'17"W ALONG THE NORTHERLY LINE OF SAID STEPHENS ADDITION, A DISTANCE OF 73.89 SQUARE FEET OR 1.897 ACRES, MORE OR LESS.

AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE INTENT AND UNDER THE AUTHORITY OF THE CITY OF CHEYENNE, WYOMING, TO CORRECT PLAT OF THE AREA AND TO BE DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS.

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF CHEYENNE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THIS PLAT, AS DESCRIBED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF CHEYENNE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, FOR THE PURPOSE OF INSTALLING, REPAIRING, RECONSTRUCTING, MAINTAINING, IMPROVING, OPERATING AND USING THEREON, WATER, GAS, ELECTRIC, CABLE TELEVISION AND OTHER LINES AND UTILITIES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

ALL RIGHTS UNDER AND BY WRIT OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 9th DAY OF JULY, 2012, AT:

SAPAN VAPORAK

STATE OF WYOMING

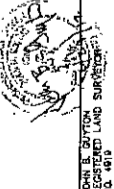
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF JULY, 2012, AT CHEYENNE, WYOMING, AS A FREE AND VOLUNTARY ACT AND DEED.



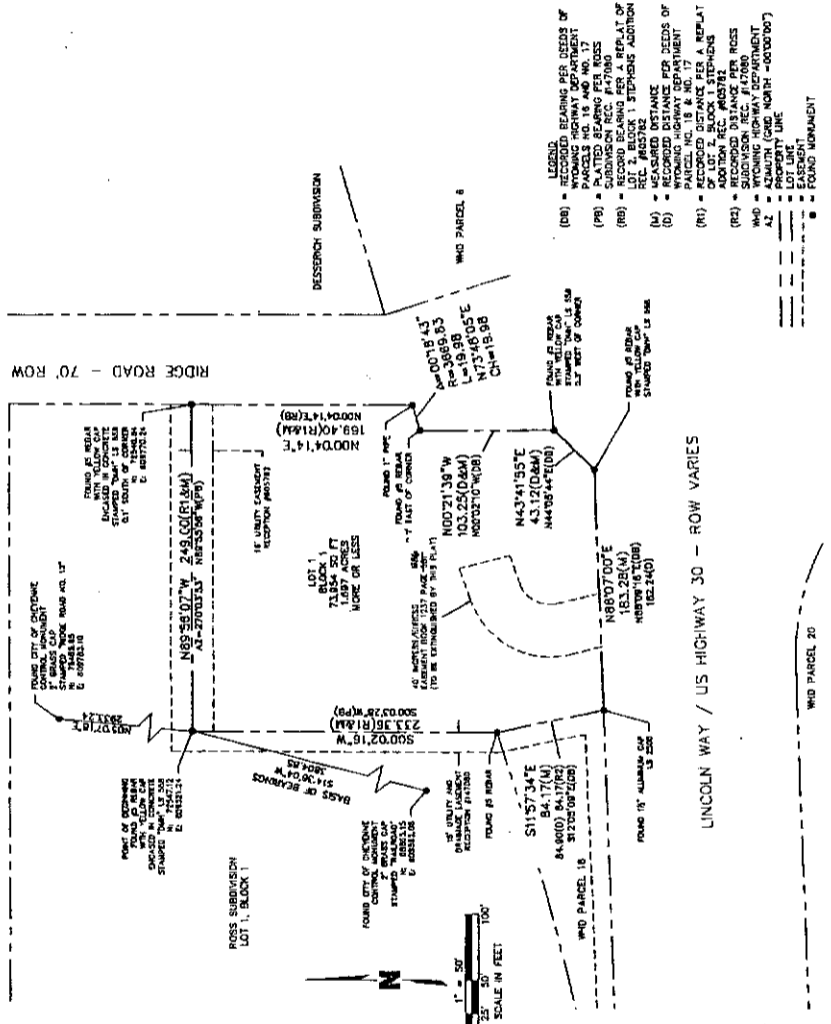
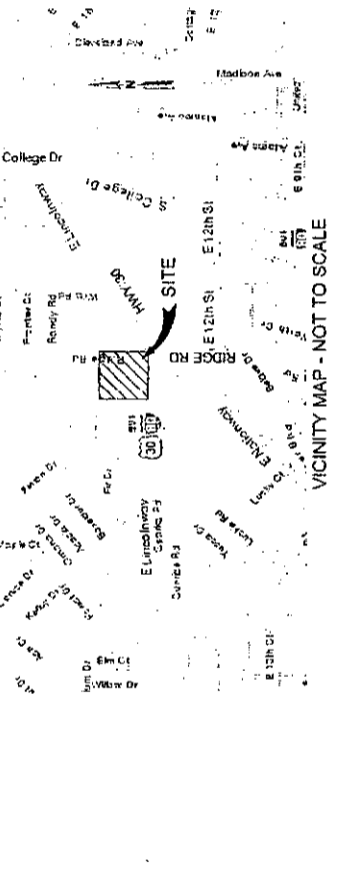
WITNESS MY HAND AND OFFICIAL SEAL.
John B. Sutton
Notary Public
My Commission Expires: 07/01/2015

SURVEYOR'S CERTIFICATE:

I, JOHN B. SUTTON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING. THAT THIS PLAT IS A REPLAT OF LOTS 2A AND 2B, STEPHENS ADDITION AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CHEYENNE, WYOMING. THAT SAID PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LANDS DESCRIBED THEREON AND THE BOUNDARIES THEREOF AND THE LOCATION AND DIMENSIONS UPON THE GROUND IN COMPLIANCE WITH CITY OF CHEYENNE REGULATIONS GOVERNING THE SUBMISSION OF LAND.



John B. Sutton
Registered Land Surveyor
No. 491



- (08) - RECORDS BEARING PER DEEDS OF PARCELS AND NO. 17
- (09) - PLATED BEARING PER DEEDS OF PARCELS AND NO. 17
- (10) - SECOND BEARING PER A REPLAT OF LOT 2, BLOCK 1, STEPHENS ADDITION
- (11) - RECORD DISTANCE
- (12) - RECORD DISTANCE PER DEEDS OF WYOMING HIGHWAY DEPARTMENT
- (13) - RECORD DISTANCE PER A REPLAT OF LOT 2, BLOCK 1, STEPHENS ADDITION
- (14) - ADDITION REC. ADJUST. ROSS
- (15) - WYOMING HIGHWAY DEPARTMENT
- (16) - WYOMING HIGHWAY DEPARTMENT
- (17) - PROPERTY LINE
- (18) - LOT LINE
- (19) - FOUND MONUMENT

DECLARATION OF VACATING PREVIOUS PLATTING:
THIS PLAT IS THE RESUBDIVISION OF A REPLAT OF LOT 2, BLOCK 1, STEPHENS ADDITION, AS RECORDED IN BOOK 2 OF PLATS, PAGE 39, OF THE RECORDS OF THE LARAMIE COUNTY OF WYOMING, WITH VARIATIONS THEREOF, DISCOMFUSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VALIDATED.
NOTES:
1. THIS SEARCH DOES NOT CONSTITUTE A TITLE SEARCH BY OLSSON ASSOCIATES TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, OLSSON ASSOCIATES RELIED UPON COMMITMENT FOR TITLE NUMBER 652742, RECORDED AT TRANCE NUMBER 652742, AND THE RECORDS OF THE LARAMIE COUNTY OF WYOMING, AS OF THE DATE OF RECORDING, SEPTEMBER 15, 2011 AT 3:00 PM. OLSSON ASSOCIATES HAS EXAMINED THE ABOVE REFERENCED TITLE COMMITMENT AS WELL AS EACH RELEVANT INSTRUMENT LISTED THEREON.
2. ACCORDING TO WYOMING LAW YOU MUST CONSIDER ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BASED UPON ANY DEFECT IN THIS SURVEY TO BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. BASES OF BEARINGS, BEING AS BASED ON "ELECTRONIC" AS MEASURED BETWEEN A FOUND YELLOW PLASTIC CAP ON A REBAR ENCLOSED IN CONCRETE STAMPED "DUAL" LS 594 ON THE NORTH END AND A 2 INCH BRASS CAP STAMPED "RAILROAD", A CITY OF CHEYENNE CONTROL MONUMENT, ON THE SOUTH END, WITH ALL BEARINGS SHOWN HEREON RELATIVE THEREON.
4. ALL MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FEET.
5. HISTORIC DRAINAGE SHALL BE MAINTAINED. NO DRAINAGE DETENTION IS INCLUDED FOR PURPOSES OF THIS PLAT.
6. THIS PROPERTY IS IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 56021C094F, EFFECTIVE DATE JANUARY 1, 2007.
7. THE 40' WIDE INGRESS/EGRESS EASEMENT AS REFERENCED IN BOOK 1237 PAGE 381 AND IN THE LEGAL DESCRIPTION OF THE ABOVE REFERENCED TITLE COMMITMENT AND AS SHOWN HEREON IS HEREBY EXTINGUISHED BY THIS PLAT.

APPROVALS:
APPROVED BY THE CITY OF CHEYENNE PLANNING COMMISSION
THIS 9th DAY OF JULY, 2012
[Signature]
CITY CLERK

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, WYOMING
THIS 9th DAY OF JULY, 2012
[Signature]
CITY CLERK

FINAL PLAT
KUM & GO 952 SUBDIVISION
A REPLAT OF LOTS 2A AND 2B, STEPHENS ADDITION
AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 34,
TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CHEYENNE, COUNTY OF LARAMIE, STATE OF WYOMING

OLSSON ASSOCIATES
4805 Tenth Avenue Drive, Suite 200
Cheyenne, WY 82009
TEL: 337.862.9273
FAX: 337.862.9274
WWW.OLSSON-ASSOCIATES.COM

CONTACTS
DEVELOPER:
SAPANA VAPORAK
4480 TABLE MOUNTAIN DRIVE, SUITE 200
BOULDER, CO 80503
PHONE: 303.447.2017
EMAIL: jvaporak@tablemountain.com

RECORDED AT 10:56 A.M. JULY 11, 2012
AND IS DULY RECORDED IN BOOK 2 OF PLATS, PAGE 39, OF THE RECORDS OF THE LARAMIE COUNTY OF WYOMING.
[Signature]
COUNTY CLERK

SUBDIVISION SETUP FORM

Subdivision Proper Name KUM & GO 952 SUBDIVISION

Received from KUM & GO

Grantor SAPAN KAPOOR Document Date 5/29/12

Grantee RE KUM & GO 952 SUBDIVISION

Legal Description LOT 2A,2B BL1 STEPHENS ADD REPL L2 BL1;PTN NW4 SEC34 T14N R66W

SUBDIVISION INFORMATION

Short Alpha Name KUM & GO 952 SUBD Number 3194

Block Name BLOCK Lot Name LOT

Replats Previous Platting Y/N Defunct Subdivision Y/N

Covenants Book/Page _____ Old Hard Copy Book/Number COMP

ABSTRACTING INFORMATION

For suffix 40-69 (Existing Parcels Affected)

TWN/SUBD	RNG/BLOCK	BEGIN SEC/LOT	END SEC/LOT	R/V SW
<u> 2216 </u>	<u> 1 </u>	<u> 2A </u>	<u> 2B </u>	<u> R </u>
<u> 14 </u>	<u> 66 </u>	<u> 34 </u>		

For suffix 70-99 (New Parcels Created)

BLOCK #	BEGIN LOT	END LOT	BLOCK #	BEGIN LOT	END LOT
<u> 3194 </u>	<u> 1 </u>	<u> 1 </u>			

020-045 (R12/01)

