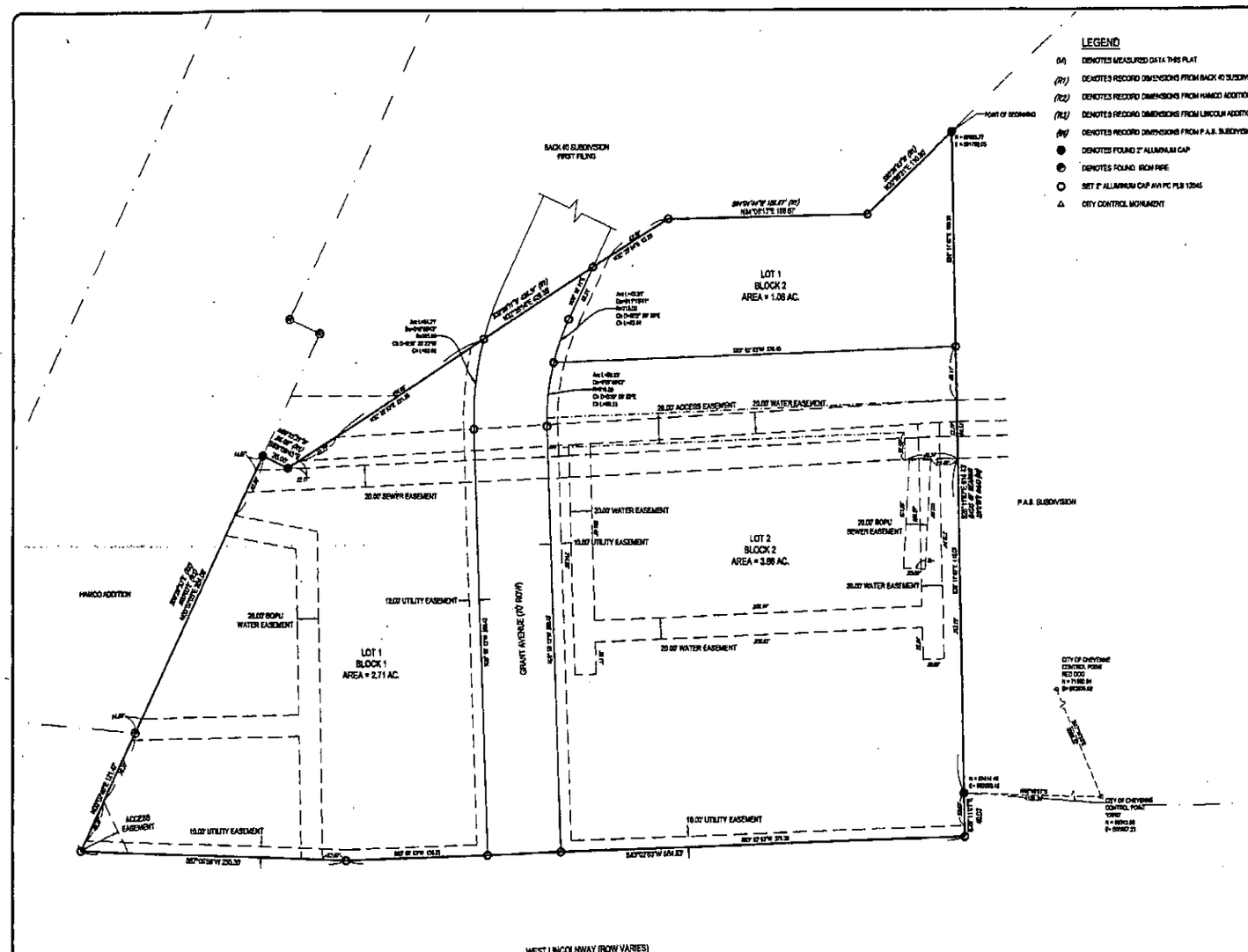


LEGEND

- (M) DENOTES MEASURED DATA THIS PLAT
- (R1) DENOTES RECORD DIMENSIONS FROM BACK 40 SUBDIVISION PLAT
- (R2) DENOTES RECORD DIMENSIONS FROM HAMCO ADDITION PLAT
- (R3) DENOTES RECORD DIMENSIONS FROM LINCOLN ADDITION PLAT
- (R4) DENOTES RECORD DIMENSIONS FROM P.A.S. SUBDIVISION PLAT
- ● DENOTES FOUND 2" ALUMINUM CAP
- ◐ DENOTES FOUND IRON PIPE
- ○ SET 5" ALUMINUM CAP AVI PC PLS 12045
- △ CITY CONTROL MONUMENT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: THE UNDERSIGNED, JON BRAXTON, MANAGING MEMBER, CHEYENNE DEVELOPMENT VENTURES, LLC, DOES HEREBY DECLARE THIS PLAT OF SAID LANDS TO BE HIS FREE ACT AND DEED IN ACCORDANCE WITH HIS DESIRES, AND DOES HEREBY DEDICATE THE PUBLIC ROAD RIGHT-OF-WAYS SHOWN HEREON TO THE PUBLIC AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED.

JON BRAXTON, MANAGING MEMBER, CHEYENNE DEVELOPMENT VENTURES, LLC

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) ss
COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JON BRAXTON, MANAGING MEMBER, CHEYENNE DEVELOPMENT VENTURES, LLC, ON THIS 25 DAY OF JUNE 2012, WITNESS MY HAND AND OFFICIAL SEAL.

RACHEL WHOLEY
Notary Public
for the State of Montana
residing at
Livingston, Montana
My Commission Expires:
July 12, 2014

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS 4TH DAY OF JUNE 2012.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS 25TH DAY OF JUNE 2012.

MAYOR — CITY CLERK

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS BASED ON THE EAST BOUNDARY LINE BEING S59°11'07"E 614.43' AND BEING MONUMENTED BY 3" ALUMINUM CAPS.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, T.13N., R.67W., 6th P.M., LARAMIE COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF P.A.S. SUBDIVISION, FIRST FILING, SAID CORNER BEING MONUMENTED BY A FOUND 3" ALUMINUM CAP, PLS 10626;

THENCE ALONG THE WEST LINE OF SAID P.A.S. SUBDIVISION, FIRST FILING, S59°11'07"E, A DISTANCE OF 614.43 FEET TO A FOUND 3" ALUMINUM CAP PLS 10626;

THENCE S28°11'07"E, A DISTANCE OF 45.03 FEET TO A SET POINT;

THENCE S60°03'53"W, A DISTANCE OF 554.03 FEET TO A SET POINT;

THENCE S27°05'58"W, A DISTANCE OF 255.39' FEET TO A SET POINT;

THENCE N59°07'40"E, A DISTANCE OF 131.47 FEET TO A FOUND IRON PIPE, SAID POINT BEING THE SOUTH EAST CORNER OF THE HAMCO ADDITION;

THENCE ALONG THE EAST LINE OF SAID HAMCO ADDITION N00°15'05"E, A DISTANCE OF 264.09 FEET TO A FOUND 2" ALUMINUM CAP, SAID POINT BEING A POINT ON THE SOUTHERLY BOUNDARY OF THE BACK 40 SUBDIVISION, FIRST FILING;

THENCE ALONG SAID SOUTHERLY BOUNDARY OF BACK 40 SUBDIVISION, FIRST FILING, S89°39'43"E, A DISTANCE OF 28.00 FEET TO A FOUND 2" ALUMINUM CAP;

THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY, N32°25'54"E, A DISTANCE OF 436.39 FEET TO A SET POINT;

THENCE ALONG SAID SOUTHERLY BOUNDARY, N84°08'13"E, A DISTANCE OF 189.87 FEET TO A SET POINT;

THENCE ALONG SAID SOUTHERLY BOUNDARY N29°58'51"E, A DISTANCE OF 113.39 FEET MORE OR LESS TO THE POINT OF BEGINNING

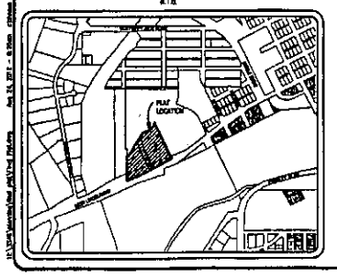
SAID PARCEL OF LAND CONTAINS 6.69 ACRES MORE OR LESS

CERTIFICATE OF SURVEYOR

I, ADAM E. DESCHLER, A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF NOVEMBER 2011, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ADAM E. DESCHLER
12045
WYOMING
6-25-12

VICINITY MAP
N.T.S.



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

FILING RECORD

Reception 598938
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record at 11:29A o'clock A.M. on the 14th day of September A.D. 2012 and duly recorded in P/C 10 slot 2
County Clerk & Ex-Officio Register of Deeds
By Vicki Swanson Deputy

RECORDED 9/14/2012 AT 11:29 AM IN STANDS BK 10 PG 2

FINAL PLAT FOR LINCOLN ADDITION SECOND FILING

A REPLAT OF A PORTION OF TRACT B LINCOLN ADDITION AND ABANDONED WYDOT RIGHT OF WAY ALSO BEING SITUATED IN A PORTION OF OF SECTION 1, TOWNSHIP 13 NORTH RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CHEYENNE LARAMIE COUNTY, WYOMING
PREPARED APRIL 2012

NO.	REVISION	DATE

PREPARED FOR:
CHEYENNE DEVELOPMENT VENTURES, LLC
P.O. BOX 11890
BOZEMAN, MT 59719

PROJECT: LINCOLN ADDITION SECOND FILING

DRAWING TITLE: FINAL PLAT

engineering planning surveying
PHONE (307) 637-6017
1105 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE: 04/12
DRAWN BY: CRJ
DESIGNED BY: BE AED
CHECKED BY: AED
JOB NO.: 3346
DRAWING NO. 1 OF 1