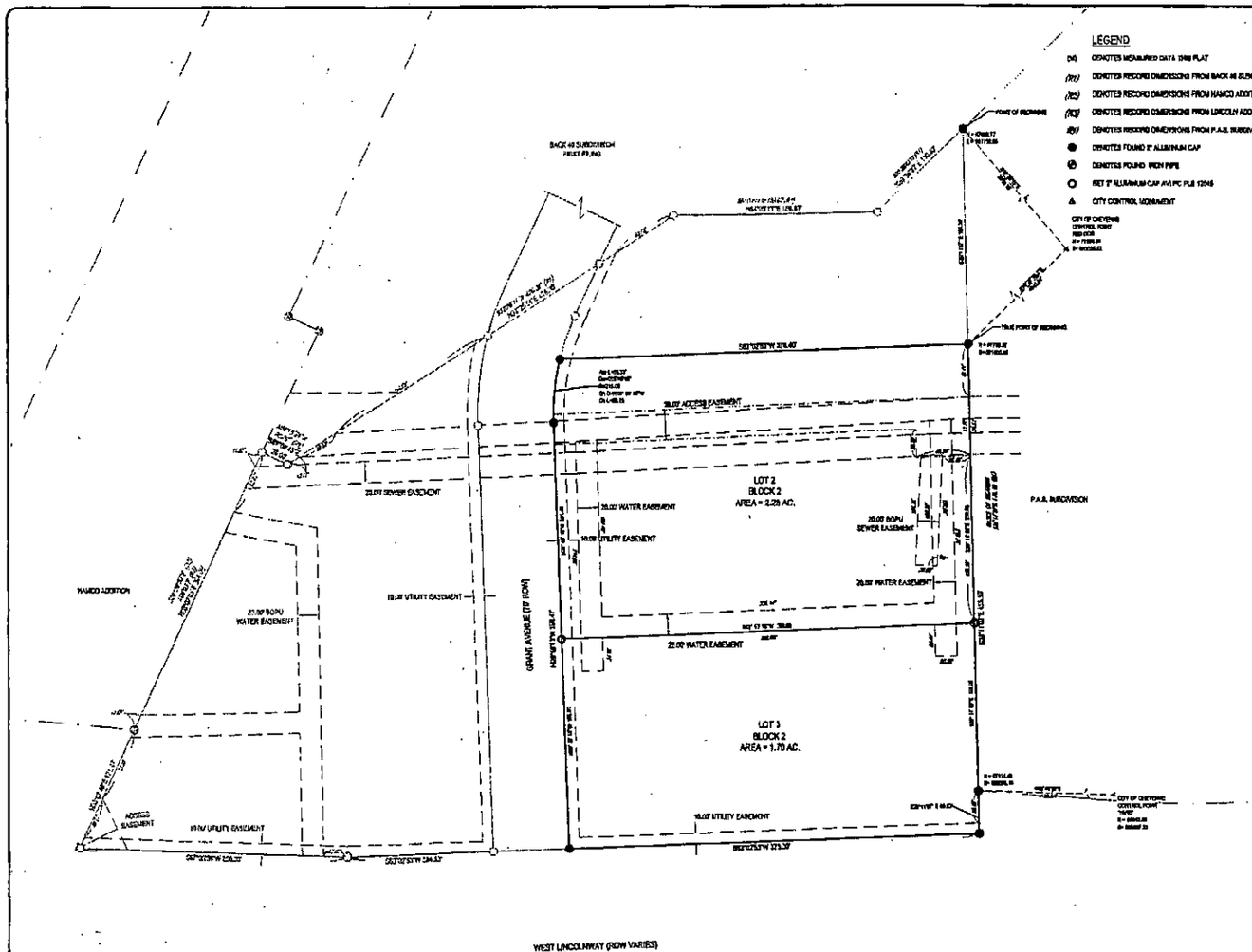


LEGEND

- (M) DENOTES MEASURED DATA THIS PLAT
- (R1) DENOTES RECORD DIMENSIONS FROM BACK 48 SUBDIVISION PLAT
- (R2) DENOTES RECORD DIMENSIONS FROM WAHCO ADDITION PLAT
- (R3) DENOTES RECORD DIMENSIONS FROM LINCOLN ADDITION PLAT
- (R4) DENOTES RECORD DIMENSIONS FROM P.A.S. SUBDIVISION PLAT
- ● DENOTES FOUND 3" ALUMINUM CAP
- ⊕ DENOTES FOUND IRON PIPE
- ○ SET 3" ALUMINUM CAP AVI PC PLS 12048
- ▲ 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 March, 2013, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RACHEL WRIGLEY
Notary Public
for the State of Wyoming
Residing at:
Laramie, Wyoming
My Commission Expires:
July 9, 2016

APPROVALS

PLANNING AND DEVELOPMENT DIRECTOR — DATE 3/25/13

CITY ENGINEER — DATE 3/25/13

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS BASED ON THE EAST BOUNDARY LINE BEING S22°11'03"E 914.47 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 10739;

THENCE ALONG THE WEST LINE OF SAID P.A.S. SUBDIVISION, FIRST FILING, S22°11'03"E, A DISTANCE OF 198.29 FEET TO A FOUND 3" ALUMINUM CAP PLS 12048, AND ALSO THE TRUE POINT OF BEGINNING;

THENCE S26°11'03"E, A DISTANCE OF 458.18 FEET TO A FOUND 3" ALUMINUM CAP, PLS 812048;

THENCE S63°56'53"W, A DISTANCE OF 373.39 FEET TO A FOUND 3" ALUMINUM CAP, PLS 812048;

THENCE N25°58'13"W, A DISTANCE OF 399.47 FEET TO A FOUND 3" ALUMINUM CAP, PLS 812048;

THENCE ALONG AN ARC WHOSE CHORD BEARS N15°10'52"W A DISTANCE OF 69.16 FEET TO A FOUND 3" ALUMINUM CAP, PLS 812048;

THENCE N63°56'53"W, A DISTANCE OF 376.48 FEET TO THE TRUE POINT OF BEGINNING.

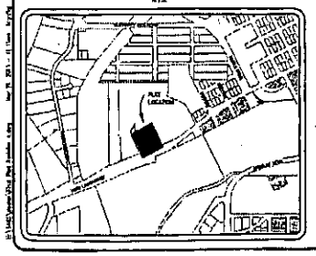
TOTAL ACRES = 3.98

CERTIFICATE OF SURVEYOR

I, ADAM E. DISCHLER, 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. DISCHLER
12048
WYOMING

VICINITY MAP
N.T.S.



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

FILING RECORD

611824
STATE OF WYOMING
COUNTY OF LARAMIE
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED FOR RECORD
ON THE 25TH DAY OF March
2013 AT 10 O'CLOCK 39 M.
AND RECORDED IN BOOK
OF PLATS ON PAGE
WITNESS MY HAND AND SEAL OF OFFICE
Debbie Sutherland
COUNTY CLERK

FINAL PLAT
FOR
LINCOLN ADDITION SECOND FILING REVISION A

A REPLAT OF LOT 2 BLOCK 2,
LINCOLN ADDITION, SECOND FILING
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 MARCH 2013

NO.	REVISION	DATE

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

PROJECT: LINCOLN ADDITION SECOND FILING

DRAWING TITLE: ADMINISTRATIVE PLAT

engineering planning surveying
PHONE (307) 637-6017
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
evi@evi-pc.com

DATE:	03/13
DRAWN BY:	TDC
DESIGNED BY:	TDC
CHECKED BY:	ADD
JOB NO.:	3485
DRAWING NO.	1 OF 1