| | |
|---|---|
| PROJECT: | 0005 |
| DATE: | 04/08/03 |
| SURVEYOR: | JAG |
| DRAWN BY: | JAG |

REVISED 1/22/03 - ADDED LOTS 3-5
REVISED 1/23/03 - ADDED BLOCK 2
REVISED 1/24/03 - MOVE SOUTH LINE LOT 2
REVISED 1/30/03 - REVISED SOUTH LINE BLOCK


GENZEL LAND SURVEYING, P.C.
505 EAST 20th STREET CHEYENNE, WY. 82001
PH: (716)941-6868 FAX: (716)941-6522 EMAIL: JGENZEL@AOL.COM

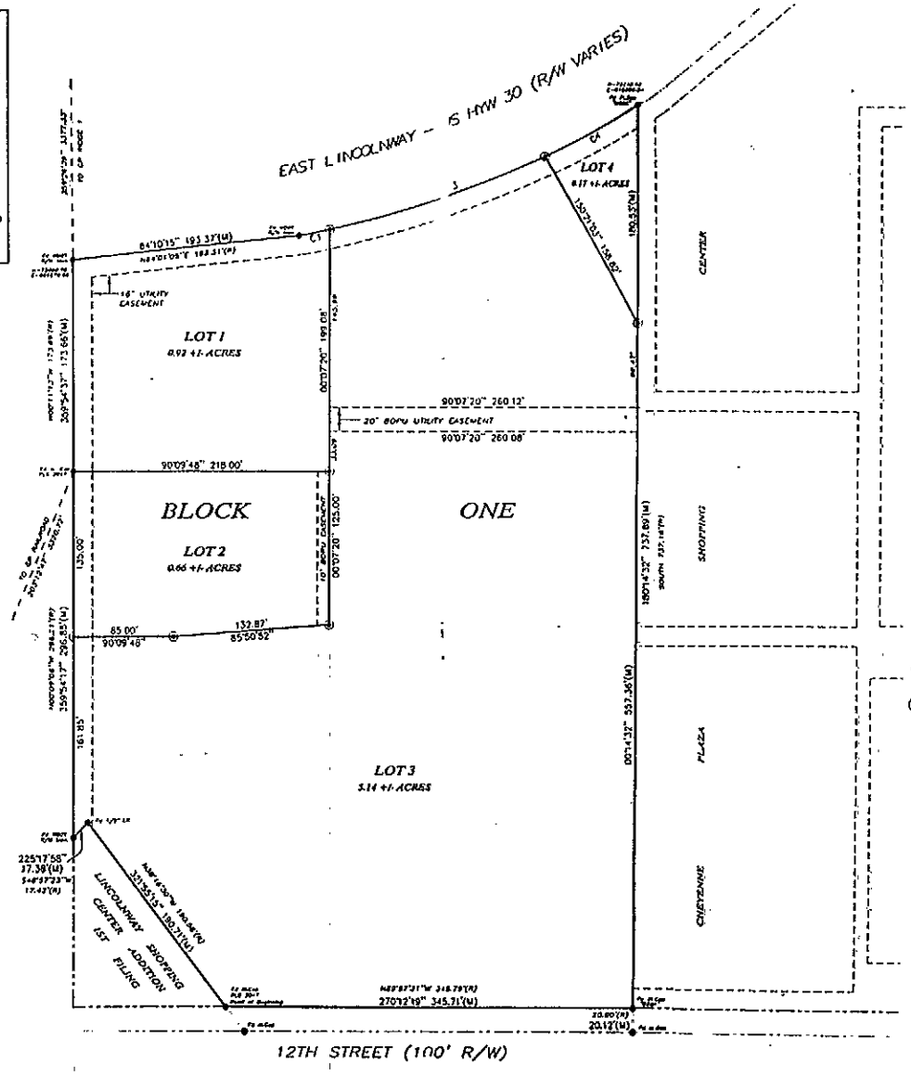

PROJECT: FINAL PLAT OF LINCOLNWAY SHOPPING CENTER ADDITION 3RD FILING

Sheet 1 of 1

## LAND DESCRIPTION

THAT PORTION OF BLOCK 2 OF LINCOLNWAY SHOPPING CENTER ADDITION, SECOND FILING, A SUBDIVISION SITUATE IN THE WEST HALF OF SECTION 34 IN T. 14N., R. 68W., CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY KNOWN AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8" REBAR WITH A PLASTIC CAP ON THE NORTHERLY R/W OF EAST 12TH STREET BEING THE SW CORNER OF BLOCK 2 OF SAID LINCOLNWAY SHOPPING CENTER, THENCE N 38°16'30" W A DISTANCE OF 190.58 FEET TO A 1/2 INCH IRON PIPE BEING THE NORTHEASTERLY CORNER OF LINCOLNWAY SHOPPING CENTER ADDITION, 1ST FILING; THENCE S 48°57'23" W ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 1 OF LINCOLNWAY SHOPPING CENTER, 1ST FILING, A DISTANCE OF 17.42 FEET TO A POINT ON THE R/W, THENCE, N 00°09'00" W ALONG THE EASTERLY R/W OF RIDGE ROAD AND BEING THE WESTERLY BOUNDARY OF THE LANDS ACQUIRED FROM THE WYOMING HIGHWAY DEPARTMENT A DISTANCE OF 298.21 FEET TO A POINT; THENCE N 00°11'13" W ALONG SAID R/W A DISTANCE OF 173.69 FEET TO A POINT ON THE SOUTHERLY R/W OF US HIGHWAY 30; THENCE N 84°01'05" E ALONG SAID R/W A DISTANCE OF 193.31 FEET TO THE POINT OF CURVATURE OF A NONTANGENT CURVE HAVING A CENTRAL ANGLE OF 21°01'04", A RADIUS OF 838.94 FEET AND AN ARC LENGTH OF 307.75 FEET, A CHORD BEARING N 69°11'46" E TO A POINT ON THE WESTERLY BOUNDARY OF CHEYENNE PLAZA SHOPPING CENTER; THENCE SOUTH ALONG THE WESTERLY BOUNDARY OF SAID CHEYENNE PLAZA SHOPPING CENTER A DISTANCE OF 737.18 FEET TO A 5/8" REBAR WITH A PLASTIC CAP ON THE NORTHERLY R/W OF EAST 12TH STREET; THENCE N 89°57'31" W ALONG SAID NORTHERLY R/W OF EAST 12TH STREET A DISTANCE OF 345.79 FEET TO THE POINT OF BEGINNING.




## NOTES

1) BASIS OF AZIMUTH - CITY OF CHEYENNE 1994 CONTROL NETWORK UTILIZING GPS TECHNOLOGY OBSERVING "RIDGE 1, RIDGE 12, SUN VALLEY AND RAILROAD".
2) AZIMUTHS SHOWN ARE ANGLES RIGHT FROM NORTH.
3) ● FOUND MONUMENT AS NOTED HEREON.
4) ⊙ SET 5/8" x 24" REBAR WITH ALUMINUM CAP - STAMPED "PLS 9006"
5) 00°00'00" 00.00'(R) - RECORD DIMENSION FROM DEED BOOK 1474 PAGE 348
6) LAND DESCRIPTION FROM LARAMIE COUNTY CLERKS RECORDS BOOK 1474 PAGE 348
7) A PORTION OF LANDS PREVIOUSLY PLATTED AS BLOCK 2 LINCOLNWAY SHOPPING CENTER ADDITION 2ND FILING WAS VACATED PER CITY ORDINANCE # 2481, BK 1145, PG 773

## STATEMENT OF SURVEYOR

I, JEFFREY A. GENZEL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF "LINCOLNWAY SHOPPING CENTER ADDITION 3RD FILING", AS DESCRIBED HEREON, WAS PREPARED FROM THE FIELD NOTES OF ACTUAL SURVEYS MADE BY ME DURING DECEMBER 2002 & MARCH 2003, AND THAT IT ACCURATELY SHOWS THE BOUNDARY OF SAID LAND AS INDICATED HEREON. I FURTHER STATE THAT THE CORNERS SHOWN HEREON ARE IN PLACE AS NOTED AT THE TIME OF THIS FILING AND THAT THIS SURVEY WAS MADE IN CONFORMANCE WITH CURRENT PROFESSIONAL STANDARDS AND IS CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

JEFFREY A. GENZEL - WYOMING PLS 9006

## FILING RECORD

Reception 349945
The State of Wyoming, County of Laramie } ss
This instrument was filed for record at 1:25 o'clock P M. on the 16th day of April A.D. 2003 and duly recorded in Book 8 page 57
Debra K. Stratton
County Clerk & Ex-Officio Register of Deeds
By: Deputy

## RECORD CURVE DATA

| NUMBER | CHORD AZIMUTH | RADIUS | LENGTH | CHORD |
|---|---|---|---|---|
| C3 | N 69°11'46" E | 838.94 | 307.75 | 306.03 |

## MEASURED CURVE DATA

| NUMBER | CHORD AZIMUTH | RADIUS | LENGTH | CHORD |
|---|---|---|---|---|
| C1 | AZ 78°54'44" | 838.94 | 26.83 | 26.83 |
| C2 | AZ 71°26'34" | 838.94 | 191.91 | 191.50 |
| C4 | AZ 61°48'52" | 838.94 | 90.04 | 90.00 |

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS
THAT P.O.B. APOLLO CHEYENNE L.P., OWNERS IN FEE SIMPLE OF THE LANDS EMBRACED IN THIS PLAT OF "LINCOLNWAY SHOPPING CENTER ADDITION 3RD FILING", AS DESCRIBED HEREON, DO DECLARE THE SUBDIVISION OF SAID LAND AS SHOWN HEREON TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED.

P.O.B. Apollo Cheyenne, L.P.
By: P.O.B. Capital Partners III, L.P., a Texas limited partnership, its general partner
By: P.O.B. Operating Partners III, L.P., a Texas limited partnership, its general partner
By: Montgomery Operating Partners III, Inc., a Texas corporation, its general partner

Randy Twist
By: Randy Twist, Executive Vice President

## ACKNOWLEDGMENTS

STATE OF TEXAS
COUNTY OF DALLAS

THIS DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RANDY TWIST
THIS 1st DAY OF April, 2003.
WITNESS MY HAND AND SEAL: K. Jones
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2nd qtr

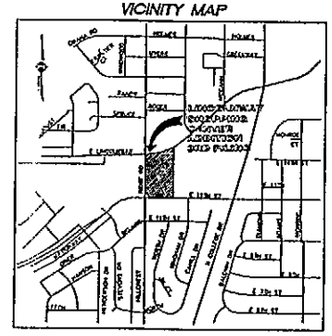
PEGGY JONES
MY COMMISSION EXPIRES
AUGUST 22 2004

## APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION
THIS 3rd DAY OF March, 2003.
D.A. Wilson
DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF CHEYENNE, WYOMING
THIS 24th DAY OF March, 2003.
MAYOR
ATTEST: Carol A. Whitehead
CITY CLERK

## VICINITY MAP



FINAL PLAT
LINCOLNWAY SHOPPING CENTER ADDITION
3RD FILING
A SUBDIVISION OF
A PORTION OF SECTION 34
T.14 N., R.68 W., 6TH P.M.
CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.