

SUBDIVISION SETUP FORM

Subdivision Proper Name LIVINGSTON BUSINESS PARK SECOND FILING
 Received from A V I ENGINEERING PLANNING SURVEYING
 Grantor LIVINGSTON LLC Document Date 06/26/2006
 Grantee IN RE LIVINGSTON BUSINESS PARK 02F
 Legal Description L1 B12 LIVINGSTON BUS PK+PTN SEC3 T13N R46W

SUBDIVISION INFORMATION

Short Alpha Name LIVINGSTON BUS PK 02F Number 3002
 Block Name BLOCK Lot Name LOT
 Replats Previous Platting Y/N Defunct Subdivision Y/N
 Covenants Book/Page _____ Old Hard Copy Book/Number _____

ABSTRACTING INFORMATION

For suffix 40-69 (Existing Parcels Affected)

TWNSUBD	RNG/BLOCK	BEGIN SECT/LOT	END SECT/LOT	RV SW
2959	2	1		R
13	56	3		

For suffix 70-99 (New Parcels Created)

BLOCK #	BEGIN LOT	END LOT	BLOCK #	BEGIN LOT	END LOT
3002	1	1			

DESIGN CONCEPTS

- 1) LANDSCAPE ISLANDS WITH PEDESTRIAN WALKS TO ENTRANCE.
- 2) PEDESTRIAN SCALE LIGHTING.
- 3) VARIETY AND QUALITY IN BUILDING FORMS.
- 4) DEFINED AND INVITING ENTRY.
- 5) INCORPORATE ARCHITECTURAL FEATURES, SUCH AS TOWERS, AWNINGS, OR ARCHES, FOR BUILDINGS WITH HIGH QUALITY MATERIALS.
- 6) INCLUDE WINDOWS AND OPENINGS ON THE NON-SERVICE SIDES OF BUILDINGS.
- 7) DISTRIBUTE PARKING TO THE SIDES AND REAR OF BUILDINGS TO MINIMIZE OBSTRUCTIONS TO OTHER NEIGHBORING RETAIL SITES.
- 8) ORIENT BUILDING FRONTS TO THE STREET, AND PROVIDE DIRECT PUBLIC ACCESS TO SIDEWALKS ENHANCES FROM STREETS AND SIDEWALKS.
- 9) WHERE POSSIBLE, CLUSTER BUILDINGS ON ADJACENT PARCELS AND SHARE SITE SERVICES, LIKE PARKS.
- 10) PROVIDE LANDSCAPING AND SERVICE AREAS CONSISTENT WITH THE MAIN BUILDING'S DESIGN ELEMENTS.
- 11) PROVIDE PUBLIC USE SERVICE AREAS FROM PUBLIC USE LIKE LANDSCAPING OR ARCHITECTURAL ELEMENTS THAT ARE INTEGRATED INTO THE BUILDINGS ARCHITECTURE.

LEGAL DESCRIPTION

The following is the description of a portion of land which is described as Lot 1 Block 2 Livingston Business Park and Part of Section 3 Township 13 North Range 66 West of the 6th Principal Meridian, Cheyenne, Wyoming and is hereby dedicated to the use of a public street and is to be located on the east side of the Livingston Business Park as shown on the plat.

Commencing at the north quarter corner of said Section 3 from which the north-south quarter corner bears N. 0° 24' 37.5" W. a distance of 5,233.74 feet, said north quarter corner being monumented with a 2" aluminum cap, L53810 and said north quarter corner being monumented with a 3-1/4" aluminum cap, L52500.

Thence N. 0° 24' 37.5" W. along the north-south centerline of said Section 3 a distance of 2,976.63 feet to the True Point of Beginning.

Thence N75° 19'42"W a distance of 663.66 feet to a point;

Thence N12° 41'02"W a distance of 806.51 feet to a point;

Thence along a curve to the right, having a radius of 1750.00 feet and a chord length of 203.89 feet, 103.00 feet to a point;

Thence along a curve to the right, having a radius of 1750.00 feet and a chord length of 203.89 feet, 103.00 feet to a point;

Thence S89° 47'57"E a distance of 24.00 feet to a point, on the West right of way line of Livingston Avenue.

Thence S90° 24'15"W easterly along said West right of way line a distance of 266.09 feet to a point;

Thence S90° 24'15"W easterly along said West right of way line a distance of 266.09 feet to a point;

Thence S90° 24'15"W easterly along said West right of way line a distance of 266.09 feet to a point;

Said front contains 21.36 acres or 933,944.07 square feet more or less.

LIVINGSTON, LLC
P.O. BOX 2248
CHEYENNE, WY 82003-2248

LIVINGSTON BUSINESS PARK
2nd FILING
FINAL PLAT

DEDICATION

BEFORE ME BY THESE PRESENTS THAT LIVINGSTON LLC OWNERS IN THE SAMPLE OF THE LAND EMBRACED IN THE ATTACHED MAP HAS AGREED TO DEDICATE TO THE PUBLIC THE LAND EMBRACED IN THE INSTRUMENT IN THE SAMPLE OF SAID LAND IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DEEDS AND GRANT THE EASEMENT SHOWN HEREON.

LIVINGSTON, LLC
BRAD SHAMM
MANAGING MEMBER

ACKNOWLEDGEMENTS



STATE OF WYOMING
COUNTY OF LARAMIE
BY *Brad Shamm*
MANAGING MEMBER

THE FOREGOING DECLARATION WAS EXECUTED BEFORE ME ON THIS 16th DAY OF June, 2006, BY *Brad Shamm* WHO ACKNOWLEDGES HE IS THE MANAGING MEMBER OF LIVINGSTON, LLC. OWNERS IN THE SAMPLE OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT IS THEIR OWN FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL
Brad Shamm
NOTARY PUBLIC
MY COMMISSION EXPIRES *July 30, 2009*

APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 5th DAY OF June, 2006.

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE THIS 23rd DAY OF June, 2006.

David R. Rupp
CITY CLERK

FINAL PLAT

FOR

LIVINGSTON BUSINESS PARK SECOND FILING

A REPLAT OF LOT 1 BLOCK 2 LIVINGSTON BUSINESS PARK AND A PARCEL OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CHEYENNE, WYOMING.

DATE OF PREPARATION: APRIL 28, 2006

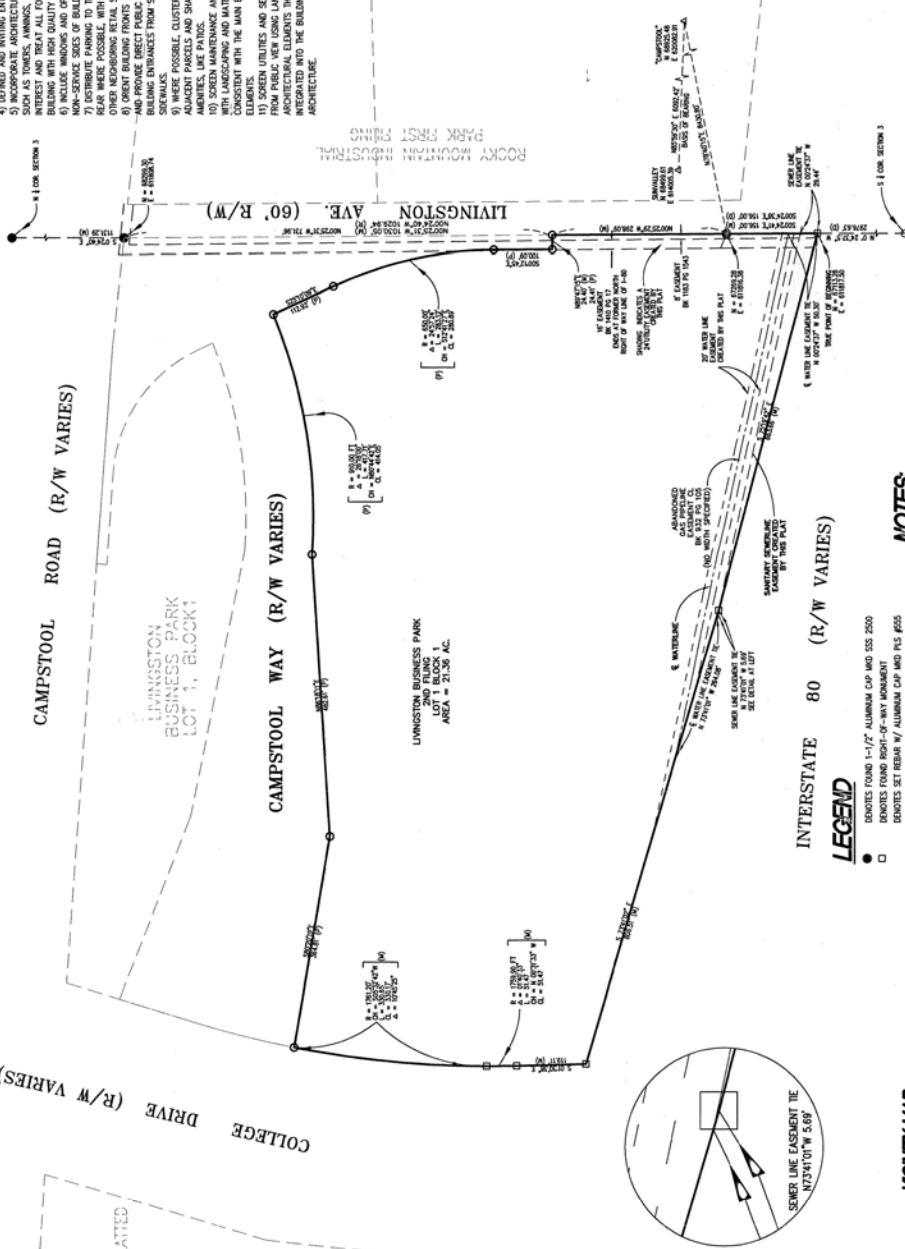
UNPLATTED

COLLEGE DRIVE (R/W VARIES)

CAMPSTOOL ROAD (R/W VARIES)

CAMPSTOOL WAY (R/W VARIES)

LIVINGSTON BUSINESS PARK
2ND FILING
AREA = 21.36 AC.



NOTES

- 1) BASIS OF BEARING: GPS SURVEY OF BOUNDARY TIED TO CITY OF CONTROL MONUMENTS "SUNVALLEY" & "CAMPSTOOL" AS SHOWN.
- 2) A BOOK, SAID PAGE 151 OF THE RECORDS OF THE LARAMIE COUNTY CLERK MAP AND INSTRUMENT NO. 103052, IS REFERRED TO FOR THE PART 1/4 OF SECTION 3 TOWNSHIP 13 NORTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN.

CERTIFICATE OF SURVEYOR

I, S. C. DAVISON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT I AM THE SURVEYOR OF THE LAND SHOWN ON THIS PLAT AND THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN.



INTERSTATE 80 (R/W VARIES)

LEGEND

- (D) DENOTES FOUND 1-1/2" ALUMINUM CAP AND 2500
- (D) DENOTES FOUND RIGHT-OF-WAY MONUMENT
- (D) DENOTES SET BEARS W/ ALUMINUM CAP AND PLS #625
- (O) DENOTES 1/4 COR. 2" AL. CAP LS 5910
- (M) DENOTES 1/4 COR. 3 1/4" AL. CAP LS 2500
- (R) DENOTES RECORDED SURVEY DATA
- (P) DENOTES RECORD FROM PLAT OF LIVINGSTON BUSINESS PARK
- (D) DENOTES DEED FROM W/00T

FILING RECORD

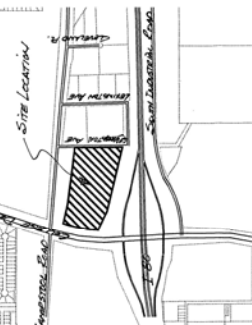
Recording # 455331
The State of Wyoming } IS
County of Laramie }
Date of Recording }
Map No. }
P.L.S. # }
BY *S. C. Davison*
S. C. Davison, Surveyor

AZIMUTH

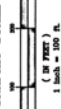


VICINITY MAP

SCALE = 1" = 1000'



GRAPHIC SCALE



RECORDED 4/28/06 AT 10:59 AM IN SEC. 6622, 63, & PG. 89
BY *S. C. Davison*