"DOMESTIC SEWER AND WATER SERVICE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT"

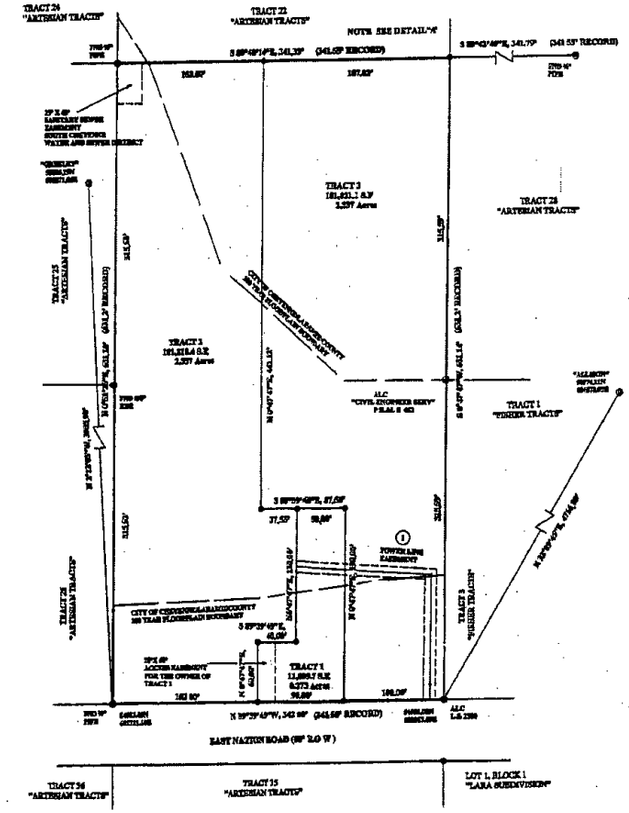
"FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO 1"

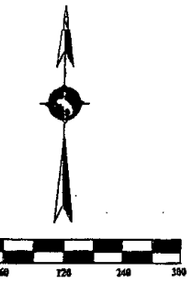
"ZONING MU, MIXED USE"

SURVEYOR'S REPORT

Survey Cnp P E &L S 663 bears N 26°57'02"E, 0.39' from the surveyed location for the corner. The survey cnp is unaccessible for survey without measured reference the monument is "not accepted" in this survey Set a 24"#5 re-bar and survey cap, L.S. 9663 into the top of the fence post

"DETAIL A"





SCALE 1" = 60'

BASIS OF BEARING CITY OF CHEYENNE DATUM REFERENCED FROM POINTS "ALLISON" AND "GREELEY"

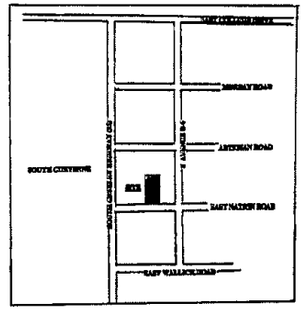
LEGAL DESCRIPTION

BEGINNING at the Southeast Corner of Tract 26, "Artesian Tracts, marked with a ½ inch iron pipe;
Thence N 0°51' 26"E, a distance of 631.18 feet to a point, marked with a ½ inch iron pipe;
Thence S 89°49'14"E, a distance of 341.33 feet to a point, marked with a nail and spartie disc, L.S 9663;
Thence S 0°47'47"W, a distance of 631.14 feet to a point, marked with an aluminum survey cap, L.S 2280,
Thence N 89°39'45"W, a distance of 342.08 feet to the POINT OF BEGINNING

Said Parcel of land contains 4.948 Acres more or less.

CERTIFICATE OF SURVEYOR

I, Michael J. Gremski, a Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Final Plat of "M Robbins Subdivision" was prepared from notes taken during an actual survey made by me in March, 2012, and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.



VICINITY MAP

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MARY C. ROBBINS, OWNER IN FEE SIMPLE OF TRACT 27, "ARTESIAN TRACTS", LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION HERE-ON, HAS CAUSED THE SAME TO BE SURVEYED, PLATTED, AND KNOWN AS "M ROBBINS SUBDIVISION", AND DOES HEREBY DECLARE THAT SAID LANDAS IT APPEARS ON THIS PLAT, AND ALL EASEMENTS SHOWN HERE-ON FOR THE PURPOSES DESCRIBED, TO BE HER FREES ACT AND DEED AND IN ACCORDANCE WITH HER DESIRES.

Mary Robbins

ACKNOWLEDGMENT

STATE OF WYOMING
SS
LARAMIE COUNTY

THIS DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF July, 2012 BY MARY C. ROBBINS, OWNER

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING
MY COMMISSION EXPIRES 5/20/2014

APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS 7th DAY OF May, 2012.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF CHEYENNE THIS 21st DAY OF MAY, 2012. Res.# 6395

MAYOR ATTEST: CITY CLERK

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 10th DAY OF MAY, 2012.

CHAIRPERSON FOR THE PLANNING COMMISSION

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 5th DAY OF JUNE, 2012.

CHAIRPERSON BOARD OF COUNTY COMMISSIONERS ATTEST: COUNTY CLERK

FILING RECORD

NOTE:
A FIRE HYDRANT BEARS S 89°39'30"E, 123.9' FROM THE SOUTHWEST CORNER OF "M ROBBINS SUBDIVISION"

① 30' WIDE PRIVATE POWERLINE EASEMENT
LEGAL DESCRIPTION:
A ten foot wide Power Line Easement, the Centerline of said Easement being more particularly described as follows:
BEGINNING at a point that bears N 89°39'45"W, a Distance of 56.82 feet from the Southeast Corner of Tract 3, "M Robbins Subdivision",
Thence N 1°36'47"E, a distance of 124.58 feet to a Point,
Thence N 88°52'59"W, a distance of 174.28 feet
To the TERMINUS of said Power Line Easement.

Reception 539505
The State of Wyoming } SS
County of Laramie }
This Instrument was filed for record at 1145 o'clock A M. this 9 day of August A.D. 2012 and recorded in Book 2012 of Plats on Page 198
By Deputy

LEGEND

- FOUND CORNERS AS DESCRIBED
- SET CORNERS L.S. 9663

RECORDED 8/09/2012 AT 1145 PM BOOK 2012 PAGE 198
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY

FINAL PLAT OF "M ROBBINS SUBDIVISION" A RE-PLAT OF TRACT 27 "ARTESIAN TRACTS" A PORTION OF SECTION 17, T. 13N., R. 66W., 6TH P.M., LARAMIE COUNTY, WYOMING

G&S SURVEYS
5211 OGDEN ROAD
CHEYENNE, WYOMING
(307) 638-8744

March 13, 2012