DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT, Magic City Enterprises, Inc., a Wyoming Non-Profit Corporation, owners in fee simple of a portion of Lots 3 thru 20, Block 751, Original City of Cheyenne together with a portion of vacated 16 foot alley and a portion of vacated 2nd Street adjacent to said lots, City of Cheyenne, Laramie County, Wyoming, more particularly described as follows.

Beginning at a point on the south line of Deming Drive and the easterly line of vacated Capitol Avenue, thence 86°40'36", grid azimuth from North, City of Cheyenne Datum, along the south line of said Deming Drive, a distance of 219.47 feet to the westerly line of Central Avenue Service Road; thence 185°28'40", along said westerly line, a distance of 163.90 feet; thence southerly a distance of 63.49 feet along a curve concave to the east, having a radius of 1817.02 feet and a central angle of 02°00'08" (chord azimuth of 184°27'31", chord distance of 63.49 feet) to the north line of Church Addition; thence 270°18'49", along said north line, a distance of 174.72 feet to the easterly line of said vacated Capitol Avenue; thence 33°33'52", along said easterly line, a distance of 238.22 feet to the point of beginning. Containing 0.8713 acres more or less

has caused the same to be vacated, surveyed, replatted and known as MAGIC CITY ENTERPRISES FIRST FILING, does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires

Magic City Enterprises, Inc., a Wyoming Non-Profit Corporation

John W. Firestone, President

Wayne Hansen, Secretary

ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 21st day of July, 2000, by John W. Firestone, President and Wayne Hansen, Secretary of Magic City Enterprises, Inc., a Wyoming Non-Profit Corporation.

Notary Public, Laramie County, Wyoming
My Commission Expires 8-12-02

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 20th day of July, 2000

Development Director

Accepted by the City Council of the City of Cheyenne, Wyoming, this 24th day of July, 2000

Mayor

ATTEST City Clerk

CURVE TABLE

C1	1817.02'	63.49'	63.49'	S 1°27'31" E	2°00'08"

LEGEND

- ○ 36"L" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "PLS 3309"
- ● FOUND 3½" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "PLS 21997"
- □ FOUND W.D.O.T. A/C MONUMENT

VACATION STATEMENT

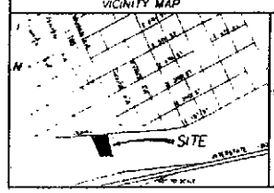
1. IT IS THE INTENT OF THIS REPLAT TO VACATE THE FOLLOWING:
2. ALL EXISTING LOT AND BLOCK LINES OF BLOCK 751, ORIGINAL CITY OF CHEYENNE, CONTAINED WITHIN THIS REPLAT

CERTIFICATE OF SURVEYOR

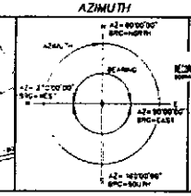
I, John A. Steil, Registered Professional Land Surveyor in the State of Wyoming, hereby certify that this plat of MAGIC CITY ENTERPRISES FIRST FILING, was prepared from official plats and deeds of record and from notes of a field survey conducted by me or under my direct supervision during the month of May, 2000, that the monuments are set or found as shown and that this plat correctly represents said survey of the land depicted hereon to the best of my knowledge.

Professional Land Surveyor John A. Steil 3309 WYOMING

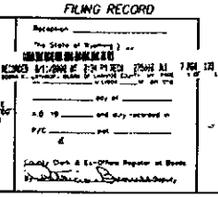
VICINITY MAP



AZIMUTH



FILING RECORD



MAGIC CITY ENTERPRISES

FIRST FILING

A REPLAT OF A PORTION OF LOTS 3 THRU 20, BLOCK 751, ORIGINAL CITY OF CHEYENNE, TOGETHER WITH PORTION OF VACATED 16 FOOT ALLEY AND A PORTION OF VACATED 2ND STREET ADJACENT TO SAID LOTS, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED MAY, 2000

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 10th STREET P.O. BOX 2073
PH:(307)634-7273 CHEYENNE WY 82003