WATER AND WASTE WATER TREATMENT BY
SOUTH CHEYENNE WATER AND SEWER DISTRICT
FIRE PROTECTION BY FIRE DISTRICT NUMBER ONE

Notes:

1 The word "Certify" or "Certificate" as shown and used hereon implies an expression of professional opinion regarding the facts and data as acquired during this survey and does not constitute any warranty or guarantee either expressed or implied

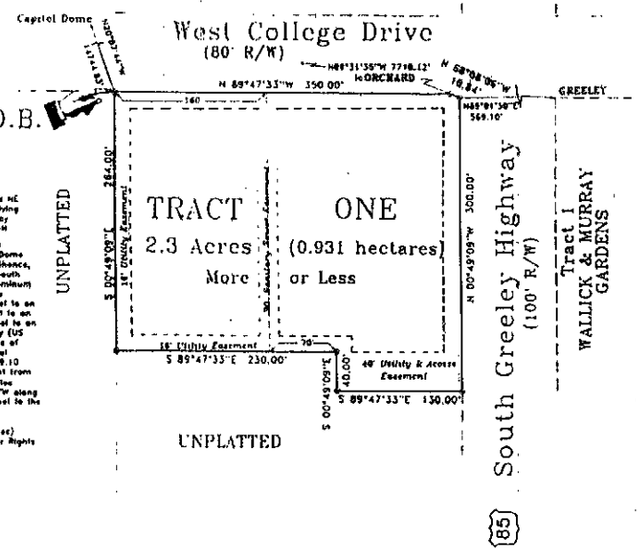
2 This document is valid only if it has affixed thereon an original signature and the Land Surveyor has set his seal and real attesting to the authenticity of this document and that it is valid or unless an approved equivalent

Basis of Bearing:

The Basis of Bearing was derived from the Wyoming Department of Transportation plans for the alignment of West College Drive and South Greeley Highway and from ties to the City of Cheyenne Horizontal Control system as shown hereon.

Tract 51
ALLISON TRACTS

Tract 49
ALLISON TRACTS



Land Description:

A Parcel of Land situate, known and being that portion of the NE 1/4 NW 1/4 of Section 17 of T.13N. R.66W. of the 6th P.M. lying South of West College Drive and West of South Greeley Highway being more particularly known and described as follows, to wit

Beginning at a 5/8 inch rebar with an Aluminum Cap on the Southerly R/W of West College Drive from which the Capitol Dome bears N20°07'44"W a calculated distance of 14744.83 feet; thence, S00°48'09"E along a line parallel with the Westerly R/W of South Greeley Highway (US 85) a distance of 264.00 feet to an Aluminum Cap; thence, S89°47'33"E along a line being parallel with the Southerly R/W of West College Drive a distance of 230.00 feet to an Aluminum Cap; thence, S00°48'09"E a distance of 40.00 feet to an Aluminum Cap; thence, S89°47'33"E a distance of 130.00 feet to an Aluminum Cap on the Westerly R/W of South Greeley Highway (US 85); thence, N00°49'09"W along said Westerly R/W a distance of 300.00 feet to a point from which City of Cheyenne Horizontal Control Station "GREELEY" Bea N89°01'30"E a distance of 569.10 feet; thence,N48°08'04" W a distance of 10.84 feet to a point from which City of Cheyenne Horizontal Control Station ORCHARD Bea N89°31'35"W a distance of 7710.12 feet; thence, N89°47'33"W along the Southerly R/W of West College Drive a distance of 350 feet to the point of beginning.

The above described parcel contains 2.3 Acres (0.931 hectares) more or less and is subject to any and all easements and/or Rights of Way that may have been legally acquired

Certificate of Surveyor:

State of Wyoming }
County of Laramie } ss

I, Larry T. Perry L.S., a Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this plat of MENKIN'S CORNER Subdivision was prepared from field notes of Surveys made by me and those under my direct supervision during the month of May in the Year of Our LORD Two Thousand and One and from data acquired from other Surveys performed by me and others on this site, and from Survey Records and data acquired from the Wyoming Department of Transportation concerning the alignment and Rights of Way boundaries of West College Drive and the alignment and Rights of Way boundaries of South Greeley Highway (US 85), and from data and records that are available in Federal, State and County Governmental records and files, and from Survey files and records of other private Surveyors, and I do hereby certify that this map as portrayed is accurate and correct and that the monumentation and boundaries as hereon shown as found and/or set, are correct to the best of my knowledge and belief

Larry T. Perry L.S.
2nd May 2001
Wyoming Registration Number
LS 3047

Approvals ~

Approved by the Cheyenne ~ Laramie County Regional Planning Commission on this 2nd day of the month of April in the Year of Our LORD 2001

Development Director Dorothy A Wilson

Approved by the Commissioners of Laramie County, Wyoming on this 5th day of the month of June in the Year of Our LORD 2001

Attest: Debra K Haggerty
Laramie County Clerk

Dennis Humphrey
Chairman

Approved by the City Council of the City of Cheyenne on this 29th day of the month of May in the Year of Our LORD 2001

Attest: Kristy B. Anderson
Cheyenne City Clerk, Deputy

Jack R. Spiker
Mayor

Dedication ~

Know All Men by These Presents; Richard Menkin owner in fee simple of the Lands embraced within the plat of the "MENKIN'S Corner Subdivision" being a parcel of land situate in the NE 1/4 of the NW 1/4 of Section 17 of T.13N. R.66W. of the 6th Principal Meridian in Laramie County, Wyoming, do hereby declare that the platting of these lands as they appear on this plat to be the free and voluntary act and deed of Richard Menkin and is in accordance with his free and voluntary wishes and desires and does hereby grant any and all easements as hereon shown for the purposes as indicated

Richard Menkin

Acknowledgement:

State of Wyoming }
County of Laramie } ss

On this 1 day of the month of May in this the Year of Our LORD Two Thousand and One, did personally appear Richard Menkin, who by me duly sworn, did state and declare that he is in fact the owner of the lands embraced within this plat and has executed the foregoing dedication and acknowledged that said instrument to be his free and voluntary act and deed for the purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and affixed the seal of my office on the day, month and year as first above written.

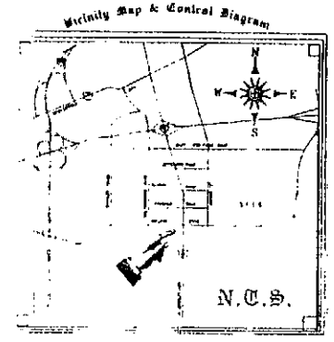
My Commission Expires: 10/17/2001

Notary Public

Filing Record

Accession No.
The State of Wyoming }
County of Laramie } ss
This instrument was filed for record
at ____ o'clock ____ M. on the
____ day of ____
A.D. ____ and duly recorded in
Book ____ of ____ on page ____

Laramie County Clerk and Ex-Officio Register of Deeds
Deputy



Conversions

From International System of Units (SI) to American Standard

One Foot = 0.30480 Meter

One Acre = 0.4047 Hectares

Note: With the approval of Public Law 94-168 as Signed into Law in 1975, the Metric Conversion is equated as One Foot = 1200/3937 Meter

Scale:

50 ft 0 50 ft 100 ft
SCALE 1" = 50 feet
1/720

FINAL PLAT
of

MENKIN'S CORNER SUBDIVISION

The Subdivision of a Parcel of Land Situate in the NE1/4 NW1/4 of Sec.17 T.13 N. R.66 W. of the Sixth Principal Meridian
LARAMIE COUNTY, WYOMING

for Mr.

Terrestrial Surveying & Mapping Co.
1427 Terry Ranch Road Cheyenne, Wyoming 82007
Phone: (307) 634-2360

"Your Friendly Neighborhood Surveyor"

Size "C"

F33039