Certificate of Surveyor ~

State of Wyoming }
County of Laramie }ss

I, Larry T. Petty, a Licensed Land Surveyor in the State of Wyoming, do hereby certify that this plat of Middle Creek Subdivision has been prepared from field notes of a survey performed by me during the month of March and the month of April in this, the Year of Our LORD One Thousand Nine Hundred and Ninety Seven (1997) and from plats, Records of Surveys and other data on file in the office of the Laramie County Clerk and Ex Officio Registrar of Deeds and other records, both private and public and that this plat correctly and accurately portrays said lands as surveyed and the monumentation as found and/or set during said survey to the best of my knowledge and belief.

Larry T. Petty L.S.
Wyoming Reg. No. LS3047

Dedication ~

Know All Men by These Presents: Carl L. Vosler and Sylvia L. Vosler, of us owners in fee simple of the lands embraced within the plat of Middle Creek Subdivision and Edward J. Koch, whose mailing address, to whom a contract for deed was executed, do hereby declare that the platting of these lands as appears on this plat, to be their free act and deed and in accordance with their free and voluntary desires and wishes do hereby grant the easements as shown hereon for the purposes so indicated and do hereby authorize the recovery as shown hereon to the public use forever.

Carl L. Vosler: Carl L Vosler — Attest Witness: _____

Sylvia L. Vosler: Sylvia L Vosler — Attest Witness: _____

Edward J. Koch: Edward J Koch — Attest Witness: _____

Acknowledgement ~

State of Wyoming }
County of Laramie }ss

On this 7th day of the month of April, in this, the Year of Our LORD One Thousand and Nine Hundred and Ninety Seven (1997), did personally appear Carl L. Vosler and Sylvia L. Vosler wife of us who upon the 22nd day of the Month of June in the Year of Our LORD 1981 did execute a contract for deed to Edward J. Koch, whose mailing wife, who did also appear, who by me duly sworn did state they are the owners of the lands embraced in this plat of Middle Creek Subdivision and that they did execute the foregoing Dedication and Acknowledged said instrument to be the free and voluntary act and deed of the parties herein involved for the purposes therein mentioned.

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

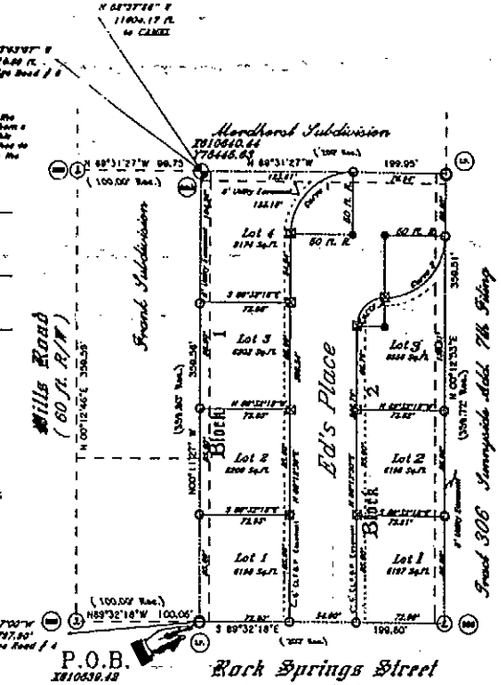
My commission expires: Nov 12 1999.

Notary Public

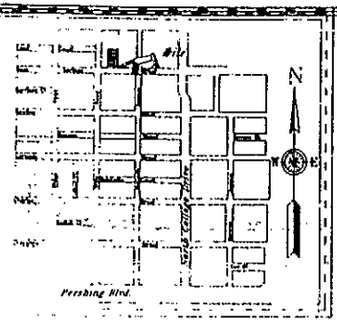
Notes ~

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 hand and seal attesting to the authenticity of this document and that it is facto et animo an approved document.



Vicinity Map



Basis of Bearing~
City of Cheyenne Horizontal Control Data Stations
Ridge Road # 4
Ridge Road # 6
Found

GRAPHIC SCALE – FEET

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 1976, the Metric Conversion is equated as One Foot = 1200/3937 Meter

Legend ~

- Denotes 1/2 inch diameter iron pipe found.
- Denotes 5/8 inch diameter rebar with a yellow plastic cap marked DMT PEARLS 558 found.
- Denotes 5/8 inch diameter rebar with a 1 1/2 inch diameter Aluminum Cap marked SSS LS8500 found.
- Denotes Radius point for curves as noted in the curve data tables.
- Denotes 5/8 inch diameter rebar being 36 inches in length with a 1-1/2 inch diameter Aluminum Cap marked Terrestrial LS3047, set upon approval of this plat and before filing into official record.
- Denotes 5/8" X 36" rebar with an Aluminum Cap to be set upon the completion of earth work and final grading.

Approvals ~

Approved by the Cheyenne ~ Laramie County Planning Commission on this 5th Day of the Month of April, in this, the Year of Our LORD 1997.

Development Director ~ [illegible]

Approved by the County Commissioners of Laramie County, Wyoming on this 1st Day of the Month of _____ in this, the Year of Our LORD 19__.

Attest: Laramie County Clerk _____

Chairman _____

Approved by the City Council of the City of Cheyenne, Wyoming on this 7th Day of the month of May in this, the Year of Our LORD 1997.

Attest: City Clerk [illegible]

Mayor [illegible]

Control Data

COURSE	BEARING	DISTANCE	FROM	to CONTROL STATION
C-1	N 88°37'38"W	11804.17'	NW	Corner
C-2	N 35°53'07"W	1410.88'	NW	Ridge Road # 6
C-3	S85°07'00"W	797.90'	SW	Ridge Road # 4

Curve Data

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	50.00'	48.77'	78.51'	89°43'57"	114°35'30"	70.53'	N 45°20'33"E
C-2	50.00'	48.77'	78.51'	89°44'10"	114°35'30"	70.53'	S 45°29'45"W
C-3	22.85'	22.66'	35.75'	89°19'39"	249°53'31"	32.24'	S 45°32'31"W

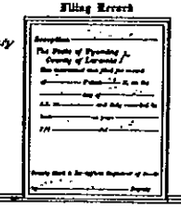
Land Description ~

A parcel of Land situate in, known and being all of the Southerly Three Fifths (3/5) of Sunnyside Addition Seventh Filing except the Westerly 100.00 feet of said tract 305 being situate and known to be in the SE 1/4 of the NW 1/4 of Section 27 of T.14N. of R.68W. of the 6th P.M. in the City of Cheyenne in the County of Laramie in the State of Wyoming, being more particularly known and described as follows, to wit:

Beginning at a 1/2 inch diameter iron pipe set in concrete on the Northerly R/W of Rock Springs Street, from which the South West corner of Tract 305 lies N 89°32'18"W a distance of 100.06 feet and from which the City of Cheyenne Horizontal Control Station "Ridge Road # 4) lies S 85°07'00"W a distance of 797.90 feet; thence, S89°32'18"E along the Northerly R/W of Rock Springs Street a distance of 199.80 feet to an Aluminum Cap marked LS 2500 being the corner common to said R/W and Tract 305 and Tract 306; thence, N00°18'53"E along a common boundary of Tract 305 and Tract 306 a distance of 359.51 feet to a 1/2 inch diameter iron pipe; thence, N89°31'27"W along the Southerly boundary of Meadhorst Subdivision a distance of 199.95 feet to a 5/8 inch diameter rebar with a yellow plastic cap marked DMA PEARLS 558; thence, S00°11'27"W along the Easterly boundary of Front Subdivision a distance of 841.67 feet to the SE corner of said Front Subdivision; thence, S00°11'27"W a distance of 117.89 feet to the Point of Beginning.

The above described parcel of land contains 1.65 acres more or less and is subject to any and all easements and/or Rights of Way that may have been legally acquired.

Filing Record



A Replat of
All of the
South 3/5 of Tract 305 of
Sunnyside Addition the 7th Filing
Except the Westerly 100 feet
a Subdivision situate in the City of
Cheyenne, Laramie County, Wyoming

M.F.
Terrestrial Surveying & Mapping Co.
1121 Perry Ranch Road Cheyenne, Wyoming 82007
Phone: (307) 634-8389