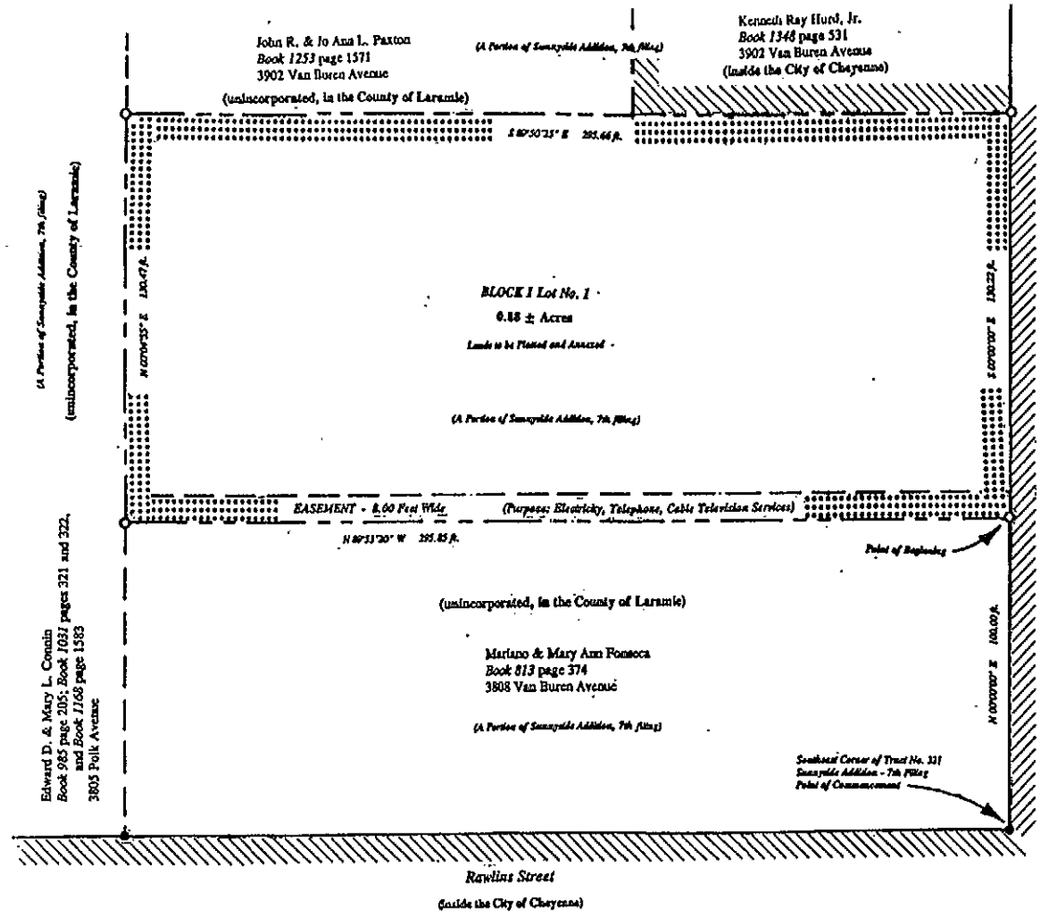


Symbols:

- ○ Monuments set at corners of replaced property (2 inch diameter aluminum caps)
- ● Found, ½ inch diameter rebar with yellow plastic cap stamped "DMH 558."
- ////// Current boundary of the City of Cheyenne.
- ..... Boundary of the lands to be platted and annexed to the City of Cheyenne.

Coordinates and Ties to City of Cheyenne Geodetic Control

Station	x-coordinate	y-coordinate
Δ DEL RANGE	622,372.04	79,786.04
Δ EAST	617,016.21	76,966.42
Southeast Corner of Subdivision	615,687.5	77,495.8

From Station	To Station	Bearing	Distance
Δ DEL RANGE	S.E. Corner	S 71°05'15" W	7,066 ft.
Δ EAST	S.E. Corner	N 68°16'35" E	1,430 ft.

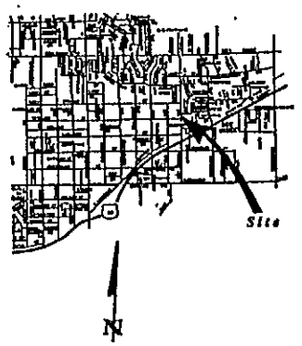
Filing Record

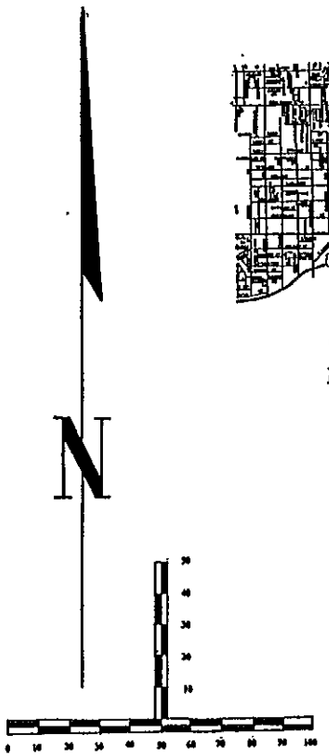
Recorded: 454495
State of Wyoming } SS
County of Laramie }
This instrument was filed for record at 3:47 O'clock P. m. on the 14th day of June A.D. 1999 duly recorded at Book 1824 Page 1061 Rel DC 9/15
Laramie County Clerk & Ex-Officio Register of Deeds: Debbie Klopfenstein
By: Deborah Rinner Deputy

Monuments set 6/22/1999 at 1430 hrs. MST

Vicinity Map

(Not Drawn to Scale)





Scale: one inch equals twenty feet (1:240)

Notes:

1. The basis of bearings is the westerly boundary of Van Buren Avenue, as monumented, being N 00°00'00" E.
2. The original corners for the parcel of land to be replatted were found and replaced. The southwest corner was a ½ inch diameter rebar without a plastic cap. The remaining three corners were ½ in diameter rebars with plastic caps marked "DMH 558" [Donald M. Hopkins, P.E.&P.L.S.].
3. The eight foot wide easement along the southerly boundary is for the existing pole line for the purposes of electricity, telephone, and cable television service to 3808 Van Buren Avenue and 3814 Van Buren Avenue.
4. The monuments for the corners of this parcel of land are 2 inch diameter aluminum caps affixed to iron pipes and stamped: *PE/PLS 3723.*

Certificate of the Surveyor

I, Dr. Herbert W. Stoughton, Wyoming Professional Engineer and Professional Land Surveyor No. 3723, hereby certify that this plat was prepared by me from a survey performed under my supervision during the month of July 1998, that the monuments are set as shown, and that the plat correctly and accurately depicts said survey.

Note: The originals of this plat are signed in red ink and are embossed PE/PLS seal and affixed.

Herbert W. Stoughton

Dr. Herbert W. Stoughton, P.E., P.L.S., C.P.
Geodetic Engineer

Date signed: 26 February 1999

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Ethel M. French, also known as Minnie E. French, owner in fee simple of the following described tract, situate in a portion of the Southwest one-quarter of the North west one-quarter (SW ¼, NW ¼) of Section 24, Township 14 North, Range 66 West of the *Sixth Principal Meridian*; County of Laramie, State of Wyoming; being more particularly described as follows:

Commencing at the southeast corner of Tract No. 321, *Sunnyside Addition - 7th Filing*, said southeast corner is also the northwest corner of the intersection of Van Buren Avenue and Rawlins Street; thence N 00°00'00" E along the westerly boundary of said Tract No. 321, also being the westerly boundary of said Van Buren Avenue, a distance of 100.00 feet to the *Point of Beginning*; thence N 89°53'20" W, a distance of 295.85 feet to a point in the westerly boundary of said Tract No. 321; thence N 00°04'35" E along said westerly boundary of Tract No. 321, a distance of 130.47 feet to a point; thence S 89°50'25" E, a distance of 295.66 feet to a point in easterly boundary of Tract No. 321 and said westerly boundary of Van Buren Avenue; thence S 00°00'00" E along said westerly boundary of Van Buren Avenue, a distance of 130.22 feet to the *Point of Beginning*.

Containing 0.88 acres of land, more or less.

Together with and including an easement for the purpose of electricity, telephone, and cable television service, as depicted of the accompanying plat; said easement is eight feet in width, measured at right angles, lying adjacent to the southerly boundary of the aforedescribed parcel of land, and extending westerly from the westerly boundary of Van Buren Avenue to the westerly boundary of said aforesaid described parcel of land.

Minnie E. French

Ethel M. French (also known as Minnie E. French)

ACKNOWLEDGMENT

State of Wyoming

County of Laramie

The dedication instrument was acknowledged before me this 11th day of June, 1998, by Ethel M. French, sole owner of the above described parcel of land.

Joe Hurd

Notary Public, Laramie County, Wyoming

My Commission expires: 2-25-99

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 8th day of September 1998.

Dorothy A. Wilson

Development Director

Approved by the City Council of the City of Cheyenne, Wyoming, this 14th day of December 1998.

Mayor

City Clerk

Final Plat

MINNIE FRENCH ADDITION
An Addition to the City of Cheyenne

Replat of a portion of Tract 321, *Sunnyside Addition, 7th Filing*

Situate in the SW ¼ of the NW ¼ of Section 24; T. 14 N., R. 66 W.; *Sixth Principal Meridian*
County of Laramie *State of Wyoming*

Surveyed & Drafted: July 1998

Dr. Herbert W. Stoughton, P.E., P.L.S. & C.P.
2121 Carey Avenue
Cheyenne, Wyoming 82001
(307) 632-7468