

NIORBARA ENERGY PARK  
LOT 1  
ACRES 3

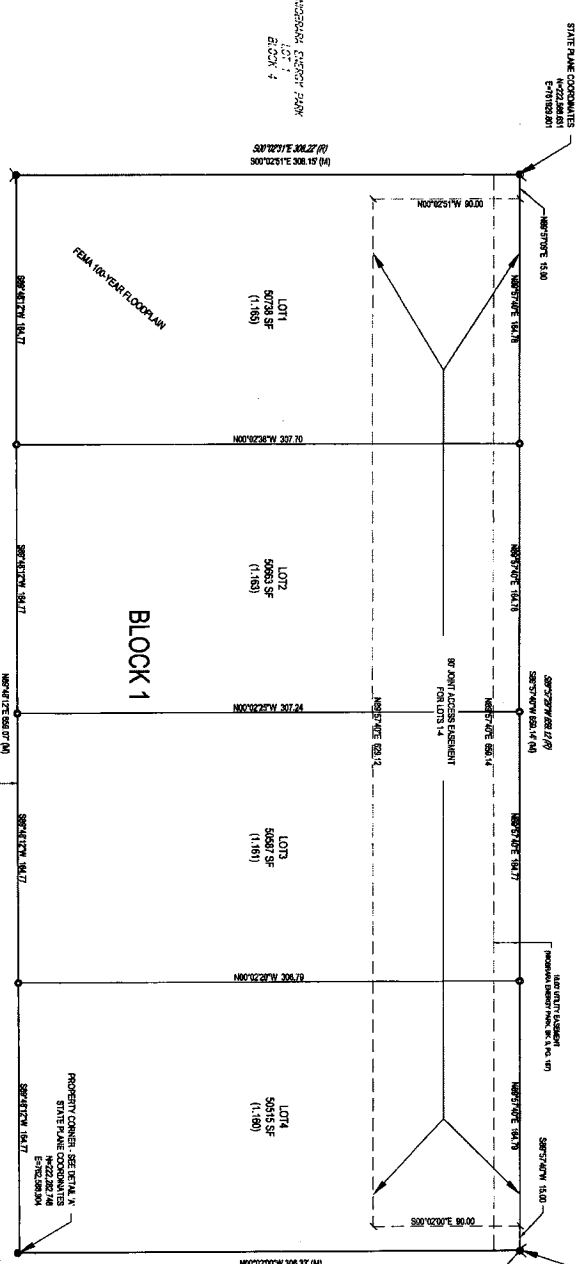
NIORBARA ENERGY PARK  
LOT 2  
ACRES 3

NIORBARA ENERGY PARK  
LOT 3  
ACRES 3

NIORBARA ENERGY PARK  
LOT 4  
ACRES 3

NIORBARA ENERGY PARK  
LOT 5  
ACRES 3

**EAST ALLISON ROAD (70' ROW)**



- LEGEND**
- FOUND ALUMINUM CAP AND PVC W/ PLAS 656
  - SET ALUMINUM CAP AND PVC W/ PLAS 1945
  - WITNESS CORNER
  - MEASURED DATA THIS PLAT
  - RECORDED DATA FROM NIORBARA ENERGY PARK PLAT
  - EASEMENT LINES
  - PLAT BOUNDARY
  - LOT LINES
  - ▲ CITY MONUMENT THE

**NOTES**

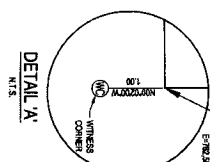
SPECIAL BLOOD HAZARD AREAS ARE WITHIN THE PROPOSED SUBDIVISION. THE FINAL UNWEAVER FLOOR PLAN ENCOMPASSES PART OF THE SOUTHWEST PORTION OF THE SUBDIVISION AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1397 OF 1991. MAP NO. 8802 (SET WITH AN EFFECTIVE DATE OF JANUARY 17, 2007 AND A REVISION DATE OF APRIL 8, 2010). FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #1. WATER AND SEWER SERVICE TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT. DISTANCES ARE US SURVEY FOOT.

**LEGAL DESCRIPTION**

A REPART OF LOT 2, BLOCK 4, NIORBARA ENERGY PARK, SECTION 16, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 4, NIORBARA ENERGY PARK, AS SHOWN ON THE RECORDED PLAT OF SAID LOT 2, BLOCK 4, NIORBARA ENERGY PARK, AND THENCE ALONG SAID SOUTH RIGHT OF WAY LINE 58' 9" W/ 40' W DISTANCE OF 68' 14" TO A POINT (THESE LEASING END LINE SHARED WITH LOT 1, BLOCK 4, NIORBARA ENERGY PARK) SOUTHWEST A DISTANCE OF 398.15 TO A POINT. THENCE ALONG THE SOUTH PROPERTY LINE 80' 0" TO THE DISTANCE OF 1.00' FROM SET WITNESS CORNER, THENCE FROM SAID POINT NORTHERLY A DISTANCE OF 8.65' ALONG THE EAST PROPERTY LINE (THESE LEASING END LINE SHARED WITH LOT 1, BLOCK 4, NIORBARA ENERGY PARK) TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 4.65 ACRES MORE OR LESS.

**BASIS OF BEARINGS:**

BASIS OF BEARINGS - GRID BEARINGS AS ESTABLISHED BY 99S GLOBAL POSITIONING SYSTEM (GPS) MEASUREMENTS. ALL DISTANCES AND BEARINGS ARE GROUND COORDINATES BASED ON US STATE PLANE 1983 WYOMING STATE PLANE EAST FZONE 49N1. TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 200,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT EXAMPLE POINT POINT OF BEGINNING GROUND NORTHING = 12263.350 N = (12263.350 + 100000) SF = 222633.872 N = (222633.872 + 200000) SF = 422633.872 STATE PLANE NORTHING = 222633.872 STATE PLANE EASTING = 422633.872



Signature: *David E. DeLoe*  
 The State of Wyoming  
 County of *Alameda*  
 City of *Rocky*  
 A.D. *2021* and day recorded in  
 Book *12* on page *371*  
 Notary Public  
 David E. DeLoe  
 Notary Public  
 State of Wyoming

**CERTIFICATE OF SURVEYOR**

I, DAVID E. DELOE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS SURVEY WAS PREPARED FROM ORIGINAL PLATS AND DEEDS OF RECORD AND FROM UNDER MY DIRECT SUPERVISION ON JANUARY 14, 2021 AND THAT THE MONUMENTS ARE SET ON GROUND AS SHOWN AND THAT THE PLAT CORRECTLY REPRESENTS THE DATA AND THAT THE SURVEY IS MADE TO THE BEST OF MY KNOWLEDGE.

**FINAL PLAT FOR NIORBARA ENERGY PARK 4TH FILING**

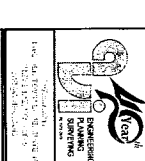
A REPART OF LOT 2, BLOCK 4 OF NIORBARA ENERGY PARK, ALSO BEING SITUATED IN A PORTION OF THE SE 1/4 NW 1/4 OF SECTION 8, T13N, R66W OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING. PREPARED JANUARY 2021

NO.	REVISION	DATE

PREPARED FOR:  
**4G PROPERTIES, LLC**  
 PO BOX 20432  
 CHEYENNE, WY 82003

PROJECT: **NIORBARA ENERGY PARK, 4TH FILING**

DRAWING TITLE: **FINAL PLAT**



DATE: **JAN 14, 2021**

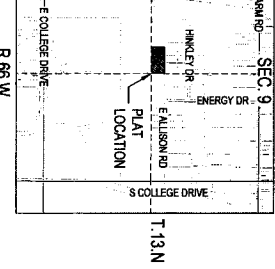
DRAWN BY: **SM**

CHECKED BY: **SM**

DATE: **ASD**

JOB NO.: **4423**

DRAWING NO.: **1** OF **1**



**ACKNOWLEDGEMENTS**

STATE OF *Wyoming*, ) SS  
 COUNTY OF *Alameda*, )  
 I, *Lucas K. Sarnie*, )  
 MEMBER, 4G PROPERTIES, LLC )  
 MEMBER, SARNIE FAMILY, LLC )  
 NOTARY PUBLIC )

STATE OF *Wyoming*, ) SS  
 COUNTY OF *Alameda*, )  
 I, *Ryan P. Gertsch*, )  
 MEMBER, 4G PROPERTIES, LLC )  
 MEMBER, SARNIE FAMILY, LLC )  
 NOTARY PUBLIC )

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 COUNTY OF *Alameda*, )  
 I, *Ryan P. Gertsch*, )  
 MEMBER, 4G PROPERTIES, LLC )  
 MEMBER, SARNIE FAMILY, LLC )  
 NOTARY PUBLIC )

**COUNTY APPROVALS**

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION  
 THIS 29th DAY OF *October*, 2021

*Lucy St. Marie*  
 CHAIRPERSON

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY  
 THIS 11th DAY OF *November*, 2021

*Anna K. O'Lea*  
 COUNTY CLERK

FILED RECORD  
 REC'D 6:10:45 AM  
 COUNTY OF ALAMEDA, WYOMING  
 BOOK 12 PAGE 371