

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF CHEYENNE, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "NORRIS VIADUCT ADDITION, FIRST FILING", DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH ITS DESIRES, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREET RIGHTS OF WAY AND GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

Richard L. Kassen
RICHARD L. KASSEN, MAYOR, CITY OF CHEYENNE

ACKNOWLEDGMENTS

STATE OF WYOMING } 2011
COUNTY OF LARAMIE }

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME THIS 14th DAY OF SEPTEMBER, 2011, BY RICHARD L. KASSEN, MAYOR, FOR AND ON BEHALF OF THE CITY OF CHEYENNE, WYOMING, AND I AM SATISFIED THAT ALL THE REQUIREMENTS OF THE STATUTE HAVE BEEN COMPLIED WITH AND THAT THE EXECUTION OF SAID INSTRUMENT WAS THE CITY'S OWN FREE ACT AND DEED.

STATE OF WYOMING } 2011
COUNTY OF LARAMIE }
SUBSCRIBED AND SWORN BEFORE ME BY *Richard L. Kassen* MAYOR
ON THIS 14th DAY OF SEPT, 2011.



Kyle Adams
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING
MY COMMISSION EXPIRES: 04/24/2012

APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION
THIS 30th DAY OF SEPTEMBER, 2011.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE THIS 24th DAY OF
SEPTEMBER, 2011.

Richard L. Kassen
MAYOR
CITY OF CHEYENNE, WYOMING

SURVEYOR'S NOTES

- 1. AS LABELED IN THE LEGEND, THREE TYPES OF MONUMENTS WERE SET TO MARK THE BOUNDARY CORNERS OF THIS SUBDIVISION. THE FIRST TYPE OF MONUMENT IS A 24" X 36" REBAR WITH A TWO INCH ALUMINUM CAP STAMPED "PROP CORN" (PROPERTY CORNER), PLS 1 0836. THE SECOND TYPE OF MONUMENT IS MARKED WITH A MAGNETIC IR NAIL AND BRASS DISC STAMPED PLS 555. SEE THE LEGEND FOR THE APPROPRIATE SYMBOL.

LEGAL DESCRIPTION

THE FOLLOWING IS THE DESCRIPTION OF A PARCEL OF LAND SITUATE IN THE NORTH ONE-HALF OF SECTION 4 AND 5 AND THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 66 WEST, 6TH P.M., ALL IN THE CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; A 3 M. ALUMINUM CAP PLS 2500 FOUND IN PLACE, THENCE S69°41'14"W A DISTANCE OF 1305.88 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S56°14'28"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1022.24 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CAMPSTOCK ROAD; THENCE N63°53'54"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 395.40 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 760.83 FEET; THENCE S25°27'46"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CAMPSTOCK ROAD; THENCE S43°34'33"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 700.89 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1539.16 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF MORRIS AVE.; THENCE N22°21'17"W, A DISTANCE OF 50.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 5TH STREET AND SAID EASTERLY RIGHT-OF-WAY LINE OF MORRIS AVE.; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE N26°23'47"W, A DISTANCE OF 131.89 FEET TO A POINT; THENCE N63°53'55"E, A DISTANCE OF 263.94 FEET; THENCE N63°53'55"E, A DISTANCE OF 80.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF DUFT AVE.; THENCE N26°23'47"W, A DISTANCE OF 227.83 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 6TH STREET; THENCE N63°53'55"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 175.93 FEET; THENCE N26°23'47"W, A DISTANCE OF 131.91 FEET; THENCE N63°53'55"E, A DISTANCE OF 167.99 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALEXANDER AVE.; THENCE N26°22'20"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 507.52 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 6TH STREET; THENCE N26°23'55"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 108.01 FEET TO POINT ON A CURVE TO THE RIGHT (LOOKING EASTWARD), THE RADIUS OF SAID CURVE BEING 630.00 FEET, THE CENTRAL ANGLE OF SAID CURVE BEING 02°09'53"; THE CHORD OF SAID CURVE BEING 106.22; NOW A DISTANCE OF 23.61 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.61 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 12.22 ACRES MORE OR LESS.

CITY OF CHEYENNE
2101 ONEIL AVE.
CHEYENNE, WY. 82001

FINAL PLAT

NORRIS VIADUCT ADDITION,
FIRST FILING

FINAL PLAT FOR MORRIS VIADUCT ADDITION, FIRST FILING

A RESUBDIVISION OF ALL OR PORTIONS OF BLOCK NOS. 607, 614, 615, 666, 667, 668, 669, AND VACATION OF STREETS AND ALLEYS WITHIN SAID BLOCKS OF SOUTH CHEYENNE ADDITION, ALSO BEING SITUATED IN PORTIONS OF SECTION 4 AND 5, TOWNSHIP 13 NORTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING



City of Cheyenne
PLAT NO. 2 OF 2
2-2877.05

SUBDIVISION SETUP FORM

Subdivision Proper Name NORRIS VIADUCT ADDITION FIRST FILING

Received from CHEYENNE CITY CLERK

Grantor CITY OF CHEYENNE Document Date 1/24/11

Grantee RE NORRIS VIADUCT ADD 01F

Legal Description BL668;L8-15 BL607,614,669;L20-22 BL615;L12-22 BL666,667;
PTN L7,16 BL607,614,669;PTN L19 BL615 OC

SUBDIVISION INFORMATION

Short Alpha Name NORRIS VIADUCT ADD 01F Number 3195

Block Name BLOCK Lot Name LOT

Replats Previous Platting Y/N Defunct Subdivision Y/N

Covenants Book/Page _____ Old Hard Copy Book/Number COMP

ABSTRACTING INFORMATION

For suffix 40-69 (Existing Parcels Affected)

TWN/SUBD	RNG/BLOCK	BEGIN SEC/LOT	END SEC/LOT	R/V SW
<u>502</u>	<u>607</u>	<u>ALL</u>		
<u>502</u>	<u>614</u>	<u>7</u>		
<u>502</u>	<u>614</u>	<u>16</u>		
<u>502</u>	<u>614</u>	<u>8</u>	<u>15</u>	<u>R</u>
<u>502</u>	<u>615</u>	<u>19</u>		
<u>502</u>	<u>615</u>	<u>20</u>	<u>22</u>	<u>R</u>
<u>502</u>	<u>666</u>	<u>12</u>	<u>22</u>	<u>R</u>
<u>502</u>	<u>667</u>	<u>12</u>	<u>22</u>	<u>R</u>
<u>502</u>	<u>668</u>	<u>1</u>	<u>22</u>	<u>R</u>
<u>502</u>	<u>669</u>	<u>7</u>		
<u>502</u>	<u>669</u>	<u>16</u>		
<u>502</u>	<u>669</u>	<u>8</u>	<u>15</u>	<u>R</u>



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Short Alpha Name NORRIS VIADUCT ADD 01F Number 3195

Block Name BLOCK Lot Name LOT

Replats Previous Platting Y/N Defunct Subdivision Y/N

Covenants Book/Page _____ Old Hard Copy Book/Number COMP

ABSTRACTING INFORMATION

For suffix 70-99 (New Parcels Created)

	BLOCK #	BEGIN LOT	END LOT	BLOCK #	BEGIN LOT	END LOT
3195	1	1	2			
3195	2	1				

020-045 (R12/01)