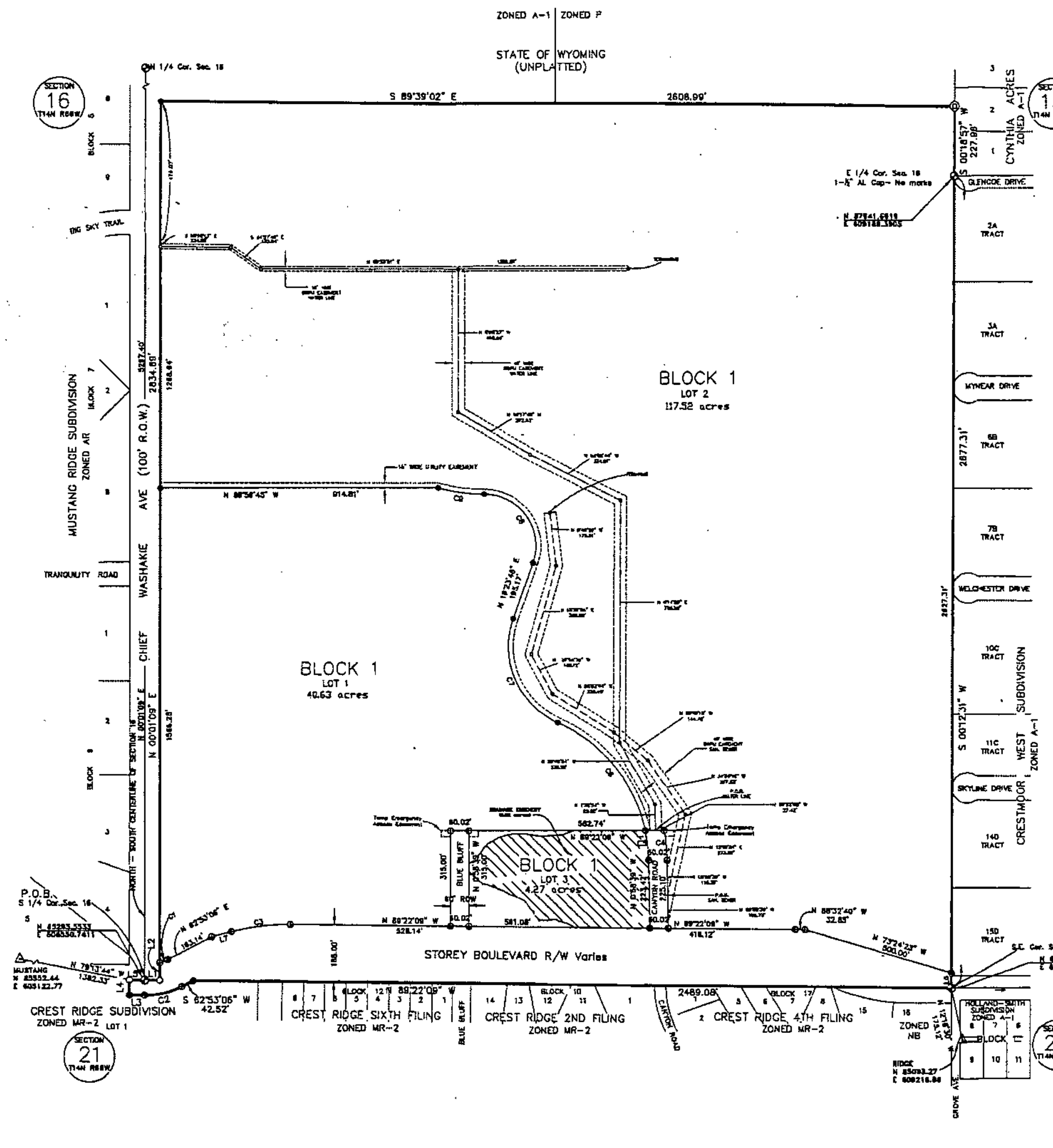


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	28.67'	162.88'	10°05'08"	N67°55'46"E	28.63'
C2	127.25'	262.86'	27°44'13"	S76°45'45"W	126.01'
C3	195.49'	744.23'	15°03'00"	S83°06'18"W	194.93'
C4	90.85'	568.44'	10°34'02"	N61°15'40"W	90.53'
C5	92.33'	509.44'	10°23'02"	N50°09'54"W	82.20'
C6	464.38'	508.44'	54°28'33"	N38°35'55"W	446.33'
C7	408.15'	274.38'	85°14'38"	N23°12'35"W	371.57'
C8	325.17'	170.58'	109°13'20"	N35°10'40"W	278.13'
C9	151.13'	546.72'	15°50'10"	N81°54'43"W	150.64'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°22'00"E	50.00'
L2	N00°01'09"E	57.67'
L3	N89°22'09"W	50.00'
L4	N00°37'49"E	50.00'
L5	S89°22'08"E	50.00'
L6	S00°12'31"W	50.00'
L7	N75°34'47"E	88.59'

FILING RECORD

RECORDED 5/24/2013 AT 11:30 AM RECEPTION 624515 BOOK 10 PAGE 48
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

Reception 624515
The State of Wyoming } ss
County of Laramie
This instrument was filed for record at 11:30 o'clock A. M. on the 24 day of Sept A.D. 2013 and duly recorded in Book ___ on page ___ No. 10 of 48
County Clerk & ex-officio Register of Deeds
By ___ Deputy

SCALE IN FEET 1" = 200'
200 0 200 400

LEGEND

- 1 1/2" Diameter AL Cap on No. 5 x 24" rebar marked "CDC - LS4828" to be set.
- Computed position only, no monument found or set.
- Found 3-1/2" Diameter AL Cap marked "BMD P.B.C. PELS 864".
- Found 1-1/2" Diameter AL Cap marked "LS 2500".
- Found section corner monument per state of Wyoming corner record.
- Found 2" Diameter AL Cap marked "PLS 2927", or as noted.
- Subdivision Boundary line.
- Lot Boundary and Right Of Way lines retained or established.
- Temporary Emergency Access Easements (20'x30').
- Utility Easement

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: City of Cheyenne, Laramie County School District No.1, and Cheyenne Ice & Events Center, Limited Partnership, owners in fee simple of all lands embraced by North Cheyenne Community Park, have caused the same to be surveyed, vacated, replatted and known as NORTH CHEYENNE COMMUNITY PARK SECOND FILING, do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires, and do hereby grant the easements for the purposes indicated thereon, and do hereby dedicate for public use the rights of way of Storey Boulevard, Blue Bluff Road, and Canyon Road as shown thereon.

___ RICK L. KAYSEN, MAYOR, CITY OF CHEYENNE

___ MARK STOCK, SUPERINTENDENT, LARAMIE COUNTY SCHOOL DISTRICT NO.1

___ ROBERT T. MACIE, OWNER, CHEYENNE ICE & EVENTS CENTER, LIMITED PARTNERSHIP

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICK KAYSEN, MAYOR, CITY OF CHEYENNE, THIS ___ DAY OF September 2013.

NOTARY PUBLIC ___
MY COMMISSION EXPIRES 10/27/2013

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK STOCK, SUPERINTENDENT, LARAMIE COUNTY SCHOOL DISTRICT #1, THIS 16 DAY OF September, 2013.

NOTARY PUBLIC ___
MY COMMISSION EXPIRES 10-15-16

Brenda L. Gonzert - Notary Public, County of Laramie, State of Wyoming, My Commission Expires October 15, 2016

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT T. MACIE, OWNER, CHEYENNE ICE & EVENTS CENTER, LIMITED PARTNERSHIP, THIS 12th DAY OF Sept, 2013.

NOTARY PUBLIC ___
MY COMMISSION EXPIRES 3 27 2014

WENDY J. ___ NOTARY PUBLIC, COUNTY OF LARAMIE, STATE OF WYOMING, MY COMMISSION EXPIRES MAR. 27, 2014

APPROVALS

APPROVED BY THE CITY OF CHEYENNE PLANNING COMMISSION THIS 2ND DAY OF APRIL, 2012.

___ DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, WYOMING THIS 23rd DAY OF APRIL, 2012.

___ MAYOR   ATTEST: ___ CITY CLERK

SEAL STATE OF WYOMING

OWNERSHIP:

THE FEE TITLE OWNERSHIP PER APPROVAL OF THIS PLAT IS DISTRIBUTED AS FOLLOWS:

- LOT 1, BLOCK 1 - LARAMIE COUNTY SCHOOL DISTRICT NO. 1 - 40.63 ACRES.
- LOT 2, BLOCK 1 - CITY OF CHEYENNE - 117.52 ACRES.
- LOT 3, BLOCK 1 - CHEYENNE ICE & EVENTS CENTER, LIMITED PARTNERSHIP - 4.27 ACRES.

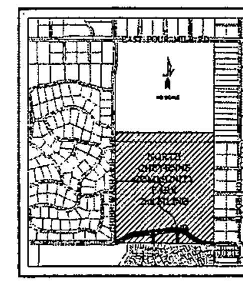
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS BY TIES TO CITY OF CHEYENNE CONTROL MONUMENTS "MUSTANG" AND "RIDGE".

VACATION STATEMENT:

IT IS THE INTENT OF THIS REPLAT TO VACATE INTERIOR LOT LINES AND RIGHT OF WAY LINES OF NORTH CHEYENNE COMMUNITY PARK AS AFFECTED BY THIS REPLAT.

VICINITY MAP



CERTIFICATE OF SURVEYOR

I, John J. Studley, Wyoming Registered Professional Land Surveyor No. 4828, employee / agent for The City of Cheyenne, do hereby certify the Final Plat hereon was prepared from field notes of an actual survey made by me in December, 2011, and that it correctly represents the monuments found and to be set.

Professional Land Surveyor John J. Studley 4828 Wyoming

LEGAL DESCRIPTION

A portion of land being the FINAL PLAT NORTH CHEYENNE COMMUNITY PARK, AN ADDITION TO THE CITY OF CHEYENNE and situate in the North One-Half of Section 21 and the East One-Half of Section 16 in Township 14 North, Range 66 West of the Sixth Principal Meridian, Laramie County, Wyoming and being more particularly described as follows:

BEGINNING at the South 1/4 Corner of said Section 16, said corner being a 3 1/4 inch diameter brass cap as per filed State of Wyoming Corner Record by Wyoming Registered Professional Land Surveyor No. 2927;
THENCE on and along the southerly line of said Section 16, South 89° 22' 00" East a distance of 50.00 feet to the easterly right of way line of Chief Washakie Avenue (100 feet wide);
THENCE on and along said easterly right of way line of Chief Washakie Avenue, North 0° 01' 09" East a distance of 57.67 feet to the point of intersection with the northerly right of way of Storey Boulevard;
THENCE continuing on and along said easterly right of way line of Chief Washakie Avenue, North 0° 01' 09" East a distance of 2,834.89 feet to the northwest corner of Lot 2, Block 1 of NORTH CHEYENNE COMMUNITY PARK;
THENCE South 89° 39' 02" East a distance of 2,608.99 feet to the northeast corner of Lot 2, Block 1 of NORTH CHEYENNE COMMUNITY PARK;
THENCE South 00° 18' 57" West a distance of 227.98 feet to a found 1 1/2 inch unmarked aluminum cap, said aluminum cap being the East 1/4 Corner of said Section 16;
THENCE continuing on and along the easterly line of said Section 16, South 00° 12' 31" West a distance of 2,627.31 feet to the point of intersection with the northerly right of way of Storey Boulevard;
THENCE continuing on and along the easterly line of said Section 16, South 00° 12' 31" West a distance of 50.00 feet to the Southeast Corner of said Section 16, said corner being a 3 1/4 inch diameter brass cap as per filed State of Wyoming Corner Record by Wyoming Registered Professional Land Surveyor No. 2927;
THENCE on and along the southerly line of said Section 16, North 89° 22' 08" West a distance of 2,489.08 feet to a point being on the southerly right of way of Storey Boulevard;
THENCE on and along said southerly right of way of Storey Boulevard, South 62° 53' 06" West a distance of 42.52 feet to a Point of Curve for a curve concave to the northwest;
THENCE continuing on and along said southerly right of way of Storey Boulevard and said curve, an arc length of 127.25 feet, radius of 262.86 feet, central angle of 27°44'13", chord bearing of South 76° 45' 45" West and chord distance of 126.01 feet to a Point of Tangency
THENCE continuing on and along said southerly right of way of Storey Boulevard, North 89° 22' 09" West a distance of 50.00 feet;
THENCE North 0° 37' 49" East a distance of 50.00 feet;
THENCE North 89° 22' 08" East a distance of 50.00 feet to the POINT OF BEGINNING.

The above described tract containing 173.48 acres more or less and is subject to all easements, conditions, restrictions, reservations and rights which have been legally acquired.

FINAL PLAT
NORTH CHEYENNE COMMUNITY PARK SECOND FILING
A REPLAT OF NORTH CHEYENNE COMMUNITY PARK AN ADDITION TO THE CITY OF CHEYENNE

SITUATE IN THE E1/2 OF SECTION 16 AND THE N1/2 OF SECTION 21, T 14 N, R 66 W, 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED: DECEMBER, 2011

SHEET
1 OF 1

Design By:	JJS, MG
Drawn By:	MG
Checked By:	JJS, MG
Approved By:	JM
Date:	12/8/11
Scale:	1"=200'
Filename:	Final Plat NCCP 2nd

REVISIONS	DATE

NORTH CHEYENNE COMMUNITY PARK SECOND FILING A REPLAT OF
NORTH CHEYENNE COMMUNITY PARK
AN ADDITION TO THE CITY OF CHEYENNE
LARAMIE COUNTY, WYOMING
FINAL PLAT

CITY OF CHEYENNE
2101 O'NEIL AVENUE
CHEYENNE, WYOMING 82001
(307) 637-6289