LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED IN THE NORTH ONE-HALF OF SECTION 21 AND THE EAST ONE-HALF OF SECTION 16, T.14N., R.66W., 6TH P.M., LARAMIE COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 2 INCH IRON PIPE WITH MARKED BRASS CAP, SAID MONUMENT BEING THE CORNER COMMON TO SECTIONS 16,15,22 AND 21 OF SAID T.14N., R.66W.; THENCE N00°12'04"E, ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 2677.35 FEET TO A FOUND 1-1/2 INCH UNMARKED ALUMINUM CAP, SAID MONUMENT BEING THE EAST ONE-QUARTER CORNER OF SECTION 16; THENCE N00°19'27"E, ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 228.00 FEET TO A FOUND 3 1/2 INCH ALUMINUM CAP MARKED "WHD P.S.C. PE-LS 694"; THENCE N89°39'30"W, A DISTANCE OF 2608.99 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF 100 FEET WIDE CHIEF WASHAKIE DRIVE; THENCE S00°03'03"W ALONG THE EAST LINE OF SAID CHIEF WASHAKIE DRIVE, A DISTANCE OF 2892.35 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 16; THENCE N89°22'16"W, A DISTANCE OF 50.00 FEET TO A FOUND 2 INCH IRON PIPE WITH MARKED BRASS CAP, SAID MONUMENT BEING THE ONE-QUARTER CORNER COMMON TO SECTIONS 16 AND 21; THENCE N89°22'14"W, ALONG SAID SOUTH LINE OF SAID SECTION 16 A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY ROW LINE OF SAID CHIEF WASHAKIE DRIVE, PROJECTED SOUTH; THENCE S00°37'43"W ALONG A LINE BEING 50 FEET WEST OF THE NORTH-SOUTH CENTERLINE OF SECTION 21, A DISTANCE OF 50.00 FEET; THENCE S89°22'14"E, PARALLEL WITH SAID SOUTH LINE OF SECTION 16, A DISTANCE OF 50.00 FEET TO A FOUND 1 1/2 INCH ALUMINUM CAP MARKED "PLS 2500"; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, CENTRAL ANGLE OF 27° 44'13", RADIUS OF 262.86 FEET, A DISTANCE OF 127.25 FEET TO A FOUND 1 1/2 INCH ALUMINUM CAP; THENCE N62°53'54"E, 42.54 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 16; THENCE S89°22'16"E, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2489.31 FEET TO THE BEGINNING OF THIS DESCRIPTION.

SAID PARCEL CONTAINS 173.48 ACRES MORE ORE LESS AND IS SUBJECT TO ANY RIGHTS OF WAY AND OR EASEMENTS, COVENANTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS WHICH HAVE BEEN LEGALLY ACQUIRED.

APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 3rd DAY OF February, 1997.

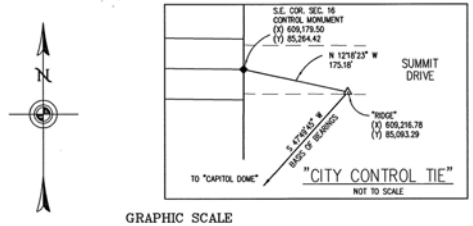
Director

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, WYOMING THIS 20th DAY OF March, 1997.

CITY CLERK

MAYOR

APPROVED BY THE COUNTY COMMISSION N/A



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

LEGEND

- o DENOTES TO BE SET NO.5 X 24" REBAR W/ 2" ALUM CAP MARKED "AVIPC PLS 2927"
- ◆ DENOTES FOUND MONUMENT AS NOTED
- ● DENOTES FOUND 1-1/2" ALUM. CAP MARKED "PLS 2500"

VICINITY MAP
NOT TO SCALE

C:\SOCCER\PLAT.DWG 6/7/94

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: CITY OF CHEYENNE, ISABEL M. ANDERSON ET. AL., JEFFERY J. ANDERSON, JOHN R. ANDERSON, AND VICKI M. DICKEY, OWNERS IN FEE SIMPLE OF THE LANDS EMBRACED BY THIS PLAT OF NORTH CHEYENNE COMMUNITY PARK, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DO HEREBY DECLARE THIS PLAT OF SAID LANDS, AS IT APPEARS ON THIS PLAT, TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES DO HEREBY DEDICATE TO THE PUBLIC THE ROAD RIGHT OF WAYS, AND GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

James S. Harker — John R. Anderson
JAMES S. HARKER, CITY OF CHEYENNE DIRECTOR OF PUBLIC WORKS — JOHN R. ANDERSON

John R. Anderson — Vicki M. Dickey
ISABEL M. ANDERSON ET. AL. JOHN ANDERSON, EXECUTOR — VICKI M. DICKEY

Jeffery J. Anderson — Alberta B. Anderson
JEFFERY J. ANDERSON — ALBERTA B. ANDERSON

ACKNOWLEDGEMENTS

STATE OF WYOMING } SS.
COUNTY OF LARAMIE }

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES S. HARKER, CITY OF CHEYENNE, DIRECTOR OF PUBLIC WORKS, THIS 10 DAY OF March, 1997.

NOTARY PUBLIC Lisa Pafford
MY COMMISSION EXPIRES Dec. 4th 1999

USA PAFFORD - NOTARY PUBLIC
COUNTY OF LARAMIE STATE OF WYOMING
My Commission Expires December 4, 1999

STATE OF WYOMING } SS.
COUNTY OF LARAMIE }

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN R. ANDERSON, THIS 11th DAY OF June, 1997.

NOTARY PUBLIC Charlene D. Evans
MY COMMISSION EXPIRES 3/7/01

Charlene D. Evans Comm. #1125521 Expires: 3/17/01 Sacramento County California

STATE OF WYOMING } SS.
COUNTY OF LARAMIE }

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALBERTA B. ANDERSON THIS 12th DAY OF June, 1997.

NOTARY PUBLIC Theresa D. Newman
MY COMMISSION EXPIRES 3-3-2000

STATE OF WYOMING } SS.
COUNTY OF LARAMIE }

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JEFFERY J. ANDERSON THIS 11th DAY OF June, 1997.

NOTARY PUBLIC Charlene D. Evans
MY COMMISSION EXPIRES 3/17/01

Charlene D. Evans Comm # 1125521 Expires 3/17/01 Sacramento County California

STATE OF WYOMING } SS.
COUNTY OF LARAMIE }

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN R. ANDERSON FOR ISABEL M. ANDERSON ET. AL. THIS 11th DAY OF June, 1997.

NOTARY PUBLIC Charlene D. Evans
MY COMMISSION EXPIRES 3/17/01

Charlene D. Evans Comm #1125521 Expires: 3/17/01 Sacramento County California

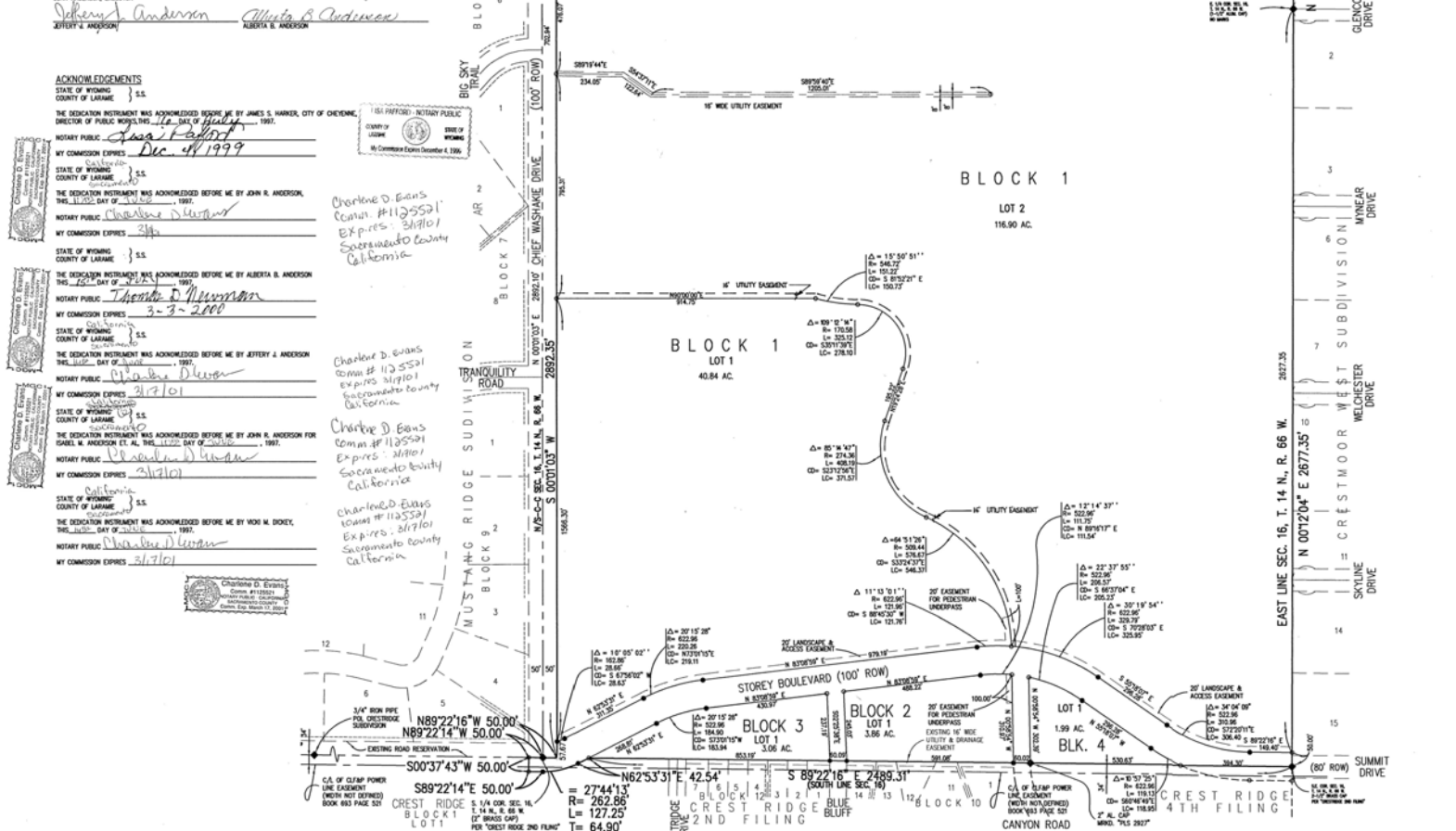
STATE OF WYOMING } SS.
COUNTY OF LARAMIE }

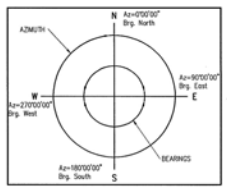
THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VICKI M. DICKEY, THIS 11th DAY OF June, 1997.

NOTARY PUBLIC Charlene D. Evans
MY COMMISSION EXPIRES 3/17/01

Charlene D. Evans Comm. #1125521 Expires: 3/17/01 Sacramento County California

Charlene D. Evans
Comm. #1125521
Expires 3/17/01
SACRAMENTO COUNTY
CALIFORNIA
Comm. Exp. March 17, 2001





AZIMUTH EXAMPLE

SURVEYOR'S STATEMENT

I, PAUL A. REID, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, STATE THAT THIS PLAT REPRESENTS A FIELD SURVEY PERFORMED BY ME, AS AN EMPLOYEE OF A.V.I., p.c., DURING DECEMBER, 1996 BASED UPON MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY EXHIBITS THE RESULTS OF SAID SURVEY AND THE MONUMENTS FOUND OR TO BE SET AS SHOWN HEREON.

Professional Land Surveyor — Paul A. Reid — PAUL A. REID, REGISTERED P.L.S. 2927 — DATE 12-27-1997 — WYOMING

FILING RECORD

Reception 210117

The State of Wyoming } ss
County of Laramie }

This instrument was filed for record at 3:19 o'clock P. M. on the 15 day of Sept. A.D. 1997 and duly recorded in book — on page —

P/C 7 slot 46

Debra K. Lathrop
County Clerk & Ex-Officio Register of Deeds by J.C. Walker Deputy

FINAL PLAT

NORTH CHEYENNE COMMUNITY PARK

AN ADDITION TO THE CITY CHEYENNE
A PARCEL OF LAND BEING SITUATED IN THE EAST ONE HALF OF SECTION 16,
A PORTION OF BLOCK 1 LOT 1, CREST RIDGE,
TOWNSHIP 14 NORTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING.

PREPARED FOR:

CITY OF CHEYENNE

CHEYENNE, WYOMING

APPROVALS:

NO.	REVISIONS	DATE
#1	REMOVE CRESTRIDGE 4TH FILING	96
#2	ADD ANDERSON 50' STRIP	12/30/96
#3	REMOVE INTERIOR R.O.W.	3/4/97
#4	REMOVE ANDERSON 50' STRIP	3/21/97

PROJECT:

DRAWING TITLE:
FINAL PLAT
NORTH CHEYENNE
COMMUNITY PARK

FILE: D:\1846\P\ARK\NEWPLAT.DWG

DESIGNED:
DRAWN: S.R.L.
CHECKED:
DATE: 12/30/96

engineering planning surveying A.V.I. p.c.
PHONE (307) 637-6007
2008 WESTLAND ROAD
CHEYENNE, WY 82001

JOB NO.: 2-2007

DRAWING NO.: 1 OF 1