

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name NORTH RANGE BUSINESS PARK 10TH FILING
 Received from STEEL SURVEYING SERVICES LLC
 Grantor MICROSOFT CORP
 Grantee RE NORTH RANGE BUSINESS PARK 10TH FILING
 Document Date 3/20/2018
 Legal Description REPLAT PTN L1 BL15 NORTH RANGE BUS PK 08F

SUBDIVISION INFORMATION

Short Alpha Name NORTH RANGE BUS PK 10F
 Block Name BLOCK Lot Name LOT
 Replats Previous Platting Y Defunct Subdivision N

ABSTRACTING INFORMATION

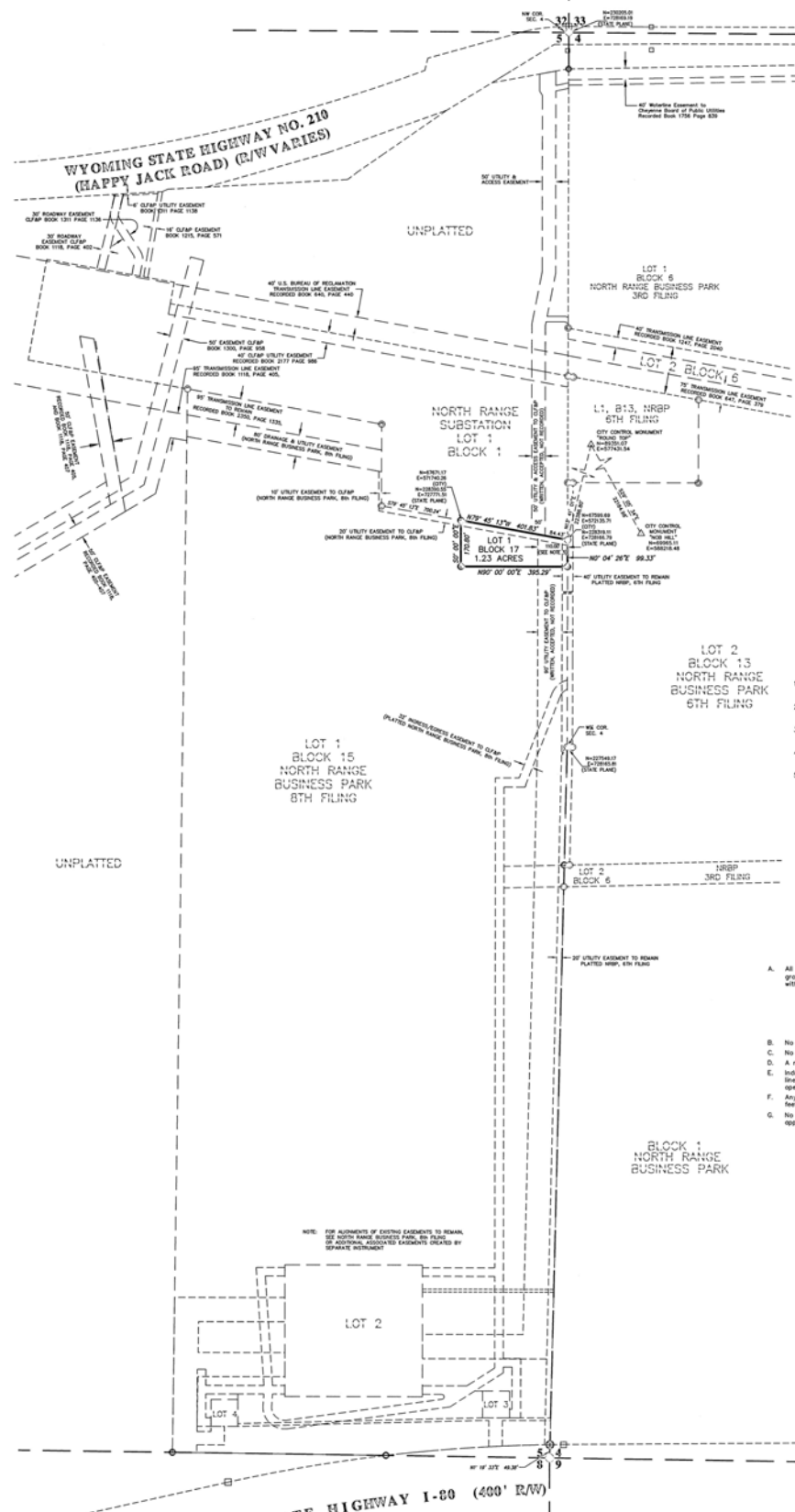
Existing Parcels Affected

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
NORTH RANGE BUS PK 08F	1	1	15	N

New Subdivision Parcels Created

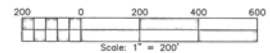
Subdivision Name	Beginning Lot #	Ending Lot #	Block #
NORTH RANGE BUS PK 10F	1	1	17

FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 • THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE • PUBLIC WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES • NO PUBLIC MAINTENANCE OF INTERNAL ROADS AND/OR ACCESS EASEMENTS •



LEGEND

- FOUND 1" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- FOUND 3" ALUMINUM CAP STAMPED "STEL SURVEYING SERVICES P.L.S. 5910" AND APPROPRIATE DATA.
- FOUND W.D.O.T. R/W MONUMENT
- FOUND 1" BRASS CAP WITNESS CORNER STAMPED "L.S. 5910"
- SET 1" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON A 1/2" x 1/4" REBAR
- ▲ CITY OF CHEYENNE CONTROL MONUMENT
- NRSP DENOTES "NORTH RANGE BUSINESS PARK"
- CLFAP DENOTES "CHEYENNE LIGHT, FUEL & POWER COMPANY" (DBA BLACK HILLS ENERGY)



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: MICROSOFT CORPORATION, a Washington corporation, owner in fee simple of Lot 1, Block 15, North Range Business Park, 8th Filing, Laramie County, Wyoming. Hereinafter that 1.23-acre portion of the same (shown and described hereon as Lot 1, Block 17) to be surveyed, plotted and known as NORTH RANGE BUSINESS PARK, 10TH FILING, and 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 hereon.

MICROSOFT CORPORATION
 by: *[Signature]*
 EDUS MORTON as GENERAL MANAGER
 PRINT NAME TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } SS
 COUNTY OF KING }
 The foregoing instrument was acknowledged before me this 20th day of MAY 2018 by EDUS MORTON as GENERAL MANAGER for Microsoft Corporation.
[Signature]
 Notary Public, King County, Wash.
 My Commission Expires 1 SEPT 2022

GENERAL NOTES

- 1) BASIS OF BEARINGS - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "NOB HILL" AND "ROUND TOP".
- 2) STATE PLANE COORDINATES - NAD83-2011, WYOMING EAST ZONE, US SURVEY FEET, COMBINATION FACTOR = 0.9994438
- 3) ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 1/2" x 1/4" REBAR.
- 4) NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.I.E.M. PANEL NO.562021339, DATED JANUARY 17, 2007.
- 5) "10' UTILITY EASEMENT" GRANTED TO CHEYENNE LIGHT, FUEL & POWER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS (BEING ALL OF THE EAST 110.00 FEET OF LOT 1, BLOCK 17, NORTH RANGE BUSINESS PARK, 10th FILING)

DEPARTMENT OF ENERGY / WESTERN AREA POWER ADMINISTRATION NOTES

- A. All construction activities (including, but not limited to, road crossings, utilities, landscaping, fencing, and site grading) within Western Area Power Administration's (WAPA) easement are restricted areas and must be coordinated with:
 WESTERN AREA POWER ADMINISTRATION
 Lands Department
 Box 3700
 Loveland, CO 80539-3003
 (800) 472-2306
- B. No trees or other vegetation, which will exceed 10 feet in height at full maturity, are allowed within the easement area.
- C. No buildings or other structures are allowed within the transmission line easement area.
- D. A minimum overhead clearance of 20 feet from the transmission line conductors must be maintained at all times.
- E. Induced voltages and currents may occur on the facility constructed or placed under or near high voltage transmission lines. The owner shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facility.
- F. Any changes in existing topography must be coordinated and approved by WAPA. Excavation is not permitted within 20 feet of any transmission line structure.
- G. No fences shall be installed on or across the easement area without first submitting the fence/plots for review and approval by WAPA.

CERTIFICATE OF SURVEYOR



I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Stel Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

NORTH RANGE BUSINESS PARK 10TH FILING

A REPLAT OF A PORTION OF LOT 1, BLOCK 15, NORTH RANGE BUSINESS PARK, 8TH FILING LARAMIE COUNTY, WYOMING

SITUATED IN THE E1/2 OF SECTION 5, T.13N., R.67W. OF THE 61P.M.

PREPARED DECEMBER, 2017

STEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 1102 WEST 39th ST. CHEYENNE, WY. 82001 • (307) 634-7273
 756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 922-9789
 www.StelSurvey.com • info@StelSurvey.com

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE THAT PORTION OF LOT 1, BLOCK 15, NORTH RANGE BUSINESS PARK, 8TH FILING, WITHIN THE BOUNDARY OF THIS REPLAT (SHOWN AND DESCRIBED HEREON AS LOT 1, BLOCK 17, NORTH RANGE BUSINESS PARK, 10th FILING) ALL EASEMENTS SHALL REMAIN UNLESS OTHERWISE NOTED HEREON.



INTERSTATE HIGHWAY I-80 (400' R/W)

Recorded 723104
 This instrument was filed for record in 2018 volume 15 of BOOKS A.D. 2018 and duly recorded in Book 11 page 101
 County Clerk of Laramie County, Wyoming
 By *[Signature]* Deputy

APPROVALS

Approved by the Laramie County Planning Commission, this 20 day of February, 2018
[Signature]
 Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this 20 day of March, 2018
[Signature]
 Chairman

FILING RECORD

