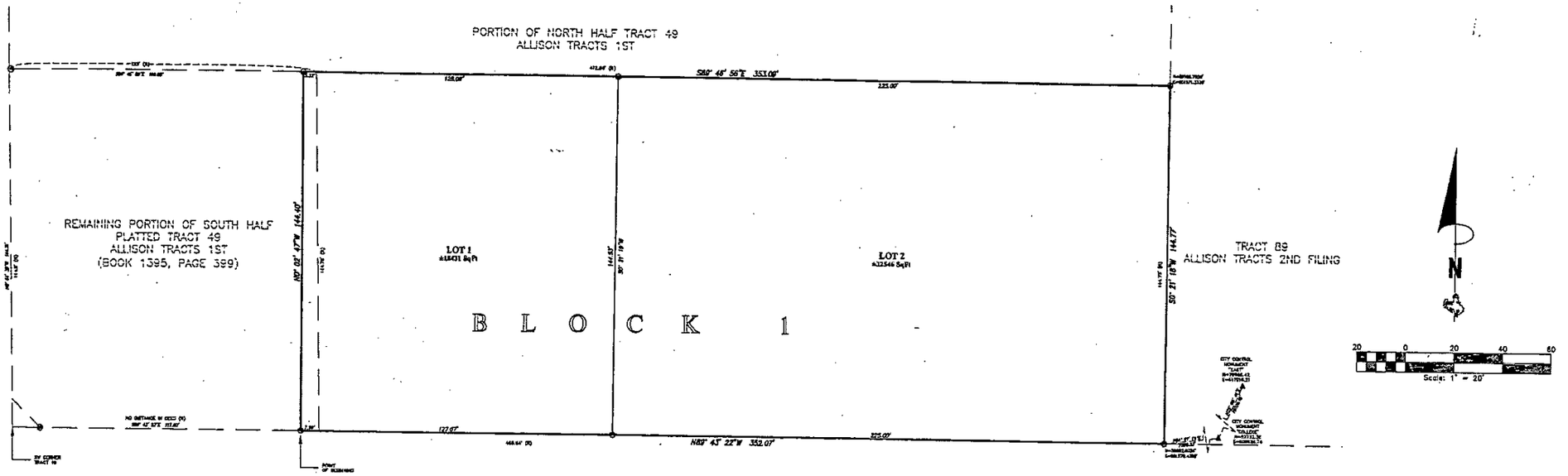
• THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE • WATER AND SEWER SERVICE TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT • FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #1 •



TRACT 1
WALLICK & MURRAY GARDENS

TRACTS 2 & 3
WALLICK & MURRAY GARDENS

NOTES

1.) BASIS OF BEARINGS – CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "COLLEGE" & "EAST".

2.) SUBJECT PROPERTY DOES NOT FALL WITHIN SPECIAL 100-YEAR FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 56021C1336F EFFECTIVE DATE JANUARY 17, 2007.

3.) ALL LOT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 5/8" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS PLS 5910", UNLESS NOTED OTHERWISE.

LEGEND

- SET 36" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1½" ALUMINUM CAP
- CITY CONTROL MONUMENT
- FOUND ⅝" REBAR
- FOUND BRASS CAP

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Nellie A. O'Brien, owner in fee simple of a portion of the south half of Tract 49, Allison Tracts, Laramie County, Wyoming being more particularly described as follows:

Commencing at the southwest corner of said Tract 49; thence S.89°43'22E., along the south line of said Tract 49, being the north Right-of-Way line of East College Drive, a distance of 117.50 feet; to the true Point Of Beginning; thence N.0°02'47"W., a distance of 144.40 feet; thence S.89°46'56"E., a distance of 353.09 feet to the east line of said Tract 49; thence S.0°21'18"W., a distance of 144.77 feet to the south line of said Tract 49, being the north Right-of-Way line of East College Drive; thence N.89°43'22"W., along said Right-of-Way line, a distance of 352.07 feet to the Point of Beginning. Containing 1.17 acres, more or less.

Has caused the same to be surveyed, vacated, replatted and known as O'BRIEN SUBDIVISION, and does hereby declare the subdivision of said land as it appears on this replat, to be their free act and deed and in accordance with their desires.

The undersigned, their legal successors and/or assigns, do hereby further acknowledge that this final plat is being submitted to the Governing Body of the City of Cheyenne for approval pursuant to W.S. 34-12-103 and do furthermore acknowledge that W.S. 34-12-108, W.S. 34-12-108 & W.S. 24-3-101(a) may apply to the lands contained within the boundaries of this plat.

Nellie A. O'Brien, Owner

ACKNOWLEDGEMENT

STATE OF WYOMING }
} SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 2nd day of September 2015 by Nellie A. O'Brien, Owner.

Witness my hand and official seal.

Notary Public, Laramie County, Wyoming

My Commission Expires APR. 24, 2018

JOHN A. ROBERTS - NOTARY PUBLIC COUNTY OF LARAMIE STATE OF WYOMING MY COMMISSION EXPIRES APRIL 24, 2018

VACATION STATEMENT

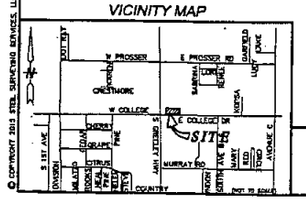
IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF THAT PORTION OF THE SOUTH HALF OF TRACT 49, ALLISON TRACTS, CONTAINED WITHIN THIS REPLAT.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil 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.

Professional Land Surveyor JEFFREY B. JONES 5910 WYOMING

VICINITY MAP



FILING RECORD

Reception 674019
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record at 1:42 o'clock P M. on the 19th day of November A.D. 2015 and duly recorded in Book PC 10 on Page 149
Debra K. Lathrop, Clerk and Ex-Officio Register of Deeds
By Vicki Wilkerson, Deputy

CITY APPROVALS

Approved by the City of Cheyenne Planning Commission this 3rd day of AUGUST 2015.

Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this 14th day of SEPTEMBER 2015.

Mayor ATTEST: City Clerk

COUNTY APPROVALS

Approved by the Laramie County Planning Commission this 13 day of August 2015.

Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this 15 day of September 2015.

Chairman ATTEST: County Clerk

REVISED: 9/15/2015
2015ENG\15078\15078 TOPO TR 49 ALLISON TRACTS.DWG

City Res # 5703

O'BRIEN SUBDIVISION

A REPLAT OF A PORTION OF
THE SOUTH HALF OF
TRACT 49, ALLISON TRACTS,
LARAMIE COUNTY, WYOMING.

PREPARED MAY, 2015

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1108 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-3749
www.SteilSurvey.com • Info@SteilSurvey.com

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