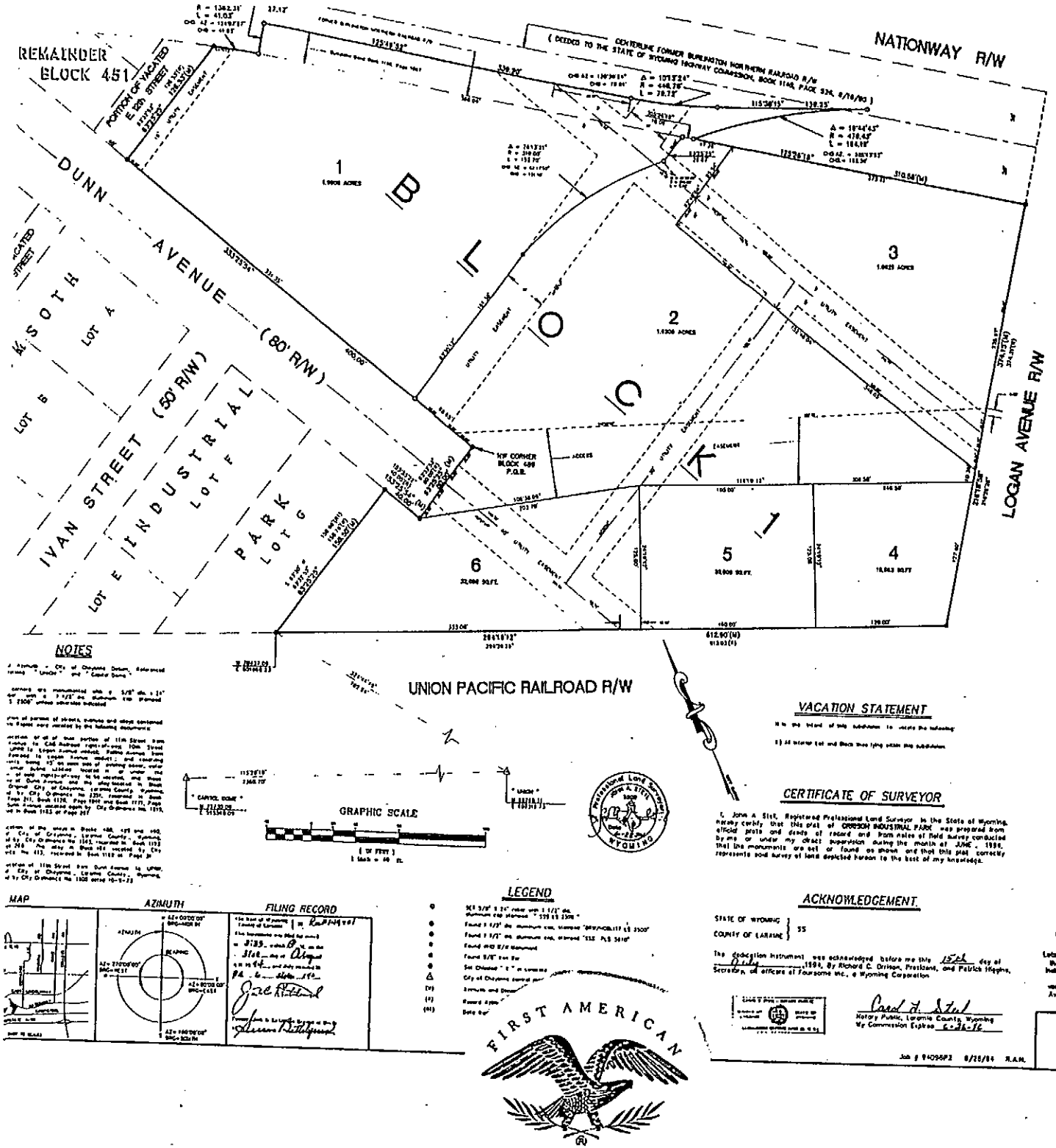

NOTES

MAP

AZIMUTH

FILING RECORD

LEGEND

VACATION STATEMENT

CERTIFICATE OF SURVEYOR

I, John A. Steil, Registered Professional Land Surveyor in the State of Wyoming, hereby certify, that this plat of ORRISON INDUSTRIAL PARK was prepared from official plats and deeds of record and from notes of field survey conducted by me or under my direct supervision during the month of JUNE, 1994, that the monuments are set or found as shown and that this plat correctly represents said survey of land depicted hereon to the best of my knowledge.

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The dedication instrument was acknowledged before me this 15th day of July, 1994, By Richard C. Orrison, President, and Patrick Hogan, Secretary, as officers of Foursome Inc., a Wyoming Corporation

Carol A. Steil
Notary Public, Laramie County, Wyoming
My Commission Expires 6-26-98

Job # 94096P2 6/23/94 R.A.M.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: C.P.O., Inc. a Wyoming Corporation and The Foursome Inc., a Wyoming Corporation, owners in fee simple of the following described property situated in a portion of Lots 1, 2, and 3, Block 450, including the vacated alley thereof; Lots 1 through 8, Block 499, including the vacated alley thereof; Lots 1, 2 and 3, Block 546; Lots 3, 4, 5, 6, and 7, Block 498, including the vacated alley thereof; Lots 1 through 8, Block 464, including the vacated alley thereof; together with a portion of vacated East 10th Street, vacated East 11th Street, vacated East 12th Street, vacated Ashley Avenue and vacated Dunn Avenue, all situated in the Original City of Cheyenne, Laramie County, Wyoming, more particularly described as follows:

Beginning at the northwesterly corner of said Block 499; thence 333°25'54" (grid azimuth from North, City of Cheyenne Datum 1983) along the westerly line of Dunn Avenue, a distance of 400.00 feet to the centerline of vacated East 11th Street; thence 63°25'25", along said centerline, a distance of 126.53 feet to the southwesterly right-of-way line of the former Burlington Northern Railroad; thence southeasterly along said right-of-way line, a distance of 41.03 feet along a curve concave to the southwest, having a radius of 1382.31 feet and a central angle of 01°41'03" (chord azimuth of 151°07'37", chord distance of 41.03 feet); thence 25°16'52", a distance of 27.12 feet; thence 155°19'32", a distance of 338.90 feet; thence southeasterly a distance of 78.72 feet along a curve concave to the northeast, having a radius of 446.78 feet and a central angle of 10°13'34" (chord azimuth of 120°38'34", chord distance of 78.81 feet); thence 115°38'15", a distance of 139.35 feet; thence northeasterly, a distance of 186.10 feet along a non-tangential curve concave to the southeast, having a radius of 478.43 feet and a central angle of 19°44'43" (chord azimuth of 365°43'53", chord distance of 183.38 feet) to the southeasterly right-of-way line of said former Burlington Northern Railroad; thence 113°28'18", along said southeasterly right-of-way line, a distance of 310.58 feet to the northwesterly right-of-way line of Logan Avenue; thence 216°18'58", along said northwesterly right-of-way line, a distance of 319.15 feet to the northeasterly right-of-way line of the Union Pacific Railroad being monumented by a found Wyoming Highway Department R/W monument; thence 294°18'12", along said northeasterly right-of-way line, a distance of 112.90 feet to the centerline of vacated East 11th Street; thence 63°29'25", along said centerline, a distance of 158.50 feet to the westerly line of Dunn Avenue; thence 153°25'54", along said westerly line, a distance of 42.00 feet; thence 63°25'25", a distance of 80.00 feet to the point of beginning. Containing 0.5711 acres more or less.

Has caused the same to be surveyed, vacated, replatted and known as ORRISON INDUSTRIAL PARK, does 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.

C.P.O., Inc., a Wyoming Corporation

Carol P. Orrison, President — Richard C. Orrison, Vice President

The Foursome Inc., a Wyoming Corporation

Richard C. Orrison, President — Patrick Hogan, Secretary

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The dedication instrument was acknowledged before me this 15th day of July, 1994, By Carol P. Orrison, President, and Richard C. Orrison, Vice President, as officers of C.P.O. Inc., a Wyoming Corporation.

Carol A. Steil
Notary Public, Laramie County, Wyoming
My Commission Expires 6-26-98

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 20th day of July, 1994.

Development Director

Approved by the City Council of the City of Cheyenne, Wyoming, this 25th day of July, 1994.

Mayor — City Clerk

ORRISON INDUSTRIAL PARK

A Replat of a portion of the following Lots and Blocks
the vacated alley thereof; Lots 1, 2, and 3, Block 450, including the vacated alley thereof; Lots 1 through 8, Block 499, including the vacated alley thereof; Lots 1, 2 and 3, Block 546; Lots 3, 4, 5, 6, and 7, Block 498, including the vacated alley thereof; Lots 1 through 8, Block 464, including the vacated alley thereof;
Together with a portion of vacated East 10th Street, vacated East 11th Street, vacated East 12th Street, vacated Ashley Avenue, vacated Dunn Avenue, All in the Original City of Cheyenne, Laramie County, Wyoming.

PREPARED JUNE 1994

STEIL SURVEYING SERVICES
REGISTERED LAND SURVEYORS
1102 WEST 19 STREET P.O. BOX 2873
PH(307)634-1273 CHEYENNE, WY. 82003