PROJECT: 3027
DATE: 09/03/97
SURVEYOR: JAG/BJB
DRAWN BY: WDB

INTERMOUNTAIN
PROFESSIONAL SERVICES, INC.
5801 OSAGE AVENUE CHEYENNE, WYOMING 82009 PHONE: (307) 632-3138

PROJECT: FINAL PLAT OF PARKWAY GARDENS, 1ST FILING

Sheet 1 of 1

VACATION STATEMENT

THIS PLAT SERVES TO VACATE ALL LOTS, BLOCKS, STREETS AND EASEMENTS PREVIOUSLY EXISTING ON THE PARCEL BEING SUBDIVIDED.

NOTES

1) BASIS OF AZIMUTH — CITY OF CHEYENNE DATUM (1994) BY CLOSED TRAVERSE THROUGH "DELL RANGE #3" AND "DELL RANGE #2". AZIMUTHS ARE ANGLES RIGHT FROM NORTH.
2) COORDINATES SHOWN ARE GROUND DATUM BASED ON CONTROL STATION "DELL RANGE #3".
3) ◉ FOUND MONUMENT AS NOTED.
4) ◆ SET 5/8" x 24" REBAR WITH 2" ALUMINUM CAP. (STAMPED "IMPS — LS 3881") (UNLESS NOTED OTHERWISE)
5) ● SET 5/8" x 24" REBAR WITH 1.5" ALUMINUM CAP. (STAMPED "IMPS — LS 3881")
6) 90°29'35" 476.72' (P) RECORD DIMENSION FROM ADJOINING PLATS.

SCALE 1" = 40'

NORTH

FILING RECORD
Reception 215079
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record at 1:33 o'clock P M. on the 10 day of December A.D. 1997 and duly recorded in book ____ on page ____ pyc 7 slot 54
Debra K. Hughes
County Clerk & Ex-Officio Register of Deeds
By Shirley A. Chaney Deputy

STATEMENT OF SURVEYOR

I, BECKY J. BRAMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT OF "PARKWAY GARDENS, 1ST FILING" AS DESCRIBED HEREON, WAS PREPARED FROM THE FIELD NOTES OF ACTUAL FIELD SURVEYS PERFORMED UNDER MY DIRECTION BY JEFFREY GENZEL DURING SEPTEMBER & OCTOBER 1997 AND THAT IT CORRECTLY AND ACCURATELY REPRESENTS THE SUBDIVISION OF SAID LAND AS SHOWN HEREON. I FURTHER CERTIFY THAT THE PROPERTY CORNERS AS INDICATED HEREON HAVE BEEN SET AT THIS TIME.

BECKY J. BRAMAN, WYOMING PLS 3881
DATED: December 4, 1997

LAND DESCRIPTION

A PARCEL OF LAND IN THE S1/2 OF THE SE1/4, SECTION 21, T.14 N., R.66 W., BEING A PORTION OF THAT PROPERTY DESCRIBED IN THE LAST DEEDS OF RECORD ON FILE IN BOOK 1169, PAGE 1453, AND BOOK 1249, PAGE 1933 AS RECORDED WITH THE LARAMIE COUNTY CLERK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE EAST 120 FEET OF BLOCK 39, BUFFALO RIDGE ESTATES, FIFTH FILING AMENDED; ALL OF LOTS 3 & 4, EXCEPT THE EAST 30 FEET THEREOF, BLOCK 16, FRONTIER GARDENS, THIRD FILING; AND THE VACATED PINERIDGE AVE, ADJACENT TO BLOCK 16, FRONTIER GARDENS, THIRD FILING, ALL BEING ADDITIONS TO THE CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT HARL PETTY AND FLORA L. PETTY, HUSBAND AND WIFE, AND MARIAN M. URBIGKIT, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT OF "PARKWAY GARDENS, 1ST FILING" AS DESCRIBED HEREON, DO DECLARE THE SUBDIVISION OF SAID LAND TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY DEDICATE THE DRAINAGE CHANNEL SHOWN HEREON TO THE PUBLIC FOREVER AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES INDICATED.

Harl Petty
HARL PETTY
By Walter Hulyard Poa
Flora L. Petty
FLORA L. PETTY
By Walter Hulyard Poa
Marian M. Urbigkit
MARIAN M. URBIGKIT

ACKNOWLEDGEMENTS

STATE OF WYOMING } ss
COUNTY OF LARAMIE }

LAURA MUSE - NOTARY PUBLIC COUNTY OF LARAMIE STATE OF WYOMING My Commission Expires October 21, 2001

THE ABOVE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HARL PETTY AND FLORA L. PETTY, THIS 4th DAY OF December, 1997.
WITNESS MY HAND AND SEAL.
Laura Muse
NOTARY PUBLIC
MY COMMISSION EXPIRES: 21 Oct 2001

STATE OF WYOMING } ss
COUNTY OF LARAMIE }

LAURA MUSE - NOTARY PUBLIC COUNTY OF LARAMIE STATE OF WYOMING My Commission Expires October 21, 2001

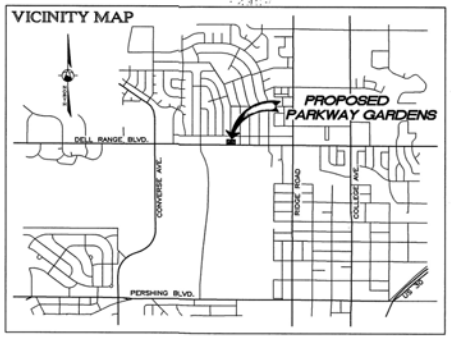
THE ABOVE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARIAN M. URBIGKIT, THIS 4th DAY OF December, 1997.
WITNESS MY HAND AND SEAL.
Laura Muse
NOTARY PUBLIC
MY COMMISSION EXPIRES: 21 Oct 2001

APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 10th DAY OF October, 1997.
Dorothy A. Wilson
DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF CHEYENNE, WYOMING, THIS 27th DAY OF October, 1997.
MAYOR
ATTEST: Carol A. Intlekofer
CITY CLERK

VICINITY MAP



FINAL PLAT

PARKWAY GARDENS
1ST FILING

A REPLAT OF

PORTIONS OF BLOCK 39, BUFFALO RIDGE ESTATES, FIFTH FILING AMENDED AND BLOCK 16, FRONTIER GARDENS, THIRD FILING; ALL BEING ADDITIONS TO THE CITY OF CHEYENNE, AND BEING LOCATED IN SECTION 21, T.14 N., R.66 W., 6th P.M., LARAMIE COUNTY, WYOMING