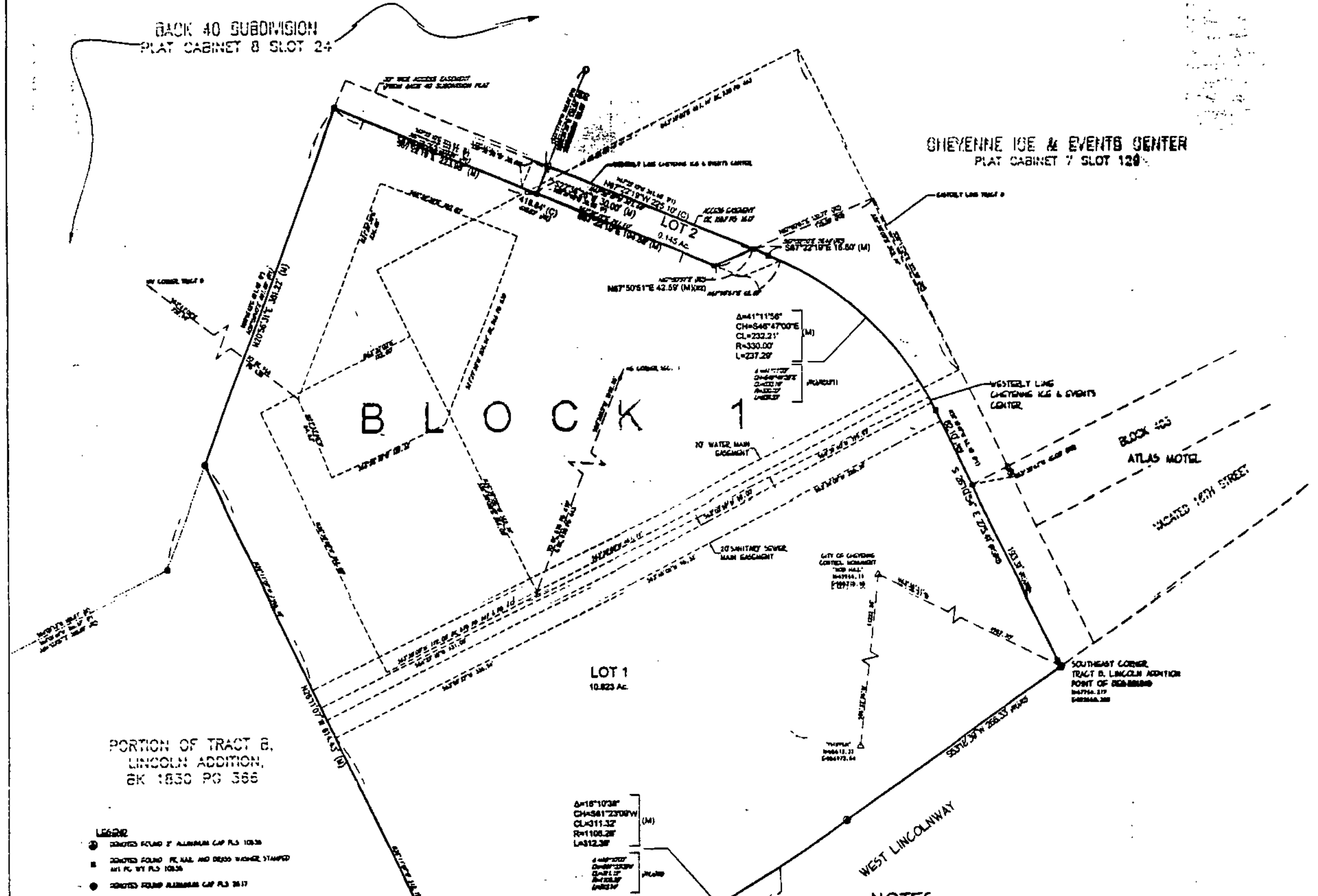


LEGEND

- DENOTES FOUND 2" ALUMINUM CAP PLS 10636
- DENOTES FOUND PK NAIL AND BRASS WASHER STAMPED AVI PC WY PLS 10636
- DENOTES FOUND ALUMINUM CAP PLS 2617
- DENOTES FOUND ALUMINUM CAP
- DENOTES FOUND BRASS CAP
- DENOTES SET #5 REBAR W/ 2" ALUMINUM CAP PLS 10636
- DENOTES 1½ INCH ALUMINUM CAP 555 2500
- (R1) RECORDS OF SURVEY BY STEIL SURVEYING SERVICES
- (R2) DEED FROM TITLE COMMITMENT
- (P) PLAT OF BACK 40 SUBDIVISION, FIRST FILING
- (P1) PLAT OF CHEYENNE ICE AND EVENTS CENTER
- (C) CALCULATED
- (M) MEASURED
- INFORMATION IN ITALICS DENOTES EXISTING RECORD EASEMENTS (EXAMPLE SHOWN)
- INFORMATION IN UPRIGHT LETTERS DENOTES CREATED EASEMENTS (EXAMPLE SHOWN)

Δ=16°10'38"
CH=S61°23'09"W
CL=311.32'
R=1106.28'
L=312.36'
(M)

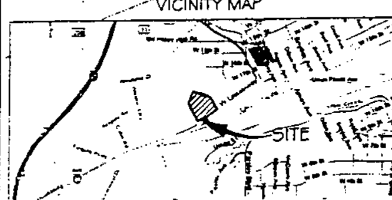
U.S. HIGHWAY 30
WEST LINCOLNWAY
R/W VARIES
RIGHT OF WAY LINE
S69°19'52"W 117.86' (M)

NOTES:

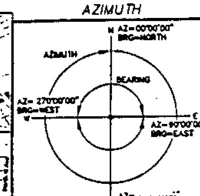
1. BASIS OF BEARINGS IS GPS OBSERVATION BASED ON A TRANSFORMATION USING CITY OF CHEYENNE SURVEY CONTROL NET DATA AS SHOWN HEREON.
2. EASEMENTS IN BOOK 930 PAGE 443, BOOK 966 PAGE 630 AND BOOK 878 PAGE 417 ARE SHOWN PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4529-832371 DATED MAY 12, 2006.
3. THE EASEMENT DESCRIBED IN BOOK 1587 AT PAGE 1617 FAILS MATHEMATICAL CLOSURE AND IS SHOWN GRAPHICALLY TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE.
4. LOT 1 AS SHOWN HEREON IS A PORTION OF THAT PARCEL DESCRIBED IN BOOK 1830 AT PAGE 365 & 366 OF THE LARAMIE COUNTY CLERK'S RECORDS.
5. LOT 2 AS SHOWN HEREON IS A PORTION OF THAT PARCEL DESCRIBED IN BOOK 1464 AT PAGE 694 & 695 OF THE LARAMIE COUNTY CLERK'S RECORDS.
6. WATER AND SEWER EASEMENTS SHOWN HEREON ARE BASED ON THE LOCATION OF EXISTING LINES.

RECORDED 11/30/2006 AT 10:42 AM REC# 462334 BK 9 PG 9
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

VICINITY MAP



AZIMUTH



FILING RECORD

Reception 462334

The State of Wyoming } SS
County of Laramie

This instrument was filed for record at 10:42 o'clock A.M. on the 30th day of November A.D. 2006 and duly recorded in P/C 9 slot 9

County Clerk & Ex-Officio Register of Deeds

By: __________ Deputy

ORIGINAL SCALE: 1"=60"

0 60 120 240

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STEVE BANGERT, MANAGER, OF THE HITCHING POST INN PROPERTY MANAGEMENT, LLC, AND THE BACK 40 LAND DEVELOPMENT COMPANY LLC, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "P.A.S. SUBDIVISION", DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE CONSENT AND IN ACCORDANCE WITH HIS DESIRES, AND DOES HEREBY GRANT THE EASEMENTS, AND DEDICATE TO THE PUBLIC THE EASEMENTS AS INDICATED HEREON.

HITCHING POST INN PROPERTY MANAGEMENT, LLC

STEVE BANGERT, MANAGER

BACK 40 LAND DEVELOPMENT COMPANY LLC

STEVE BANGERT, MANAGER

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS
COUNTY OF Denver)

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS 21st DAY OF NOV. 2006, BY STEVE BANGERT, MANAGER OF THE HITCHING POST INN PROPERTY MANAGEMENT, LLC WHO ACKNOWLEDGES THAT HITCHING POST PROPERTY MANAGEMENT, LLC IS THE OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 07/30/10

MARY PERROTT SMITH NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 07/30/2010

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS
COUNTY OF Denver)

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS 21st DAY OF NOV. 2006, BY STEVE BANGERT, MANAGER OF THE BACK 40 LAND DEVELOPMENT COMPANY LLC, WHO ACKNOWLEDGES THAT BACK 40 LAND DEVELOPMENT COMPANY, LLC. IS THE OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 07/30/10

APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 5th DAY OF September, 2006.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE THIS ___ DAY OF September 2006

MAYOR

CITY CLERK

CERTIFICATE OF SURVEYOR

I, CARL R. CARMICHAEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, COMPLETED IN JULY 2006, AND THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN.

PROFESSIONAL LAND SURVEYOR CARL R. CARMICHAEL 10636 WYOMING

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING A PORTION OF TRACT B OF THE LINCOLN ADDITION TO THE CITY OF CHEYENNE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF TRACT B, LINCOLN ADDITION TO THE CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING, A 2 INCH ALUMINUM CAP STAMPED AVI PC PLS 10636; THENCE S63°16'39"W, ALONG THE SOUTH LINE OF SAID TRACT B, 366.33 FEET TO A 2 INCH ALUMINUM CAP STAMPED AVI PC PLS 10636, SAID ALUMINUM CAP BEING THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 1106.28 FEET, THE CENTRAL ANGLE BEING 16°10'38", THE CHORD OF WHICH BEARS S61°23'09"W, 311.32 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF SAID TRACT B, 312.36 FEET TO A 1½ INCH ALUMINUM CAP STAMPED 555 2500; THENCE S69°19'52"W, ALONG THE SOUTH LINE OF SAID TRACT B, 117.86 FEET; THENCE LEAVING SAID SOUTH LINE N26°11'07"W, 614.43 FEET TO A POINT ON AN EASTERLY LINE OF THE BACK 40 SUBDIVISION, BLOCK 1, LOT 1, AS RECORDED IN THE LARAMIE COUNTY CLERK'S RECORDS; THENCE N20°50'31"E, ALONG SAID EASTERLY LINE, 301.32 FEET TO A 2 INCH ALUMINUM CAP STAMPED AVI PC PLS 2617; THENCE S67°22'19"E, ALONG ANOTHER EASTERLY LINE, 223.96 FEET TO A 2 INCH ALUMINUM CAP STAMPED AVI PC PLS 2617; THENCE N22°36'26"E, ALONG ANOTHER EASTERLY LINE, 50.00 FEET TO AN ILLEGIBLE ALUMINUM CAP, SAID CAP ALSO BEING ON THE WESTERLY LINE OF THE CHEYENNE ICE AND EVENTS CENTER, SUBDIVISION BLOCK 1, LOT 1, AS RECORDED IN THE LARAMIE COUNTY CLERK'S RECORDS; THENCE S67°22'19"E, ALONG SAID WESTERLY LINE, 225.10 FEET TO A 2 INCH ALUMINUM CAP STAMPED AVI PC PLS 10636; THENCE CONTINUING S67°22'19"E, ALONG SAID WESTERLY LINE, 16.50 FEET TO A 2 INCH ALUMINUM CAP STAMPED AVI PC PLS 10636, SAID ALUMINUM CAP ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 330.00 FEET, THE CENTRAL ANGLE BEING 41°11'56", THE CHORD OF WHICH BEARS S46°47'00"E, 232.21 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID CHEYENNE ICE AND EVENTS CENTER SUBDIVISION, 237.29 FEET TO A 2 INCH ALUMINUM CAP STAMPED AVI PC PLS 10636; THENCE S26°10'54"E, ALONG SAID WESTERLY LINE, 82.10 FEET TO A 1½ INCH ALUMINUM CAP STAMPED 555 2500; THENCE CONTINUING S26°10'54"E, 193.31 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.968 ACRES MORE OR LESS.

FINAL PLAT FOR P.A.S. SUBDIVISION FIRST FILING

A REPLAT OF A PORTION OF TRACT B, LINCOLN ADDITION TO THE CITY OF CHEYENNE, SITUATED IN SECTION 1, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING

PREPARED: JULY, 2006

HITCHING POST INN PROPERTY MANAGEMENT
THE BACK 40 LAND DEVELOPMENT COMPANY
1700 WEST LINCOLNWAY
CHEYENNE, WY 82001

REPLAT OF A PORTION OF TRACT B
LINCOLN ADDITION

FINAL PLAT
P.A.S. SUBDIVISION, FIRST FILING

avi p.c. engineering planning surveying

DESIGNED BY:	DRAWN BY:
CRC/CRJ	CRJ
CHECKED BY: CRC	DATE:

JOB NO.: 2-2755.06

DRAWING NO. 1 of 1