



BASIS OF BEARING
 CITY OF CHEYENNE DATUM BETWEEN "TANK" AND "CEMETERY", BEING 209°00'52"

LEGAL DESCRIPTION

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A PARCEL OF LAND BEING SITUATE IN SECTIONS 30 AND 31, T. 14N., R. 66W., 6TH P.M., LARAMIE COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 1/4 CORNER COMMON TO SAID SECTIONS 30 AND 31, SAID CORNER BEING MONUMENTED WITH A 2 INCH GALVANIZED IRON PIPE CAPPED WITH A 2 INCH ALUMINUM CAP MARKED "CIVIL ENGINEERING SER. 1/4 30/31 P.E. & L.S. 662" SET IN A CAST IRON MONUMENT WELL:

THENCE 270°12'37" ALONG THE SOUTH RIGHT OF WAY LINE OF PERSHING BOULEVARD, ON A AZIMUTH BASED FROM NORTH AND DERIVED FROM THE CITY OF CHEYENNE DATUM AND ALL AZIMUTHS FROM HEREON BEING RELATED THERETO, A DISTANCE OF 277.87 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWESTERLY CORNER OF THE PERSHING SUBDIVISION SECOND FILING: THENCE CONTINUING 270°12'37" ALONG THE SOUTH RIGHT OF WAY LINE OF PERSHING BOULEVARD, A DISTANCE OF 380.23 FEET TO THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF WARREN AVENUE AND THE SOUTH RIGHT OF WAY LINE OF PERSHING BOULEVARD: THENCE 153°29'33", A DISTANCE OF 301.12 FEET TO THE SOUTHEAST CORNER OF BLOCK 21 OF THE HELLMAN HEIGHTS SUBDIVISION: THENCE 243°28'39", A DISTANCE OF 263.64 FEET TO THE SOUTHWEST CORNER OF BLOCK 21 OF THE HELLMAN HEIGHTS SUBDIVISION: THENCE 333°27'42", A DISTANCE OF 434.00 FEET TO THE INTERSECTION OF THE WEST LINE OF BLOCK 7, HELLMAN HEIGHTS AND THE SOUTH RIGHT OF WAY LINE OF PERSHING BOULEVARD: THENCE 270°12'37", A DISTANCE OF 89.51 FEET TO THE INTERSECTION OF EAST LINE OF BLOCK 8, HELLMAN HEIGHTS SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF PERSHING BOULEVARD: THENCE 153°28'12", 52.15 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 8 OF THE HELLMAN HEIGHTS SUBDIVISION: THENCE 243°32'14", A DISTANCE OF 73.82 FEET TO A POINT IN THE EAST LINE OF WEST 50 FEET OF LOT 1 AND LOT 2, BLOCK 8 OF THE HELLMAN HEIGHTS SUBDIVISION: THENCE 333°27'40", A DISTANCE OF 89.26 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF PERSHING BOULEVARD: THENCE 270°12'37", 1071.53 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF PERSHING BOULEVARD AND THE EAST LINE OF BLOCK 4 OF THE HELLMAN HEIGHTS SUBDIVISION: THENCE 0°12'37", 80.00 FEET: THENCE 90°12'37", ALONG THE NORTHERLY RIGHT OF WAY LINE OF PERSHING BOULEVARD 1919.35 FEET TO THE NORTHWESTERLY CORNER OF THE PERSHING SUBDIVISION SECOND FILING: THENCE 180°12'37", 80.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THE ABOVE DESCRIBED LANDS CONTAIN 5.870 ACRES MORE OR LESS.

ALSO INCLUDED AND AS NOTED HEREON AS FOLLOWS:

PARCEL "A" THOSE LANDS DESCRIBED IN WARRANTY DEED IN BOOK 1446, PAGES 100-102, CONTAINING 225.58 SQUARE FEET MORE OR LESS: PARCEL "B" THOSE LANDS DESCRIBED IN WARRANTY DEED BOOK 1468, PAGES 1211, CONTAINING 266.04 SQUARE FEET MORE OR LESS: PARCEL "C" THOSE LANDS DESCRIBED IN WARRANTY DEED BOOK 1453, PAGES 4-6, CONTAINING 971 SQUARE FEET MORE OR LESS.

FINAL PLAT
PERSHING SUBDIVISION
 THIRD FILING

A REPLAT OF BLOCKS 7 AND 21, A PORTION OF LOTS 1, 2, AND 9, BLOCK 8, AND A PORTION OF LOT 8, BLOCK 22, HELLMAN HEIGHTS, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.