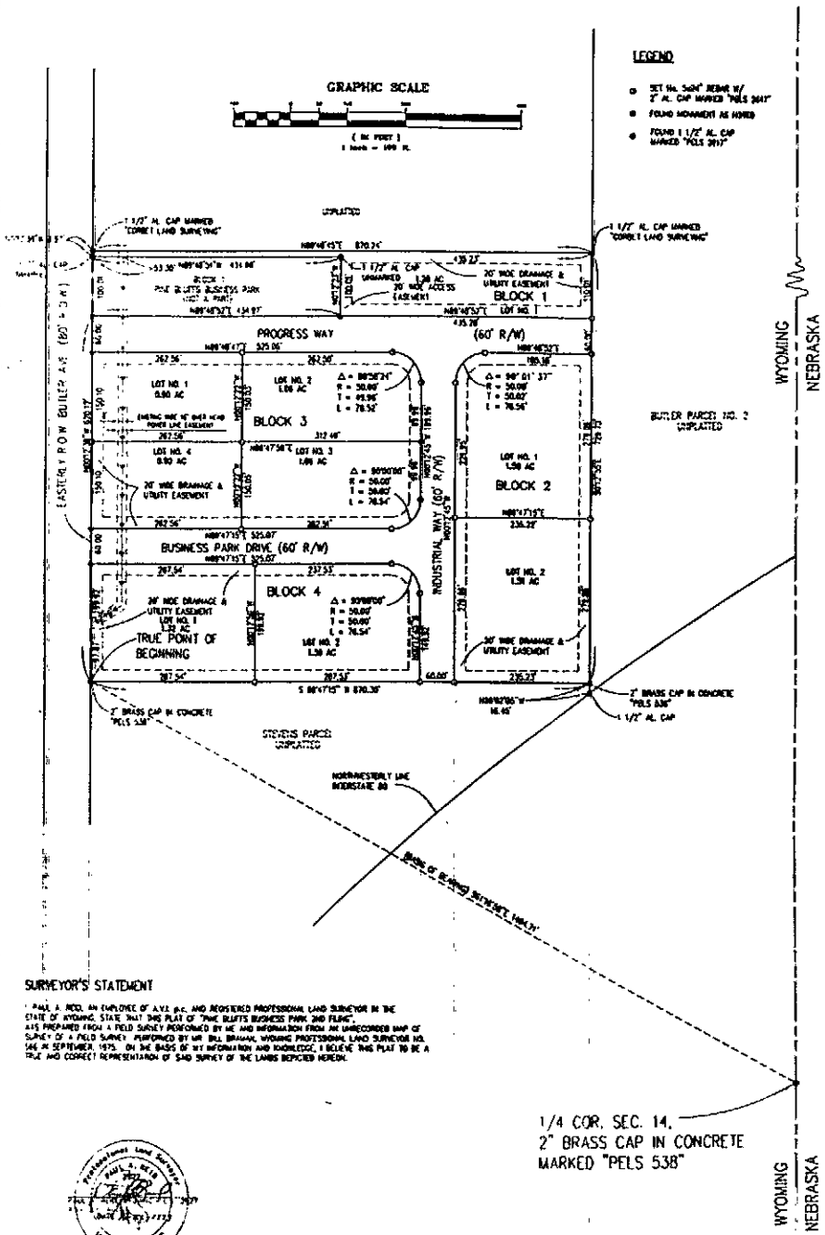
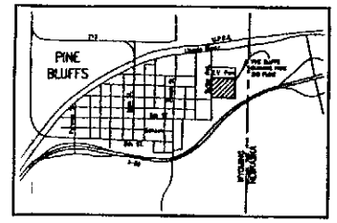



## LEGAL DESCRIPTION

A parcel of land being situate in a portion of Section 14, T.14N., R.60W., 6th P.M., Laramie County, Wyoming and being all of Block 2 and Block 3 of the Pine Bluffs Business Park, Laramie County, Wyoming, being more particularly described as follows:

Commencing at E 1/4 Corner of said Section 14; said one-quarter corner being a found 6" diameter concrete monument with a 2" Brass Cap marked "PELS 538 SEC 14 EAST 1/4 1998, T14N R60W 1998"; Thence on a assumed bearing between found monuments and derived from the map of Survey of a field survey in September, 1975, performed by Mr. William O. Brannan, Wyoming PLS No. 538, N01°14'38"W, a distance of 1405.71 feet to a found 6" diameter concrete monument with 2" Brass Cap marked "PELS 538 Survey E/4 Monument 1998", said monument being the Beginning of this description; Thence N01°12'38"W, a distance of 630.12 feet to a found 1 1/2" aluminum cap marked "A.V.I. P.C. P.E.L.S. 2017"; Thence N89°46'43"E, a distance of 434.97 feet to a found 1 1/2" aluminum cap marked "A.V.I. PE&LS 2017"; Thence N01°12'23"W, a distance of 108.01 feet to a found unmarked 1 1/2" aluminum cap; Thence S89°46'56"W, a distance of 434.86 feet to a found unmarked 1 1/2" aluminum cap; Thence N01°12'38"W, a distance of 5.97 feet to a found 1 1/2" aluminum cap marked "Corbet Land Surveying"; Thence N89°46'43"E, a distance of 870.24 feet to a found 1 1/2" aluminum cap marked "Corbet Land Surveying"; Thence S01°12'50"E, a distance of 728.73 feet to a found 6" diameter concrete monument with 2" Brass Cap marked "PELS 538 Survey monument 1963"; Thence S89°47'15"W, a distance of 870.39 feet to the Beginning of this description.

Said parcel of land contains 13.56 Acres more or less.




VICINITY MAP
NOT TO SCALE

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PINE BLUFFS BUSINESS PARK INC., TIMOTHY T. CONNER, PRESIDENT, AND RANDAL AND SUSAN MALM, OWNERS IN FEE SIMPLE OF THE LANDS EMBRACED BY THIS PLAT OF "PINE BLUFFS BUSINESS PARK 2ND FILING", HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, DO HEREBY DECLARE THIS REPLAT OF SAID LANDS AS IT APPEARS ON THIS PLAT TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND DO HEREBY DEDICATE TO THE PUBLIC THE ROAD RIGHTS-OF-WAYS AND GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

PINE BLUFFS BUSINESS PARK INC
TIMOTHY T. CONNER, PRESIDENT

RANDAL MALM

SUSAN MALM

## APPROVAL: BUILDING COMMITTEE

APPROVED BY THE BUILDING COMMITTEE OF THE TOWN OF PINE BLUFFS, WYOMING

THIS 2nd DAY OF November 1998

COMMITTEE MEMBER

COMMITTEE MEMBER

COMMITTEE MEMBER

Recorded 2/4/1999
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record
at 8:55 o'clock A M. on the
8th day of February
A.D. 2000 and duly recorded in
Book 1 of Plats on page
No. 2177 Fee $15
Debra K. Lathrop
County Clerk & Ex-Officio Register of Deeds

## ACKNOWLEDGMENT

STATE OF WYOMING } ss.
COUNTY OF LARAMIE }

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PINE BLUFFS BUSINESS PARK INC., TIMOTHY T. CONNER PRESIDENT ON THIS 9th DAY OF December 1998

NOTARY PUBLIC Debra Lee Brannan
MY COMMISSION EXPIRES 01-20-2001

STATE OF WYOMING } ss.
COUNTY OF LARAMIE }

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME RANDAL MALM, ON THIS 9th DAY OF December 1998

NOTARY PUBLIC Debra Lee Brannan
MY COMMISSION EXPIRES 01-20-2001

STATE OF WYOMING } ss.
COUNTY OF LARAMIE }

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME SUSAN MALM, ON THIS 9th DAY OF December 1998

NOTARY PUBLIC Debra Lee Brannan
MY COMMISSION EXPIRES 01-20-2001

## APPROVAL: TOWN OF PINE BLUFFS

APPROVED BY THE TOWN OF PINE BLUFFS, WYOMING THIS 9th DAY OF December 1998

MAYOR

ATTEST

## SURVEYOR'S STATEMENT

I, PAUL A. REID, AN EMPLOYEE OF A.V.I. P.C. AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, STATE THAT THIS PLAT OF "PINE BLUFFS BUSINESS PARK 2ND FILING", WAS PREPARED FROM A FIELD SURVEY PERFORMED BY ME AND INFORMATION FROM AN UNRECORDED MAP OF SURVEY OF A FIELD SURVEY PERFORMED BY MR. BILL BRANNAN, WYOMING PROFESSIONAL LAND SURVEYOR NO. 546 IN SEPTEMBER, 1975. ON THE BASIS OF MY INFORMATION AND KNOWLEDGE, I BELIEVE THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY OF THE LANDS DEPICTED HEREON.

Professional Land Surveyor PAUL A. REID 12178 WYOMING

# PINE BLUFFS BUSINESS PARK 2ND FILING
# BEING A REPLAT OF BLOCK 2 AND BLOCK 3 PINE BLUFFS BUSINESS PARK
## A SUBDIVISION IN A PORTION OF SEC. 14, T. 14 N., R. 60 W., 6TH P.M. LARAMIE COUNTY, WYOMING

PINE BLUFFS BUSINESS PARK, INC.

PINE BLUFFS BUSINESS PARK 2ND FILING

REPLAT

engineering planning surveying AVI P.C.

DRAWN BY: SRL
CHECKED BY:
DATE: 10/22/98
JOB NO. 2-2177.99
SHEET NO. 1 OF 1