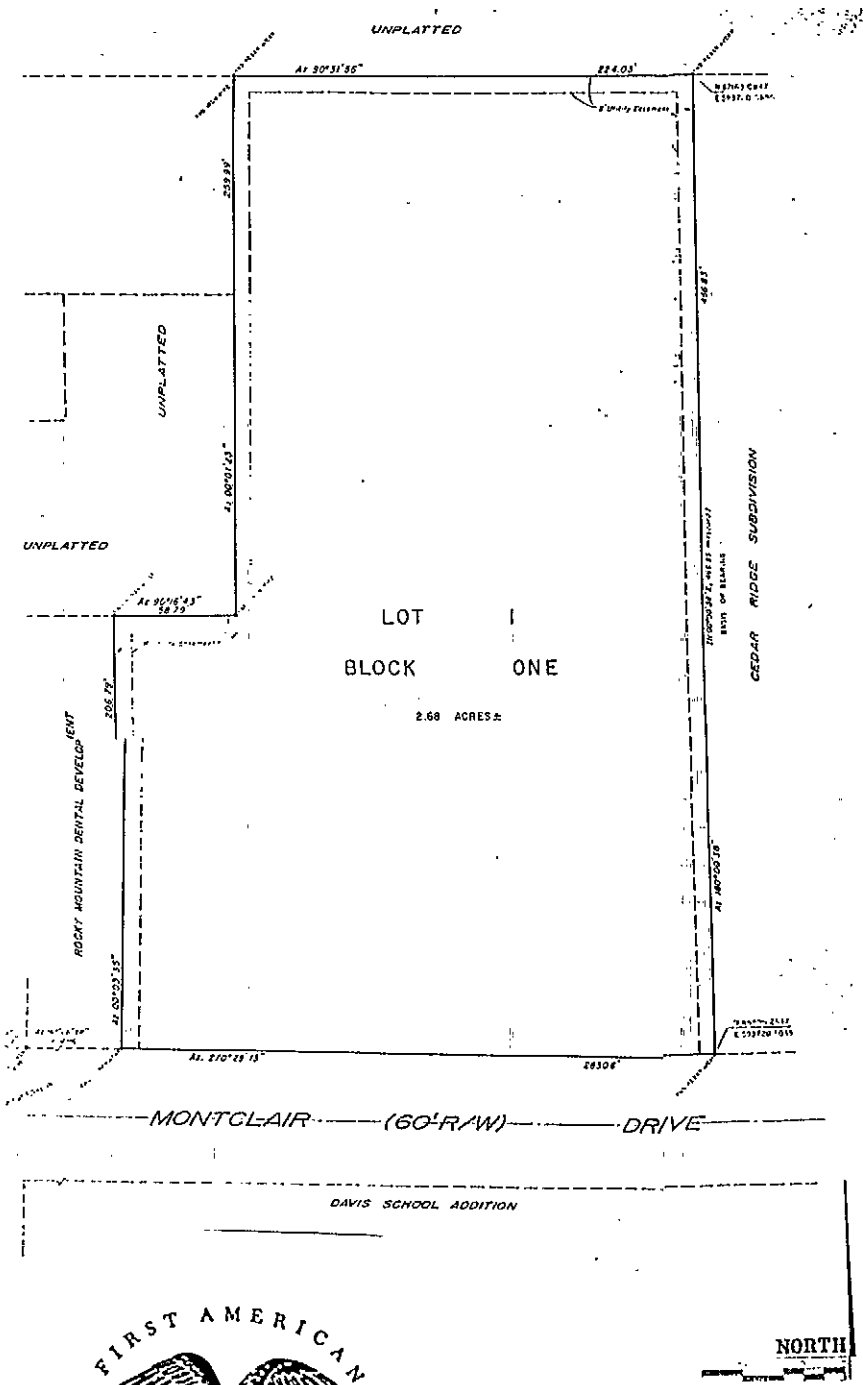


LEGAL DESCRIPTION REVISED BY ANNEXATION:

All that portion of Lot 1, Section 18, Township 14 North, Range 66 West, of the 6th P.M., Laramie County, Wyoming, more particularly described as follows: Beginning at a point 1350 feet north and 140 feet east of the southwest corner of said Section 18; thence north 204.69 feet to a point; thence east 236 feet to a point; thence north 260 feet to a point; thence east 221.99 feet to a point; thence south 464.69 feet to a point; thence west 457.99 feet to the point of beginning.

LEGAL DESCRIPTION

A tract of land situated within Lot 3 of Section 18, T. 14 N., R. 66 W., 6th P.M., Laramie County, Wyoming, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 3, and considering the West line of said Lot 3 to bear due North;
Thence North along said West line of Lot 3 a distance of 32.50 feet to a point;
Thence East a distance of 40.00 feet to a iron pipe marking the intersection of the East right-of-way line of Yellowstone Road and the North right-of-way line of Montclair Drive;
Thence on an Azimuth of 90°26'38" along the North right-of-way line of Montclair Drive a distance of 176.96 feet to a point monumented by a rebar with cap and the True Point of Beginning;
Thence on an Azimuth of 00°03'35" a distance of 206.79 feet to a point monumented by a rebar with cap;
Thence on an Azimuth of 90°16'43" a distance of 56.79 feet to a point monumented by a iron pipe;
Thence on an Azimuth of 00°01'23" a distance of 259.99 feet to a point monumented by a rebar with cap;
Thence on an Azimuth of 90°31'56" a distance of 224.03 feet to a point monumented by a rebar with cap and on the North line of Cedar Ridge Subdivision;
Thence on an Azimuth of 180°00'38" along the West Boundary line of Cedar Ridge Subdivision a distance of 466.81 feet to a point on the North right-of-way line of Montclair Drive and monumented by a rebar with cap;
Thence on an Azimuth of 270°29'13" along the North right-of-way line of Montclair Drive a distance of 283.06 feet to the True Point of Beginning.

Said tract of land contains 116,800.97 square feet or 2.68 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Jon L. Anderson, a Professional Engineer and Land Surveyor registered in the State of Wyoming, hereby certify that this Plat of PEANUT HILL was prepared from recorded documents on file at the Laramie County Clerk's office and from a actual survey made under my direct supervision during the month of March, 1981, of the land described hereon and as monumented as indicated hereon. I further certify that this Plat correctly and accurately shows said boundary of said Pine Ridge Plat to the best of my knowledge.

Jon L. Anderson
Wyoming P.E. & L.S. No. 2311

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 15th day of June, 1981.

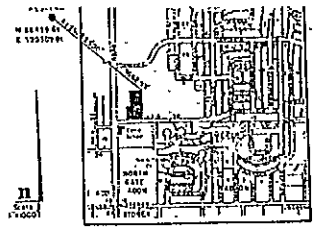
Secretary — Chairman

Approved by the City Council of the City of Cheyenne, Wyoming this 8th day of June, 1981.

City Clerk — Mayor

Attested by the County Commissioners of Laramie County, Wyoming this ____ day of ____, 1981.

County Clerk — Chairman



VICINITY MAP & HORIZONTAL CONTROL DIAGRAM

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT:

John R. Faass and Carolyn S. Faass, owners in Fee Simple of Lot 1, Block 1, Pine Ridge do hereby declare this subdivision of said lands, as appears on this plat, to be their free act and deed and in accordance with their desires, and does hereby grant the easements for the purposes indicated hereon.

John R. Faass — Carolyn S. Faass

ACKNOWLEDGMENT

STATE OF WYOMING)
COUNTY OF LARAMIE)

The Dedication instrument was acknowledged before me by John R. Faass and Carolyn S. Faass this 9th day of April, 1981.

Notary Public

My Commission Expires: August 7, 1983

FINAL PLAT

PINE RIDGE

SITUATED WITHIN LOT 3, OF SECTION 18, T.14 N., R.66W, 6th P.M., LARAMIE COUNTY, WYO.

FILE RECORD 526164