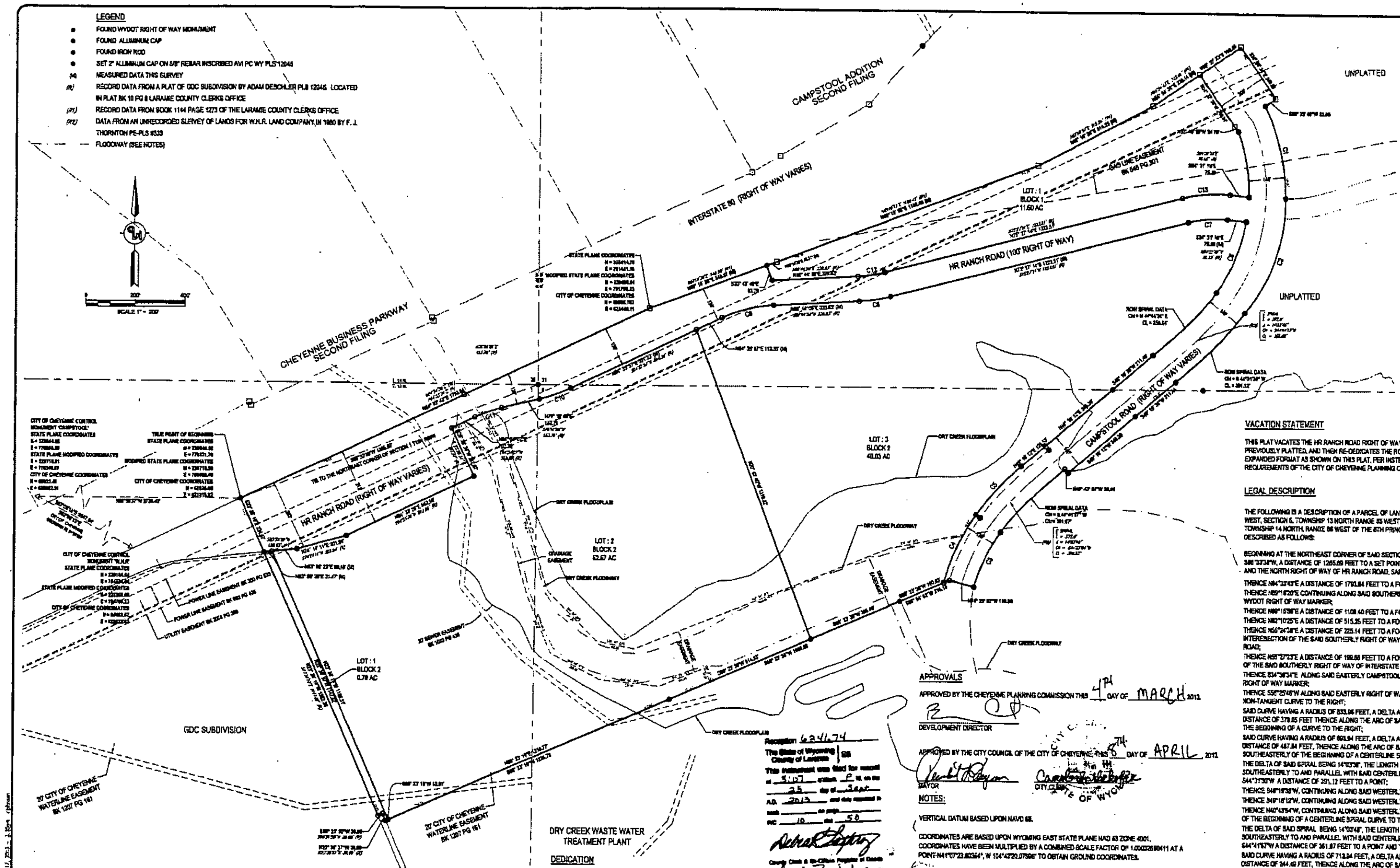


Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	381.36	833.06	26°12'03"	S13° 20' 38"E	378.05
C2	498.80	693.84	41°10'02"	S18° 28' 58"W	487.84
C3	245.70	713.84	19°43'04"	S25° 21' 40"W	244.49
C4	303.09	833.86	20°49'33"	S24° 48' 29"W	301.43
C5	268.87	1095.79	14°04'57"	S42° 15' 44"W	268.20
C6	310.68	693.84	25°39'01"	S22° 26' 21"W	308.08
C7	157.27	450.00	20°01'29"	N65° 27' 58"E	156.47
(R)	157.27	450.00	20°01'29"	N65°27'58"E	156.47
C8	128.14	650.00	11°17'42"	N81° 06' 06"E	127.93
(R)	128.14	650.00	11°17'42"	N81°06'05"E	127.93
C9	212.62	550.00	22°08'59"	N75° 40' 27"E	211.30
(R)	212.67	550.00	22°08'39"	N75°40'27"E	211.30
C10	132.38	650.00	11°40'09"	N70° 26' 01"E	132.16
(R)	132.38	650.00	11°40'29"	N70°26'01"E	132.15
C11	112.31	550.00	11°41'58"	N70° 25' 07"E	112.11
(R)	112.31	550.00	11°41'58"	N70°25'07"E	112.11
C12	108.43	550.00	11°17'42"	N81° 06' 06"E	108.25
(R)	108.43	550.00	11°17'42"	N81°06'05"E	108.25
C13	192.22	550.00	20°01'29"	N65° 27' 58"E	191.25
(R)	192.22	550.00	20°01'29"	N65°27'58"E	191.25
C14	284.53	693.84	21°50'28"	N6° 35' 13"W	282.83

VACATION STATEMENT

THIS PLAT VACATES THE HR RANCH ROAD RIGHT OF WAY, AS PREVIOUSLY PLATTED, AND THEN RE-DEDICATES THE ROAD IN ITS EXPANDED FORMAT AS SHOWN ON THIS PLAT, PER INSTRUCTION REQUIREMENTS OF THE CITY OF CHEYENNE PLANNING OFFICE.

LEGAL DESCRIPTION

THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND SITUATED IN PORTIONS OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 66 WEST, SECTION 6, TOWNSHIP 13 NORTH RANGE 65 WEST, SECTION 31, TOWNSHIP 14 NORTH RANGE 65 WEST AND SECTION 36, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1, SAID CORNER BEING MONUMENTED BY A 2" ALUMINUM CAP, THENCE S66°33'38"W, A DISTANCE OF 1265.69 FEET TO A SET POINT, SAID POINT BEING ON THE SOUTHERLY INTERSTATE 80 RIGHT OF WAY AND THE NORTH RIGHT OF WAY OF HR RANCH ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N64°33'43"E A DISTANCE OF 1793.84 FEET TO A FOUND WYDOT RIGHT OF WAY MARKER;

THENCE N69°18'20"E CONTINUING ALONG SAID SOUTHERLY INTERSTATE 80 RIGHT OF WAY A DISTANCE OF 540.57 FEET TO A FOUND WYDOT RIGHT OF WAY MARKER;

THENCE N69°15'58"E A DISTANCE OF 1108.40 FEET TO A FOUND WYDOT RIGHT OF WAY MARKER;

THENCE N62°10'25"E A DISTANCE OF 515.35 FEET TO A FOUND WYDOT RIGHT OF WAY MARKER;

THENCE N56°24'38"E A DISTANCE OF 225.14 FEET TO A FOUND WYDOT RIGHT OF WAY MARKER, SAID POINT BEING THE INTERSECTION OF THE SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 80 AND THE WESTERLY RIGHT OF WAY OF CAMPSTOOL ROAD;

THENCE N58°27'23"E A DISTANCE OF 199.66 FEET TO A FOUND WYDOT RIGHT OF WAY MARKER, SAID POINT BEING THE INTERSECTION OF THE SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 80 AND THE EASTERLY RIGHT OF WAY OF CAMPSTOOL ROAD;

THENCE S34°38'34"E ALONG SAID EASTERLY CAMPSTOOL ROAD RIGHT OF WAY, A DISTANCE OF 240.67 FEET TO A FOUND WYDOT RIGHT OF WAY MARKER;

THENCE S36°25'46"W ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 52.08 FEET TO A POINT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SAID CURVE HAVING A RADIUS OF 833.06 FEET, A DELTA ANGLE OF 26°12'03", AND WHOSE LONG CHORD BEARS S13°20'33"E A DISTANCE OF 378.05 FEET THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 381.36 FEET TO A FOUND ALUMINUM CAP AND THE BEGINNING OF A CURVE TO THE RIGHT;

SAID CURVE HAVING A RADIUS OF 693.84 FEET, A DELTA ANGLE OF 41°10'02", AND WHOSE LONG CHORD BEARS S18°28'56"W A DISTANCE OF 487.84 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 498.60 FEET TO A POINT LYING 70 FEET SOUTHEASTERLY OF THE BEGINNING OF A CENTERLINE SPIRAL CURVE TO THE RIGHT;

THE DELTA OF SAID SPIRAL BEING 14°03'38", THE LENGTH OF SPIRAL BEING 375.0 FEET, THENCE ALONG A LINE THAT IS 70 FEET SOUTHEASTERLY TO AND PARALLEL WITH SAID CENTERLINE SPIRAL TO THE END OF SAID SPIRAL, AND WHOSE CHORD BEARS S44°31'30"W A DISTANCE OF 391.12 FEET TO A POINT;

THENCE S48°19'38"W, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY 211.44 FEET TO A POINT;

THENCE S49°18'12"W, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY 348.20 FEET TO A POINT;

THENCE N40°43'54"W, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY 20.01 FEET TO A POINT LYING 50 FEET SOUTHEASTERLY OF THE BEGINNING OF A CENTERLINE SPIRAL CURVE TO THE LEFT;

THE DELTA OF SAID SPIRAL BEING 14°03'48", THE LENGTH OF SPIRAL BEING 375.0 FEET, THENCE ALONG A LINE THAT IS 50 FEET SOUTHEASTERLY TO AND PARALLEL WITH SAID CENTERLINE SPIRAL TO THE END OF SAID SPIRAL, AND WHOSE CHORD BEARS S44°41'57"W A DISTANCE OF 361.87 FEET TO A POINT AND THE BEGINNING OF A CURVE TO THE LEFT;

SAID CURVE HAVING A RADIUS OF 713.84 FEET, A DELTA ANGLE OF 19°43'04", AND WHOSE LONG CHORD BEARS S25°21'40"W A DISTANCE OF 244.49 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 245.70 FEET TO A POINT;

THENCE N74°28'52"W LEAVING SAID WESTERLY RIGHT OF WAY A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF CAMPSTOOL ROAD AND THE NORTHERLY PROJECTED PROPERTY LINE OF THE DRY CREEK WASTE WATER TREATMENT PLANT;

THENCE S68°24'03"W ALONG SAID PROJECTED PROPERTY LINE 218.18 FEET TO A FOUND ALUMINUM CAP;

THENCE S66°23'38"W ALONG THE NORTHERLY PROPERTY LINE OF SAID DRY CREEK WASTE WATER TREATMENT PLANT A DISTANCE OF 1000.02 FEET TO A FOUND ALUMINUM CAP;

THENCE S66°23'15"W CONTINUING ALONG SAID NORTHERLY PROPERTY LINE A DISTANCE OF 1225.78 FEET TO A FOUND ALUMINUM CAP AND A POINT OF THE EASTERLY BOUNDARY OF GDC SUBDIVISION;

THENCE N23°38'01"W ALONG SAID EASTERLY BOUNDARY OF GDC SUBDIVISION A DISTANCE OF 30.00 FEET TO A POINT;

THENCE S66°21'50"W CONTINUING ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 20.00 FEET TO A POINT;

THENCE N23°38'10"W CONTINUING ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 1382.38 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS 128.73 ACRES MORE OR LESS.

APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS 4TH DAY OF MARCH 2013.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE THIS 8TH DAY OF APRIL 2013.

MAYOR

CITY CLERK

NOTES:

VERTICAL DATUM BASED UPON NAVD 88.

COORDINATES ARE BASED UPON WYOMING EAST STATE PLANE NAD 83 ZONE 4901. COORDINATES HAVE BEEN MULTIPLIED BY A COMBINED SCALE FACTOR OF 1.00023890411 AT A POINT N41°07'23.80364", W 104°47'20.07596" TO OBTAIN GROUND COORDINATES.

TO OBTAIN CITY OF CHEYENNE CONTROL NETWORK BEARINGS ROTATE PLATTED BEARINGS CLOCKWISE BY 00°00'02".

PORTIONS OF THE PLATTED BOUNDARY LIE WITHIN ZONE "AE" OF THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1114 OF 1650, MAP NO. 56021C1114F WITH AN EFFECTIVE DATE OF JANUARY 2007.

CAMPSTOOL ROAD WAS ORIGINALLY ESTABLISHED AS A LARAMIE COUNTY PUBLIC ROAD, AND THEN ANNEXED TO THE CITY OF CHEYENNE UNDER ORDINANCE NO. 3666, AS RECORDED IN THE LARAMIE COUNTY CLERKS OFFICE UNDER BOOK NO. 1891, PAGE 1091, DATED JULY 8, 2004. THE CITY OF CHEYENNE HAS REQUIRED THIS ROAD TO BE SHOWN AS A PART OF THIS PLAT TO CLARIFY ITS DEDICATION AS A PUBLIC STREET WITHIN THE CITY OF CHEYENNE, AND TO CLEARLY DEPICT ITS LOCATION AND SIZE AS PREVIOUSLY ESTABLISHED AND RECORDED IN THE LARAMIE COUNTY CLERK'S OFFICE UNDER BOOK NO. 605, PAGES 36-37.

CERTIFICATE OF SURVEYOR

I, ADAM DESCHLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL FIELD SURVEY PERFORMED IN JANUARY 2013 BY MYSELF OR UNDER MY DIRECT SUPERVISION, AND FROM RECORD INFORMATION ON FILE IN THE LARAMIE COUNTY COURTHOUSE, AND THAT THIS PLAT 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PLAINS MARKETING, L.P., OWNER IN FEE SIMPLE OF A PORTION OF THE LAND EMBRACED IN THIS FINAL PLAT OF "PLAINS INDUSTRIAL PARK", DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND DO HEREBY DEDICATE A PORTION OF HR RANCH ROAD RIGHT OF WAY AND CAMPSTOOL ROAD RIGHT OF WAY TO THE USE OF THE PUBLIC, AND DEDICATE TO THE CITY PARKS AND REC LOT 1, BLOCK 2, AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSED INDICATED ON THIS PLAT.

PLAINS MARKETING, L.P.
BY PLAINS GP LLC, ITS GENERAL PARTNER

BY: George N. Polydoros Jr.
GEORGE N. POLYDOROS, JR.
AS VICE PRESIDENT

ACKNOWLEDGEMENTS

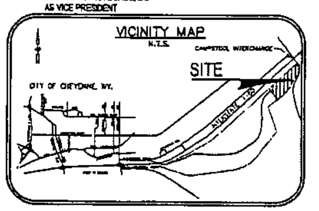
STATE OF Texas)
)SS
COUNTY OF Harris)

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS 5th DAY OF September, 2013, BY GEORGE N. POLYDOROS, JR. VICE PRESIDENT FOR PLAINS MARKETING, L.P., OWNER IN FEE SIMPLE OF A PORTION OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS THEIR OWN FREE ACT AND DEED. Plains GP LLC, General Partner of

WITNESS MY HAND AND OFFICIAL SEAL.

D.K. Reed
NOTARY PUBLIC

MY COMMISSION EXPIRES:



DRY CREEK WASTE WATER TREATMENT PLANT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT B & L LAND COMPANY, LLC, OWNER IN FEE SIMPLE OF A PORTION OF THE LAND EMBRACED IN THIS FINAL PLAT OF "PLAINS INDUSTRIAL PARK", DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND DO HEREBY DEDICATE A PORTION OF HR RANCH ROAD RIGHT OF WAY AND CAMPSTOOL ROAD RIGHT OF WAY TO THE USE OF THE PUBLIC.

B & L LAND COMPANY, LLC

BY: Steven F. Freudenthal
STEVEN F. FREUDENTHAL
AS AGENT UNDER A SPECIAL POWER OF ATTORNEY DATED SEPTEMBER 13, 2013

ACKNOWLEDGEMENTS

STATE OF WYOMING)
)SS
COUNTY OF LARAMIE)

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS 17 DAY OF September 2013, BY STEVEN F. FREUDENTHAL, AS AGENT UNDER SPECIAL POWER OF ATTORNEY DATED SEPTEMBER 13, 2013, OWNER IN FEE SIMPLE OF A PORTION OF THE LAND EMBRACED IN THIS PLAT, AND THAT THE EXECUTION OF SAID INSTRUMENT WAS THEIR OWN FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/20/14

Reception 624174
The State of Wyoming | SS
County of Laramie
This instrument was filed for record at 3:07 o'clock P M, on the 25 day of Sept A.D. 2013 and duly recorded in book 10 on page 50

County Clerk & Ex-Officio Register of Deeds

FILING RECORD

RECORDED 9/25/2013 AT 3:07 PM REC# 624174 BK# 10 PG# 50

FINAL PLAT OF PLAINS INDUSTRIAL PARK

A REPLAT OF A PORTION OF HR RANCH ROAD RIGHT OF WAY WITHIN
GDC SUBDIVISION AND PORTIONS OF
SECTION 6, TOWNSHIP 13 NORTH, RANGE 65 WEST, SECTION 1,
TOWNSHIP 13 NORTH, RANGE 66 WEST, SECTION 31, TOWNSHIP 14
NORTH, RANGE 65 WEST AND SECTION 36, TOWNSHIP 14 NORTH
RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
CHEYENNE, WYOMING
PREPARED JANUARY, 2013

PREPARED FOR:	PLAINS ALL AMERICAN PIPELINE, LP 1551 THREE CROWNS DRIVE, STE 200 CASPER, WY 82604
PROJECT:	PLAINS INDUSTRIAL PARK
DRAWING TITLE:	FINAL PLAT

AVI P.C. engineering planning surveying
PHONE (307) 637-6017
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE:	JAN 2013
DRAWN BY:	CRJ
DESIGNED BY:	
CHECKED BY:	AED
JOB NO.:	3453
DRAWING NO.	1 OF 1

NO.	REVISION	DATE