

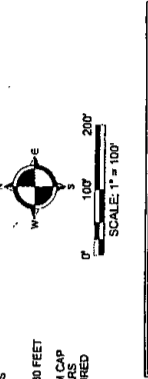
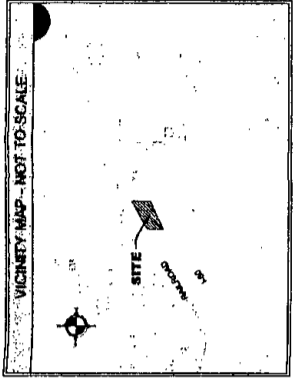


Western
RESEARCH & DEVELOPMENT, LTD.
2905 YELLOWSOFT ROAD SUITE B CHEYENNE, WY 82001 (307) 634-9496

NIEDFELT PROPERTY MANAGEMENT, L.L.C.
1028 S. ADAMS STREET
GRAND ISLAND, NE, 68801

FINAL PLAT OF PLATTE VALLEY SUBDIVISION

DATE: APRIL 30, 2014
SCALE: 1" = 100'
SHEET NUMBER: 1 of 1



- LEGEND OF SYMBOLS & ABBREVIATIONS**
- PROPERTY BOUNDARY
 - SECTION LINE
 - QUARTER SECTION LINE
 - POINT OF BEGINNING
 - POINT OF IRON PIPE
 - SECTION CORNER
 - SECTION TIES
 - MEASURED DISTANCE FROM RECORD OF SURVEY PLAT DRAWER 1, PAGE 288
 - MEASURED DISTANCE
 - ALUMINUM CAP STAMPED TIE ONLY
 - FOUND SECTION CORNERS
 - FOUND QUARTER SECTION CORNERS
 - FOUND MONUMENTS AS NOTED
 - CONTROL POINT
 - FOUND MONUMENTS

LEGAL DESCRIPTION:
LOT 1 AND LOT 2, BLOCK 1, PLATTE VALLEY SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF THE W/2 OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARAMIE, STATE OF WYOMING, BEING A PORTION OF THE UNION PACIFIC RAILROAD AND NORTH OF THE R.O.M. LINE OF INTERSTATE 80 SERVICE ROAD MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS MONUMENTED BY A FOUND 1/2" INCH OUTSIDE DIAMETER IRON PIPE FROM WHICH THE WEST 1/2 CORNER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARAMIE, STATE OF WYOMING, WAS MEASURED A DISTANCE OF 1027.77 FEET TO A POINT MONUMENTED BY A 3/8" DIAMETER REBAR WITH ALUMINUM CAP STAMPED L.S. 5910; THENCE N89°04'05" E A MEASURED DISTANCE OF 548.66 FEET TO A POINT MONUMENTED BY A 3/8" DIAMETER REBAR WITH ALUMINUM CAP STAMPED L.S. 5910; THENCE S00°28'35" W A MEASURED DISTANCE OF 83.22 FEET ALONG THE WEST LINE OF DEKES ESTATES SECOND PLUNG AND PROSOUCE TRACT 4 TO A POINT MONUMENTED BY A FOUND 3/8" DIAMETER REBAR WITH ALUMINUM CAP STAMPED L.S. 5910; THENCE S88°32'27" W A DISTANCE OF 1412.44 FEET; THENCE N00°38'35" E A MEASURED DISTANCE OF 862.88 FEET TO THE POINT OF BEGINNING.

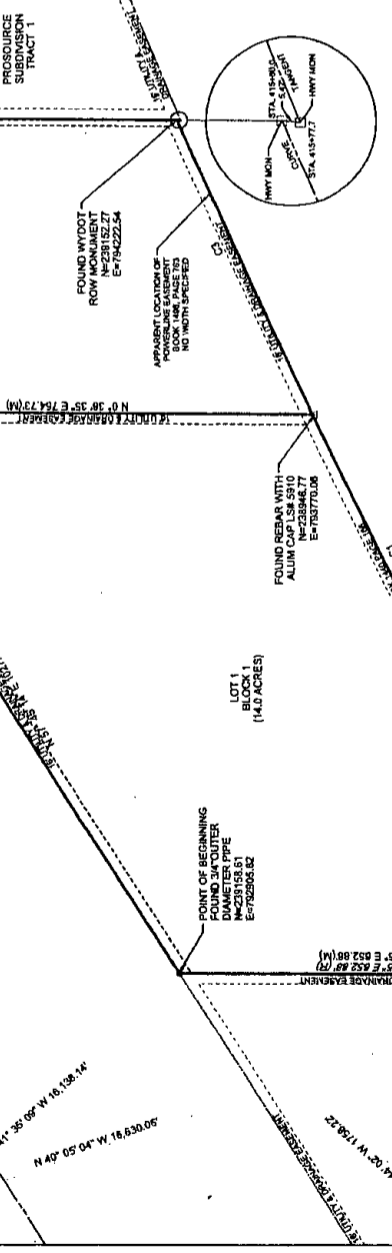
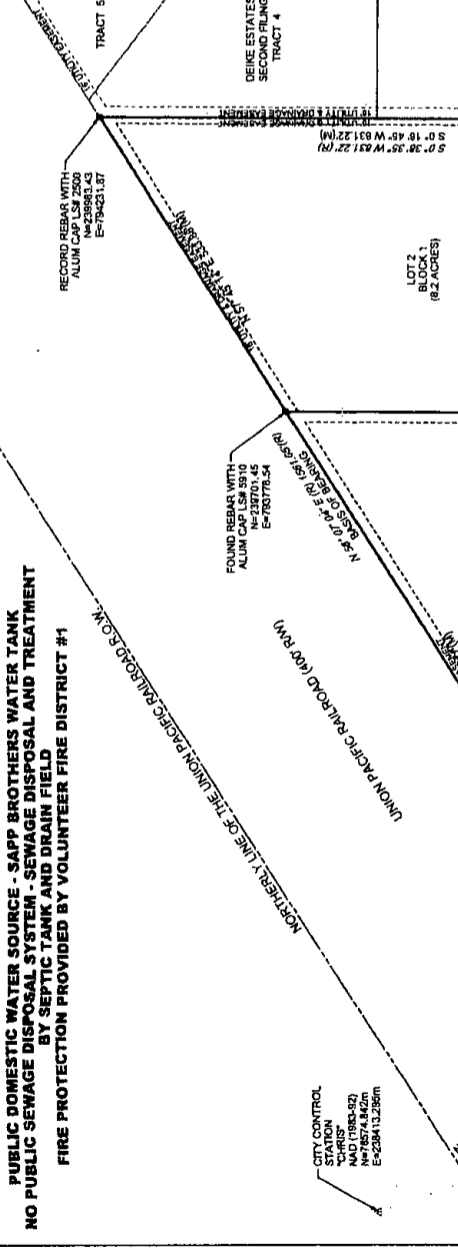
BASIS OF BEARING:
THE NORTHERLY LINE OF LOT 1 AND LOT 2, BLOCK 1 OF THE PLATTE VALLEY SUBDIVISION IN THE W/4 OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING, WHICH BEARS N40°05'04" W 18,830.05' TO A POINT MONUMENTED BY A FOUND 3/4" DIAMETER REBAR WITH ALUMINUM CAP L.S. 5910 ON THE EAST END.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT: THE UNDERSIGNED, JOHN C. NIEDFELT, MEMBER MANAGER OF NIEDFELT PROPERTY MANAGEMENT, L.L.C., DO HEREBY DEDICATE TO THE CITY OF CHEYENNE, WYOMING, THE FREE AND OPEN ACCESS TO THE PUBLIC OF THE TRACTS BEING DESCRIBED IN THIS FINAL PLAT BEING HEREBY ACKNOWLEDGED THAT THE CITY OF CHEYENNE, WYOMING, AND THE UNDERSIGNED, DO HEREBY COVENANT AND AGREE THAT FOLLOWING THE APPROVAL OF THIS PLAT BY THE SAID GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING, THE TRACT, IN WHOLE OR IN PART, SHALL BE VALID UNLESS SUCH ALTERATION, AMENDMENT OR VACATION IS APPROVED BY THE SAID GOVERNING BODY.

MISCELLANEOUS NOTES:

- ALL ZONING IS LIGHT INDUSTRIAL.
- DETENTION AREA = 20,000 SQ FT OF NATURAL AREA OPEN SPACE PRIVATELY OWNED.
- THE VERTICAL DATUM IS NAVD 88. HORIZONTAL DATUM IS NAD 1983-82.

CERTIFICATE OF SURVEYOR
State of Wyoming } ss
County of Laramie }
I, Gary N. Gipey, a Professional Engineer and Land Surveyor registered in the State of Wyoming do hereby certify that this Map of a Tract of Land located in the West 1/2 of Section 28, Township 14 North, County of Wyoming, was prepared by me, and that all dimensions and other details are correct to the best of my knowledge and belief.



ACKNOWLEDGMENT IN A REPRESENTATIVE CAPACITY:
Acknowledgment of all instruments, contracts, mortgages, deeds, or other instruments affecting title to real estate and all other instruments to be acknowledged in a representative capacity:
State of Wyoming } ss
This instrument was acknowledged before me on 6/9/14 by JOHN C. NIEDFELT as MEMBER MANAGER OF NIEDFELT PROPERTY MANAGEMENT, L.L.C.

APPROVALS:
APPROVED BY THE CITY OF CHEYENNE
PLANNING COMMISSION
THIS 23 DAY OF MAY, 2014
Development Director: [Signature]
Mayor: [Signature]
City Clerk: [Signature]

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION
THIS 24 DAY OF APRIL, 2014
Chairperson: [Signature]
County Commissioners of Cheyenne: [Signature]

PUBLIC DOMESTIC WATER SOURCE - SAPP BROTHERS WATER TANK
NO PUBLIC SEWAGE DISPOSAL SYSTEM - SEWAGE DISPOSAL AND TREATMENT BY SEPTIC TANK AND DRAIN FIELD
FIRE PROTECTION PROVIDED BY VOLUNTEER FIRE DISTRICT #1

CURVE TABLE:

CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17483.80	S88°38'28"W	1472.49781	1472.49781
C2	17483.80	S88°08'42"W	876.75	976.52
C3	17483.80	S88°34'28"W	496.98	496.97

FILED NOTE:
This plat was filed for record in the County of Laramie, Wyoming, on 6/9/14 at 1:56 PM. The instrument is recorded in the Public Records of the County of Laramie, Wyoming, Book 142, Page 112. The instrument is subject to the provisions of the Uniform Electronic Transactions Act (UETA) and the Electronic Signatures in Global and National Commerce Act (E-Sign Act). The instrument is not subject to the provisions of the Uniform Electronic Transactions Act (UETA) and the Electronic Signatures in Global and National Commerce Act (E-Sign Act).

FILED RECORD
State of Wyoming } ss
County of Laramie }
I, [Signature], County Clerk of Cheyenne, do hereby certify that this instrument was filed for record in the Public Records of the County of Laramie, Wyoming, on 6/9/14 at 1:56 PM.