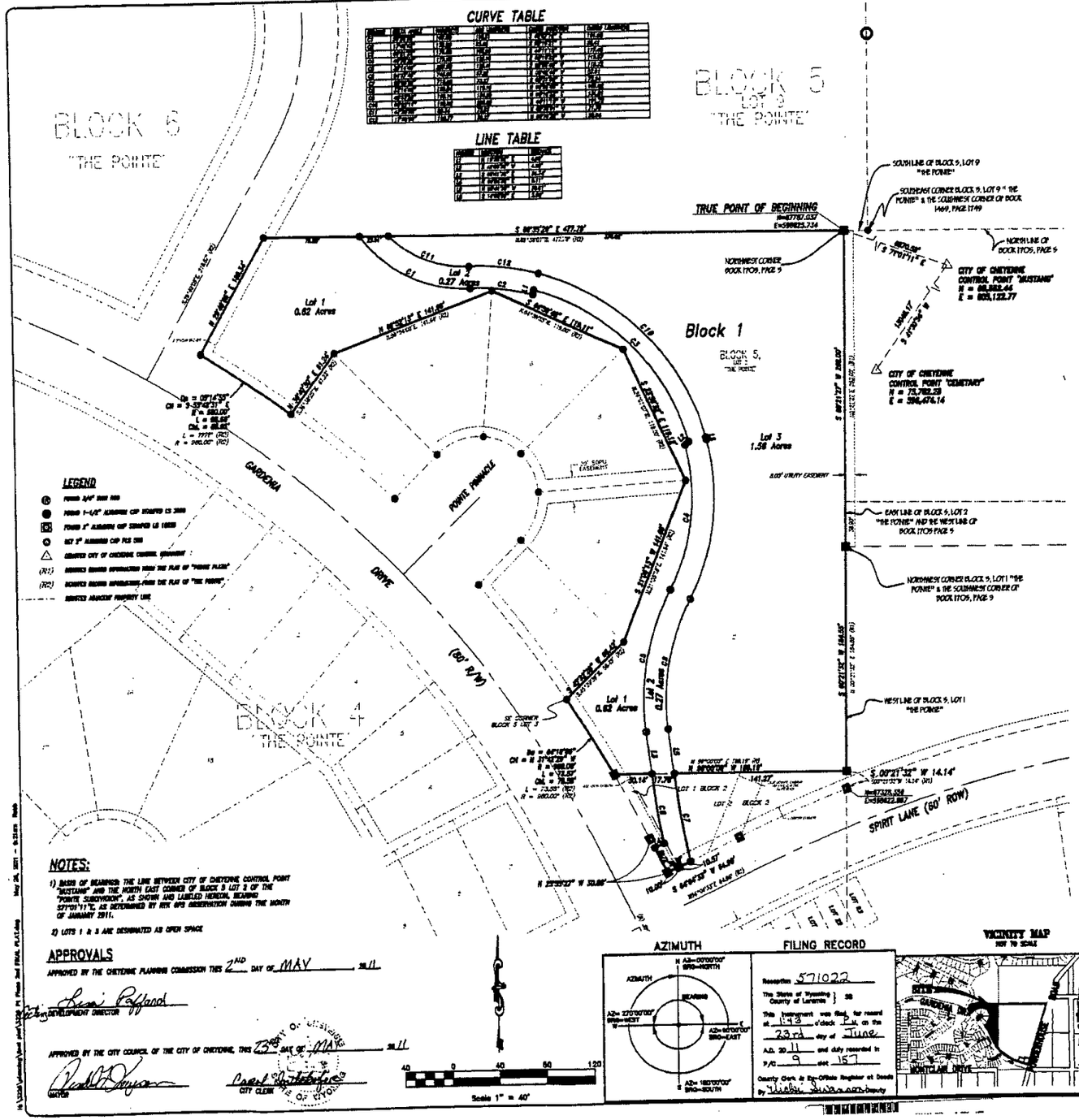

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF SECTION 18, T.14N., R.66W., 6th P.M., LARAMIE COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 BLOCK 5 OF THE POINTE SUBDIVISION, SAID POINT BEING;
THE TRUE POINT OF BEGINNING;
THENCE S00°21'27"W A DISTANCE OF 298.69 FEET TO A FOUND ALUMINUM CAP INSCRIBED AW PC WY WLS 10839 HEREINAFTER CALLED FAC 10839;
THENCE S00°21'32"W A DISTANCE OF 184.55 FEET TO A FAC 10839;
THENCE N89°09'08"W A DISTANCE OF 141.27 FEET TO A SAC 539;
THENCE 73.37 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 719.66 FEET AND A CENTRAL ANGLE OF 05°50'31" [CHORD DIRECTION OF S89°51'39"E AND A CHORD LENGTH OF 73.34 FEET] TO A SAC 539;
THENCE S89°04'33"W A DISTANCE OF 10.57 FEET TO A FAC 10839;
THENCE S89°04'33"W A DISTANCE OF 10.00 FEET TO A FAC 10839;
THENCE N00°55'27"W A DISTANCE OF 23.73 FEET TO A SAC 539;
THENCE N89°04'33"E A DISTANCE OF 0.11 FEET TO A SAC 539;
THENCE 37.22 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 745.66 FEET AND A CENTRAL ANGLE OF 04°23'46" [CHORD DIRECTION OF N86°48'46"W AND A CHORD LENGTH OF 37.21 FEET] TO A SAC 539;
THENCE N89°00'00" A DISTANCE OF 30.14 FEET TO A FAC 10839;
THENCE 73.37 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 989.09 FEET AND A CENTRAL ANGLE OF 04°14'59" [CHORD DIRECTION OF N87°07'29"W AND A CHORD LENGTH OF 73.35 FEET] TO A FOUND ALUMINUM CAP INSCRIBED 333 WY PLS 2388 HEREINAFTER CALLED FAC 2388;
THENCE N48°38'28"E A DISTANCE OF 66.43 FEET TO A FAC 2388;
THENCE N31°06'13"E A DISTANCE OF 141.86 FEET TO A FAC 2388;
THENCE N58°38'32"W A DISTANCE OF 118.12 FEET TO A FAC 2388;
THENCE N04°38'48"W A DISTANCE OF 118.11 FEET TO A FAC 2388;
THENCE S88°58'13"W A DISTANCE OF 143.88 FEET TO A FAC 2388;
THENCE S58°46'02"W A DISTANCE OF 61.34 FEET TO A FAC 2388;
THENCE 66.88 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 980.00 FEET AND A CENTRAL ANGLE OF 03°54'33" [CHORD DIRECTION OF N89°43'01"W AND A CHORD LENGTH OF 66.88 FEET] TO A SAC 539;
THENCE N33°46'05"E A DISTANCE OF 108.34 FEET TO A SAC 539;
THENCE S89°38'28"E A DISTANCE OF 477.76 FEET TO A SAC 539;
TO THE POINT OF BEGINNING

SAID PARCEL OF LAND CONTAINS 2.45 ACRES MORE OR LESS.

VACATION STATEMENT

THIS PLAT VACATES ANY AND ALL EXISTING LOT, BLOCK AND EASEMENT LINES OF "THE POINTE" AND "POINTE PLAZA" SUBDIVISIONS WITHIN THE BOUNDS OF THIS PLAT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE POINTE HOMEOWNER'S ASSOCIATION, AND THE CITY OF CHEYENNE, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "POINTE PLAZA SECOND FILING", DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES.

ROSS MALMSTEN, MANAGING MEMBER, THE POINTE HOMEOWNER'S ASSOCIATION

RICHARD L. KAYSEN, MAYOR, CITY OF CHEYENNE

ACKNOWLEDGMENTS

STATE OF WY)
COUNTY OF Laramie) ss

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS 3rd DAY OF June 20 11 BY ROSS MALMSTEN MANAGING MEMBER OF THE POINTE HOMEOWNER'S ASSOCIATION, OWNERS 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 11/22/14

STATE OF WYOMING)
COUNTY OF LARAMIE) ss

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME ON THIS 3 DAY OF June 20 11 BY RICHARD L. KAYSEN, MAYOR CITY OF CHEYENNE, OWNERS 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 3 27 2014

APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS 2ND DAY OF MAY 20 11

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS 23rd DAY OF MAY 20 11

MAYOR

CITY CLERK

CERTIFICATE OF SURVEYOR

I, S.D. DAWSON, 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 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.

FINAL PLAT
FOR
POINTE PLAZA 2nd FILING

REPLAT OF BLOCK 5, LOT 2, OF "THE POINTE", A SUBDIVISION OF THE CITY OF CHEYENNE, AND BLOCK 2; A PORTION OF LOTS 1 AND 2, OF "THE POINTE PLAZA" SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 66 WEST OF 6TH P.M., CITY OF CHEYENNE, LARAMIE COUNTY WYOMING

PREPARED FEBURARY, 2011

PREPARED FOR
GUARDIAN DEVELOPMENT CMPANY, LLC
453 VANDEHEI AVENUE
SUITE 140
CHEYENNE, WY. 82009

FINAL PLAT
FOR
POINTE PLAZA SECOND FILING

FINAL PLAT

engineering planning surveying
1920 A-E 21ST STREET
CHEYENNE, WY 82001
(307) 637-6517

DESIGNED BY	DRAWN BY
RA/D2	RA
CHECKED BY	DATE
D2	2/11

JOB NO.
2-3226.11

DRAWING NO. 1 OF 1